

1 ***** DRAFT FOR PURPOSES OF SEPA ANALYSIS *****

2
3 **CITY OF SEATTLE**

4 **ORDINANCE _____**

5 **COUNCIL BILL _____**

6 ..title

7 AN ORDINANCE relating to land use and zoning, amending the Official Land Use Map
8 (Chapter 23.32) to rezone certain land in Downtown, South Lake Union and adjacent IC
9 zones; amending Sections 23.48.025, 23.48.220, 23.48.225, 23.48.230, 23.48.232,
10 23.48.235, 23.48.245, 23.48.285, 23.49.008, 23.49.011, 23.49.013, 23.49.014, 23.49.023,
11 23.49.039, 23.49.041, 23.49.057, 23.49.058, 23.24.108, 23.49.156, 23.49.158, 23.49.164,
12 23.49.208, 23.49.212, 23.49.242, 23.58B.030, 23.58B.040, 23.58B.050, 23.58C.035,
13 23.58C.040, 23.58C.050 and 23.84A.004; amending the Downtown Overlay Maps of
14 Chapter 23.49; adding new Sections 23.48.223, 23.48.231, 23.49.033, 23.49.039, and
15 23.50.041; and deleting Sections 23.48.221 to implement Mandatory Housing
16 Affordability requirements in Downtown and South Lake Union.

17 ..body

18 WHEREAS, ...; and

19 WHEREAS, ...; and

20 WHEREAS, ...; NOW, THEREFORE,

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

22 Section 1. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is
23 amended to rezone properties identified on pages 99, 100, 101, 102, 108, 109, 110, 115, 116,
24 117, 118, 215 of the Official Land Use Map as shown on Attachment A attached to this
25 Ordinance as follows:

26 A. The Official Land Use Map, Chapter 23.32 of the Seattle Municipal Code, is amended
27 as follows:

- 28 1. All areas designated on Attachment A as DH2/65 are rezoned to DH2/75.
29 2. All areas designated on Attachment A as DMC-65 are rezoned to DMC 75.

- 1 3. All areas designated on Attachment A as DM-85 are rezoned to DM 95.
- 2 4. All areas designated on Attachment A as DMC 85/65-150 are rezoned to DMC
- 3 85/65-160.
- 4 5. All areas designated on Attachment A as DMC-125 are rezoned to DMC 145.
- 5 6. All areas designated on Attachment A as DMC-160 are rezoned to DMC 170.
- 6 7. All areas designated on Attachment A as DMC 240/290-400 are rezoned to
- 7 DMC 240/290-440.
- 8 8. All areas designated on Attachment A as DMC 340/290-400 are rezoned to
- 9 DMC 340/290-440.
- 10 9. All areas designated on Attachment A as DMR/C 65/65-85 are rezoned to
- 11 DMR/C 75/75-95
- 12 10. All areas designated on Attachment A as DMR/C 65/65-150 are rezoned to
- 13 DMR/C 75/75-170.
- 14 11. All areas designated on Attachment A as DMR/C 85/65 are rezoned to
- 15 DMR/C 95/75.
- 16 12. All areas designated on Attachment A as DMR/C 125/65 are rezoned to
- 17 DMR/C 145/65.
- 18 13. All areas designated on Attachment A as DMR/C 240/125 are rezoned to
- 19 DMR/C 270/125.
- 20 14. All areas designated on Attachment A as DMR/R 85/65 are rezoned to
- 21 DMR/R 95/65.
- 22 15. All areas designated on Attachment A as DMR/R 125/65 are rezoned to
- 23 DMR/R 145/65.

1 16. All areas designated on Attachment A as DMR/R 240/65 are rezoned to
2 DMR/R 270/65.

3 17. All areas designated on Attachment A as DOC1 U/450/U are rezoned to
4 DOC1 U/450-U.

5 18. All areas designated on Attachment A as DOC2 500/300-500 are rezoned to
6 DOC2 500/300-540.

7 19. All areas designated on Attachment A as DRC 85-150 are rezoned to DRC
8 85-170.

9 20. All areas designated on Attachment A as IC 85-160 are rezoned to IC 85-175.

10 21. All areas designated on Attachment A as IDM 75/85-150 are rezoned to IDM
11 85/85-170.

12 22. All areas designated on Attachment A as IDM 150/85-150 are rezoned to IDM
13 150/85-170.

14 23. All areas designated on Attachment A as IDR 45/125-240 are rezoned to IDR
15 45/125-270.

16 24. All areas designated on Attachment A as IDR 150 are rezoned to IDR 170.

17 25. All areas designated on Attachment A as IDR/C 125/150-240 are rezoned to
18 IDR/C 125/150-270.

19 26. All areas designated on Attachment A as SM-85 are rezoned to SM-SLU 95.

20 27. All areas designated on Attachment A as SM-SLU 85/65-125 are rezoned to
21 SM-SLU 100/65-145.

22 28. All areas designated on Attachment A as SM-SLU 85-240 are rezoned to SM-
23 SLU 85-270.

1 29. All areas designated on Attachment A as SM-125 are rezoned to SM-SLU
2 145.

3 30. All areas designated on Attachment A as SM-SLU 160/85-240 are rezoned to
4 SM-SLU 175/85-270.

5 31. All areas designated on Attachment A as SM-SLU 240/125-400 are rezoned
6 to SM-SLU 240/125-440.

7 32. All areas designated on Attachment A as SM-SLU/R 55/85 are rezoned to
8 SM-SLU/R 65/95.

9 B. Attachment A to this ordinance, which is incorporated by this reference, shows the
10 areas being rezoned as described in this Section.

11 Section 2. Section 23.48.025 of the Seattle Municipal Code, which section was enacted
12 by Ordinance 124883, is amended as follows:

13 **23.48.025 Structure height**

14 A. Base and maximum height limits

15 1. The height limits for structures in the SM zones are ((~~40 feet, 55 feet, 65 feet,~~
16 ~~75 feet, 85 feet, 125 feet, 160 feet, 240 feet, or 400 feet~~)) as shown on the Official Land Use
17 Map, Chapter 23.32, except as otherwise provided in this Section 23.48.025. In certain zones, as
18 specified in this Section 23.48.025, the maximum structure height is allowed only for particular
19 uses or only under specified conditions, or both. Where height limits are established for portions
20 of a structure that contain specified types of uses, the applicable height limit for the structure is
21 the highest applicable height limit for the types of uses in the structure, unless otherwise
22 specified.

2. In the SM-SLU, SM-D, and SM-NR zones the applicable height limit for portions of a structure that contain nonresidential 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. Where there is only one figure after the zone designation, the figure is the maximum height for all uses.

* * *

Section 3. Section 23.48.220 of the Seattle Municipal Code, enacted by Ordinance 124883, is amended as follows:

23.48.220 Floor area ratio (FAR) in South Lake Union Urban Center

A. General provisions

1. Except as otherwise specified in this subsection 23.48.220.A, FAR limits for specified SM zones within the South Lake Union Urban Center are as shown in Table A for 23.48.220 and Table B for 23.48.220.

Table A for 23.48.220 FAR Limits for Specified Zones in South Lake Union Urban Center			
Zone	FAR limits for ((non-residential))<u>nonresidential</u> uses		Maximum FAR for structures that do not exceed the base height limit and include residential use¹
	Base FAR	Maximum FAR	
((SM-SLU/R 55/85))	NA	NA	4.5))
SM-SLU ((85/65-125)) <u>100/65-145</u>	4.5	((6)) <u>6.5</u>	4.5
SM-SLU 85/65-160	4.5	7	4.5

Table A for 23.48.220
FAR Limits for Specified Zones in South Lake Union Urban Center

Zone	FAR limits for (non-residential) <u>nonresidential</u> uses		Maximum FAR for structures that do not exceed the base height limit and include residential use ¹
	Base FAR	Maximum FAR	
SM-SLU ((160/85-240)) <u>175/85-270</u>	4.5 ²	((7)) <u>8</u>	6
SM-SLU ((85-240)) <u>85-270</u>	0.5/1.5 ³	NA	6
SM-SLU ((240/125-400)) <u>240/125-440</u>	5 ²	((7)) <u>8</u>	10

Footnotes to Table A for 23.48.220

NA (not applicable) refers to zones where uses are not subject to an FAR limit.

¹ All portions of residential structures that exceed the base height, including portions restricted to the podium height limit, are exempt from FAR limits.

² In the SM-SLU (~~(160/240)~~)175/85-270, and SM-SLU (~~(240/400)~~)240/125-440 zones, an additional increment of 0.5 FAR above the base FAR is permitted on lots meeting the requirements of subsection 23.48.220.A.~~(7)~~3.

³ The 1.5 FAR limit applies to religious facilities. For all other (~~non-residential~~) nonresidential uses, the 0.5 FAR limit applies.

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Table B for 23.48.220
FAR Limits for SM-SLU/R 65/95, SM-SLU 95, and SM-SLU 145 Zones

Zone	FAR limits for all uses	
	Base FAR	Maximum FAR
SM-SLU/R 65/95	Not applicable	Not applicable
SM-SLU 95	<u>4.5</u>	<u>6.75</u>
SM-SLU 145	<u>5</u>	<u>9.5</u>

2

3

2. FAR for development including a mix of residential and (~~non-residential~~)

4

nonresidential uses.

1 a. For zones included on Table A for 23.48.220, development including a
2 mix of (~~non-residential~~) nonresidential uses and residential uses that do not exceed the base
3 height limit for residential use shall:

4 1) obtain extra floor area for any chargeable (~~non-residential~~)
5 nonresidential floor area above the base FAR for (~~non-residential~~) nonresidential uses as
6 prescribed in Table A for 23.48.220; and

7 2) not exceed the lower of the maximum FAR for (~~non-~~
8 ~~residential~~) nonresidential uses in Table A for 23.48.220 or the maximum FAR for structures
9 that do not exceed the base height limit and include any residential use in Table A for 23.48.220.

10 b. In the SM-SLU (~~160/85-240~~)175/85-270 zone residential uses are
11 allowed above the residential base height limit in structures or portions of structures with (~~non-~~
12 ~~residential~~) nonresidential uses that exceed 85 feet in height, and in the SM-SLU (~~240/125-~~
13 ~~400~~)240/125-440 zone, residential uses are allowed above the residential base height limit in
14 structures or portions of structures with (~~non-residential~~) nonresidential uses that exceed 125
15 feet in height if the following conditions are met:

16 1) All uses are subject to the maximum FAR limit for(~~non-~~
17 ~~residential~~) nonresidential uses in Table A for 23.48.220, and for the purposes of calculating
18 FAR, floor area in residential use shall be included as chargeable floor area;

19 2) If residential and (~~non-residential~~) nonresidential uses are
20 combined on the same story, the floor area limits of subsection 23.48.245.B.3 apply;

21 3) Stories occupied only by residential uses may exceed the
22 maximum height limit for (~~non-residential~~) nonresidential uses, and all stories above the base
23 height limit for residential use that are only occupied by residential uses are subject to the floor

1 area limits of subsection 23.48.245.B.2 and the maximum facade width standards of subsection
2 23.48.245.E;

3 4) Extra (~~(non-residential)~~) nonresidential floor area above the base
4 FAR for (~~(non-residential)~~) nonresidential uses shown on Table A for 23.48.220 shall be
5 obtained as provided for in Section 23.48.221; and

6 5) For the purposes of applying tower separation standards in
7 subsection 23.48.245.G, the structure shall be considered to be a residential tower.

8 3. For the zones included on Table A for 23.48.220, an additional increment of up
9 to 0.5 FAR is permitted for (~~(non-residential)~~) nonresidential uses above the base FAR of the
10 zone if a lot meets the conditions of either subsection 23.48.220.A.3.a or subsection
11 23.48.220.A.3.b.

12 a. The lot includes one or more qualifying Landmark structures, subject to
13 the following conditions:

14 1) The structure is rehabilitated to the extent necessary so that all
15 features and characteristics controlled or designated by ordinance pursuant to Chapter 25.12 are
16 in good condition and consistent with the applicable ordinances and with any Certificates of
17 Approval issued by the Landmarks Preservation Board, all as determined by the Director of
18 Neighborhoods;

19 2) A notice is recorded in the King County real estate records, in a
20 form satisfactory to the Director, regarding the bonus allowed and the effect thereof under the
21 terms of this Chapter 23.48;

22 3) For purposes of this Section 23.48.220, a "qualifying
23 Landmark" is a structure that:

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

3 b) is on a lot on which no improvement, object, feature, or
4 characteristic has been altered or removed contrary to any provision of Chapter 25.12 or any
5 designating ordinance((-));

6 4) A qualifying Landmark that allows for the additional increment
7 of FAR under this subsection 23.48.220.A.4 is not eligible as a Landmark transfer development
8 rights (TDR) or Landmark transfer development potential (TDP) sending site. For so long as any
9 of the chargeable floor area of the increment allowed above the base FAR of the zone under this
10 subsection 23.48.220.A.3 remains on the lot, each Landmark for which the increment was
11 granted shall remain designated as a Landmark under Chapter 25.12 and the owner shall
12 maintain the exterior and interior of each qualifying Landmark in good condition and repair and
13 in a manner that preserves the features and characteristics that are subject to designation or
14 controls by ordinance unless the Landmarks Preservation Board has issued a Certificate of
15 Approval for the modification or demolition of the Landmark; and

16 5) The amount of additional increment of FAR permitted above the
17 base FAR under subsection 23.48.220.A.4 is not more than the square footage of floor area in the
18 Landmark structure(s).

19 b. The lot includes an open space that is a minimum of 10,000 square feet
20 in area and that has been improved as open space accessible to the public prior to the effective
21 date of this ordinance, subject to the following conditions:

1 23.58A. Alteration or removal of the open space may be further restricted by the provisions of
2 the zone and by conditions of any applicable permit.

3 4) The amount of extra FAR permitted above the base FAR is not
4 more than three times the square footage of open space provided to qualify for that increment of
5 FAR.

6 4. In the SM-SLU 85/65-160 zone on the blocks bounded by Valley Street,
7 Mercer Street, Westlake Avenue North, and Fairview Avenue North, hotel use is permitted
8 above 85 feet in height and is subject to the same provisions as residential use exceeding the base
9 height limit for residential use, provided that all development standards that apply to a residential
10 tower also apply to the hotel use, including the provisions of Section 23.48.221 for gaining extra
11 residential floor area.

12 5. In the SM-SLU ~~((85/65-125))~~100/65-145, SM-SLU 85/65-160, SM-SLU
13 ~~((160/85-240))~~175/85-270, SM-SLU ~~((85-240))~~85-270, and SM-SLU ~~((240/125-400))~~240/125-
14 440 zones within South Lake Union Urban Center, for residential tower structures that have only
15 ~~((non-residential))~~ nonresidential uses up to or above the base height limit for residential uses,
16 the FAR limits for all ~~((non-residential))~~ nonresidential uses in the structure are the same as the
17 FAR limits specified for ~~((non-residential))~~ nonresidential uses in Table A for 23.48.220.

18 6. In all SM-SLU zones, except SM-SLU/R 65/95, SM-SLU 95 and SM-SLU 145
19 zones, a development that includes a residential structure or a portion of the structure as a
20 residential tower is exempt from FAR requirements as to that portion, and the applicable FAR
21 limits for all other portions of the structure shall be based on the total lot area minus the lot area
22 required for the residential tower development, to meet the upper-level floor area limit of
23 subsection 23.48.245.A. For the portion of the lot with the residential tower and podium, the

1 FAR limit for permitted (~~(non-residential)~~) nonresidential uses in a residential tower or podium
2 that is also a mixed-use structure shall be based on the area of the portion of the lot occupied by
3 the residential tower and podium.

4 7. Within the area in the SM-SLU (~~(160/85-240)~~)175/85-270 zone meeting the
5 standards for location in subsection 23.48.230.B, structures designed for research and
6 development laboratory use and administrative office associated with research and development
7 laboratories have a base FAR of 5 and a maximum FAR of 7, provided that the maximum
8 number of floors allowed above grade is eight measured from the floor with the lowest elevation
9 above grade, but not including rooftop projections.

10 B. The following floor area is exempt from FAR calculations:

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

19 2. Street-level uses identified in subsection 23.48.005.D, whether required or not,
20 and that meet the development standards of Section 23.48.240; except that at locations meeting
21 the conditions of Section 23.48.230, only gross floor area at street level that is a general sales and
22 service, eating and drinking establishment, or entertainment use is exempt.

1 3. All residential use in a residential tower and podium within the required lot
2 area that includes the podium portion of the tower in the SM-SLU (~~(85/65-125)~~)100/65-145, SM-
3 SLU 85/65-160, SM-SLU (~~(160/85-240)~~)175/85-270, SM-SLU (~~(85-240)~~)85-270, and SM-SLU
4 (~~((240/125-400))~~)240/125-440 zones, except residential use in a mixed-use project under the
5 provisions of subsection 23.48.220.A.2.b.

6 4. In the SM-SLU 85/65-160 zone on the blocks bounded by Valley Street,
7 Mercer Street, Westlake Avenue North, and Fairview Avenue North, all floor area in hotel use
8 pursuant to subsection 23.48.220.A.4.

9 5. Floor area in child care use and elementary and secondary schools.

10 Section 4. A new Section 23.48.223 is added to the Seattle Municipal Code as follows:

11 **23.48.223 Mandatory housing affordability (MHA) program**

12 Excluding SM-SLU 85/65-160 zone, development in SM-SLU zones containing
13 residential or commercial uses is subject to the requirements of Chapters 23.58B and 23.58C.

14 Section 5. Section 23.48.225 of the Seattle Municipal Code, enacted by Ordinance
15 124883, is amended as follows:

16 **23.48.225 Structure height in South Lake Union Urban Center**

17 A. Base and maximum height limits

18 1. In zones listed below in this subsection 23.48.225.A.1, the applicable height
19 limit for portions of a structure that contain (~~(non-residential)~~) nonresidential and live-work uses
20 is shown as the first figure after the zone designation and the base height limit for portions of a
21 structure in residential use is shown as the first figure following the "/". The third figure shown is
22 the maximum residential height limit. Except as stated in Section 23.48.025, the base residential
23 height limit is the applicable height limit for portions of a structure in residential use if the

1 structure does not gain extra residential floor area under the provisions of Chapter 23.58A, and
2 the maximum residential height limit is the height limit for portions of a structure in residential
3 use if the structure includes extra floor area under the provisions of Chapter 23.58A and if the
4 structure complies with the standards for tower development specified in Section 23.48.240
5 (Street-level development standards in South Lake Union Urban Center) and Section 23.48.245
6 (Upper-level development standards in South Lake Union Urban Center):

7 SM-SLU (~~(85/65-125)~~)100/65-145

8 SM-SLU 85/65-160

9 SM-SLU (~~(160/85-240)~~)175/85-270

10 SM-SLU (~~(85-240/125-400)~~)240/125-440

11 2. In the SM-SLU 85/65-160 zone on the blocks bounded by Valley Street,
12 Mercer Street, Westlake Avenue North, and Fairview Avenue North, hotel use is permitted
13 above 85 feet in height and is subject to the same provisions as residential use exceeding the base
14 height limit for residential use, provided that all development standards that apply to a residential
15 tower also apply to the hotel use, including the provisions of Section 23.48.221 for gaining extra
16 residential floor area.

17 3. In the SM-SLU (~~(85-240)~~)85-270 zone, except as stated in subsections
18 23.48.225.C and 23.48.225.E, the base height limit is the applicable height limit for portions of a
19 structure if the structure does not gain extra residential floor area under the provisions of Chapter
20 23.58A, and the maximum residential height limit is the height limit for portions of a structure in
21 residential use if the structure includes extra residential floor area under the provisions of
22 Chapter 23.58A, and if the structure complies with the standards for residential tower
23 development in this Chapter 23.48.

1 B. Height limits in the SM-SLU/R (~~(55/85)~~)65/95 zone

2 1. New structures occupied only by (~~non-residential~~) nonresidential uses are
3 subject to a height limit of (~~(55)~~)65 feet.

4 2. Structures occupied only by residential uses and mixed-use structures with 60
5 percent or more of the structure's gross floor area in residential use are subject to a height limit of
6 (~~(85)~~)95 feet.

7 C. Additional height permitted in the SM-SLU (~~(160/85-240)~~)175/85-270 and SM-SLU
8 (~~(85-240)~~)85-270 zones

9 1. Increases in the maximum height limit in the SM-SLU (~~(160/85-240)~~)175/85-
10 270 and SM-SLU (~~(85-240)~~)85-270 zones. In the SM-SLU (~~(160/85-240)~~)175/85-270 and SM-
11 SLU (~~(85-240)~~)85-270 zones a structure is allowed additional height of up to 30 percent above
12 the maximum height limit for residential uses and, in the SM-SLU (~~(160/85-240)~~)175/85-270
13 zone, up to 20 percent above the height limit for (~~non-residential~~) nonresidential uses, if all of
14 the following conditions are met:

15 a. The project includes an elementary school or a kindergarten through
16 eighth grade school, which may include minimum space requirements for associated uses but not
17 limited to academic core functions, child care, administrative offices, a library, maintenance
18 facilities, food service, and specialty instruction space;

19 b. Prior to issuance of a Master Use Permit, the applicant shall submit a
20 letter to the Director from the school indicating that, based on the Master Use Permit plans, the
21 school district has determined that the development could meet the operator's specifications;

1 c. Prior to issuance of a building permit, the applicant shall submit a
2 written certification by the operator to the Director that the operator's specifications have been
3 met;

4 d. The amount of floor area allowed to exceed the applicable height limit
5 is equivalent to the amount of enclosed floor area on the lot in school use;

6 e. The floor area added through the increase in height is subject to the
7 development standards in Sections 23.48.235 and 23.48.240 that apply to structures that exceed
8 the base height for residential use or the applicable podium height for (~~non-residential~~)
9 nonresidential uses;

10 f. The floor area allowed to exceed the maximum residential height limit is
11 not subject to the provisions for gaining extra residential floor area in Chapter 23.58A; should
12 the school use be discontinued, floor area gained through the provisions of this Section
13 23.48.225 shall be subject to the provisions of Chapter 23.58A; and

14 g. The allowances for rooftop features in subsection 23.48.025.B shall
15 apply to the above structure height permitted under this subsection 23.48.225.C;

16 2. Additional height above the applicable height limit for portions of a structure
17 that contain (~~non-residential~~) nonresidential and live-work uses is permitted in the SM-SLU
18 (~~(160/85-240)~~)175/85-270 zone at locations and under the conditions specified in Section
19 23.48.230;

20 3. Extra residential floor area above the base height limit for residential use may
21 be obtained as provided in Section 23.48.221(~~(; and)~~);

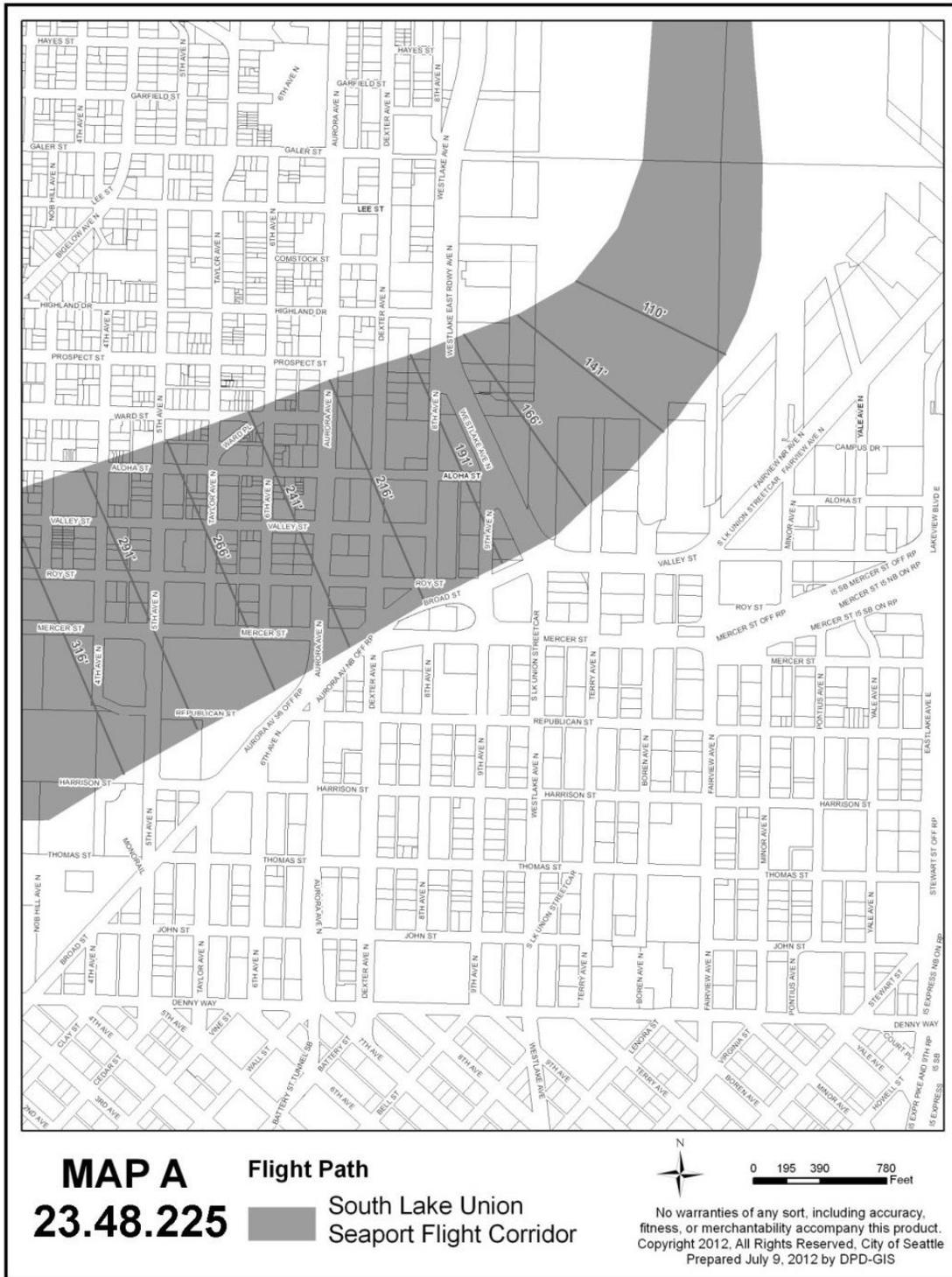
22 D. A proposal to build a structure greater than 85 feet in height in the SM-SLU 85/65-160
23 and SM-SLU (~~(160/85-240)~~)175/85-270 zones and located north of Mercer Street and West of

1 Fairview Avenue within the South Lake Union Urban Center, requires the applicant to show that
2 the proposed structure height will not physically obstruct use of the flight path shown on Map A
3 for 23.48.225 or endanger aircraft operations.

4 E. All non-exempt floor area and residential floor area located above the base height is
5 considered extra floor area. Extra floor area may be obtained above the base height, up to the
6 maximum height, only through the provision of public amenities meeting the standards of
7 Section 23.48.021 and Chapter 23.58A.

8

- 1 **Map A for 23.48.225**
- 2 **South Lake Union Seaport Flight Corridor**



3

1 Section 6. Section 23.48.230 of the Seattle Municipal Code, which section was last
2 enacted by Ordinance 124883, is amended as follows:

3 **23.48.230 Extra height in South Lake Union Urban Center**

4 A. Applicability and general provisions. For structures in the SM-SLU (~~(160/85-~~
5 ~~240))175/85-270 zone designed for research and development laboratory use and administrative
6 office associated with research and development laboratories, structures that do not exceed a
7 height of 120 feet are not subject to the floor area limits of subsection 23.48.245.B, provided the
8 project complies with all the requirements of this Section 23.48.230. In order for a structure to
9 qualify for the exemption from the floor area limit, at least one complete MUP application for a
10 structure on the same block that has been permitted to extend up to a height of 120 feet without
11 floor area limits shall be filed within nine months of February 17, 2010.~~

12 B. Location. A structure may be exempt from floor area limits of subsection 23.48.245.B
13 if the structure is located on a block that is:

- 14 1. designated SM-SLU (~~(160/85-240))175/85-270;~~
- 15 2. bounded by arterial-designated streets on at least two sides;
- 16 3. greater than 60,000 square feet in size and does not exceed 100,000 square feet
17 in size; and
- 18 4. not bisected by an alley or other public right-of-way.

19 C. Street-level uses. Street-level uses shall be provided as required by subsection
20 23.48.205.C.

21 D. LEED requirement. The applicant will strive to achieve a LEED Gold rating or better
22 and at a minimum earn a LEED Silver rating or meet a substantially equivalent standard, and

1 shall demonstrate compliance with that commitment, all in accordance with the provisions of
2 ~~((Section))~~ subsection 23.48.021.D.2.

3 * * *

4 Section 7. A new Section 23.48.231 is added to the Seattle Municipal Code as follows.

5 **23.48.231 Modification to increase height where maximum tower floor plates or coverage**
6 **cannot be achieved**

7 A. In a SM-SLU 175/85-260 zone located in the South Lake Union Seaport Flight
8 Corridor as shown on Map A for 23.48.225, the following apply:

9 1. The following modifications shall occur if the height limit according to
10 subsection 23.48.225.D would prevent a development from being able to achieve the maximum
11 height that would otherwise be allowed according to subsection 23.48.225.A:

12 a. The upper-level floor area limit according to subsection 23.48.245.A
13 shall be increased from 50 percent to 55 percent, except that for lots less than 12,500 square feet
14 the upper-level floor area limit according to subsection 23.48.245.A shall be increased from 50
15 percent to 66 percent;

16 b. The ~~((non-residential))~~ nonresidential floor plate limits according to
17 subsection 23.48.245.B.1.d shall be increased from 24,000 to 25,000 square feet;

18 c. The residential floor plate limits according to subsection
19 23.48.245.B.2.a shall be increased from 12,500 to 13,500 square feet; and

20 d. The residential floor plate limits according to subsection
21 23.48.245.B.2.b.1 shall be increased from 10,500 to 11,500 square feet.

1 2. The height above which a development is a tower according to Section
2 23.48.245 and the base height for purposes of calculating extra floor area shall be increased from
3 85 feet to 95 feet if:

4 a. Either:

5 1. The requirements of subsections 23.48.245.C through
6 23.48.245.G would prevent a development from being able to achieve the upper-level floor area
7 limit and the floor plate limits as increased according to subsection 23.48.231.A.1; or

8 2. The requirements of subsections 23.48.245.A through
9 23.48.245.G would prevent a development from being able to achieve an average tower floor
10 plate of at least 7,500 square feet for floors above the podium height; and

11 b. The height of the development does not exceed 95 feet, excluding
12 exempt rooftop features.

13 B. In a SM-SLU 175/85-260 zone located outside the South Lake Union Seaport Flight
14 Corridor as shown on Map A for 23.48.225 or in a SM-SLU 85-260 zone, the height above
15 which a development is a tower according to Section 23.48.245 and the base height for purposes
16 of calculating extra floor area shall be increased from 85 feet to 95 feet if:

17 1. The requirements of subsections 23.48.245.A through 23.48.245.G would
18 prevent a development from being able to achieve an average tower floor plate of at least 7,500
19 square feet for floors above the podium height; and

20 2. The height of the development does not exceed 95 feet, excluding exempt
21 rooftop features; and

22 3. The development meets the upper-level setback requirements of Section
23 23.48.235.

1 C. In a SM-SLU 240/125-440 zone, the height above which a development is a tower
2 according to Section 23.48.245 and the base height for purposes of calculating extra floor area
3 shall be increased from 125 feet to 135 feet if:

4 1. The requirements of subsections 23.48.245.A through 23.48.245.G would
5 prevent a development from being able to achieve an average tower floor plate of at least 7,500
6 square feet for floors above the podium height;

7 2. The height of the development does not exceed 135 feet, excluding exempt
8 rooftop features; and

9 3. The development meets the upper-level setback requirements of Section
10 23.48.235.

11 D. In a SM-SLU 85/65-145 zone, the height above which a development is a tower and
12 the base height for purposes of calculating extra floor area shall be increased from 65 feet to 75
13 feet if:

14 1. The requirements of subsections 23.48.245.A through 23.48.245.G would
15 prevent a development from being able to achieve an average tower floor plate of at least 7,500
16 square feet for floors above the podium height; and

17 2. The height of the development does not exceed 75 feet, excluding exempt
18 rooftop features.

19 Section 8. Section 23.48.232 of the Seattle Municipal Code, enacted by Ordinance
20 124883, is amended as follows:

21 **23.48.232 Lot area limits in SM-SLU/R ((~~55/85~~))65/95**

22 A. Development with ((~~non-residential~~)) nonresidential uses only, except hotels with 100
23 rooms/suites or fewer, is limited to a lot area of 21,600 square feet or less.

1 B. Development on lots greater than 21,600 square feet in area shall include residential
2 use in an amount of gross floor area equal to 60 percent or more of the gross floor area in ((non-
3 residential)) nonresidential use, except for development that is an elementary or secondary
4 school, or a hotel with 100 rooms/suites or fewer.

5 C. Two lots of up to 21,600 square feet each, separated by an alley and connected above
6 grade by a skybridge or other similar means shall be considered two separate lots for the
7 purposes of this Section 23.48.232. Such a connection above grade and across the alley may be
8 allowed pursuant to the City Council's approval of an aerial alley vacation or temporary use
9 permit.

10 D. ((Non-residential)) Nonresidential structures on adjacent lots not separated by an
11 alley, subject to this Section 23.48.232, shall not be internally connected.

12 E. ((Non-residential)) Nonresidential uses existing prior to November 6, 1996, that do not
13 meet the requirements of this Section 23.48.232 are allowed to expand by an amount of gross
14 floor area not to exceed 20 percent of the existing gross floor area, without meeting the
15 requirements of this Section 23.48.232. This provision may only be used once for an individual
16 use.

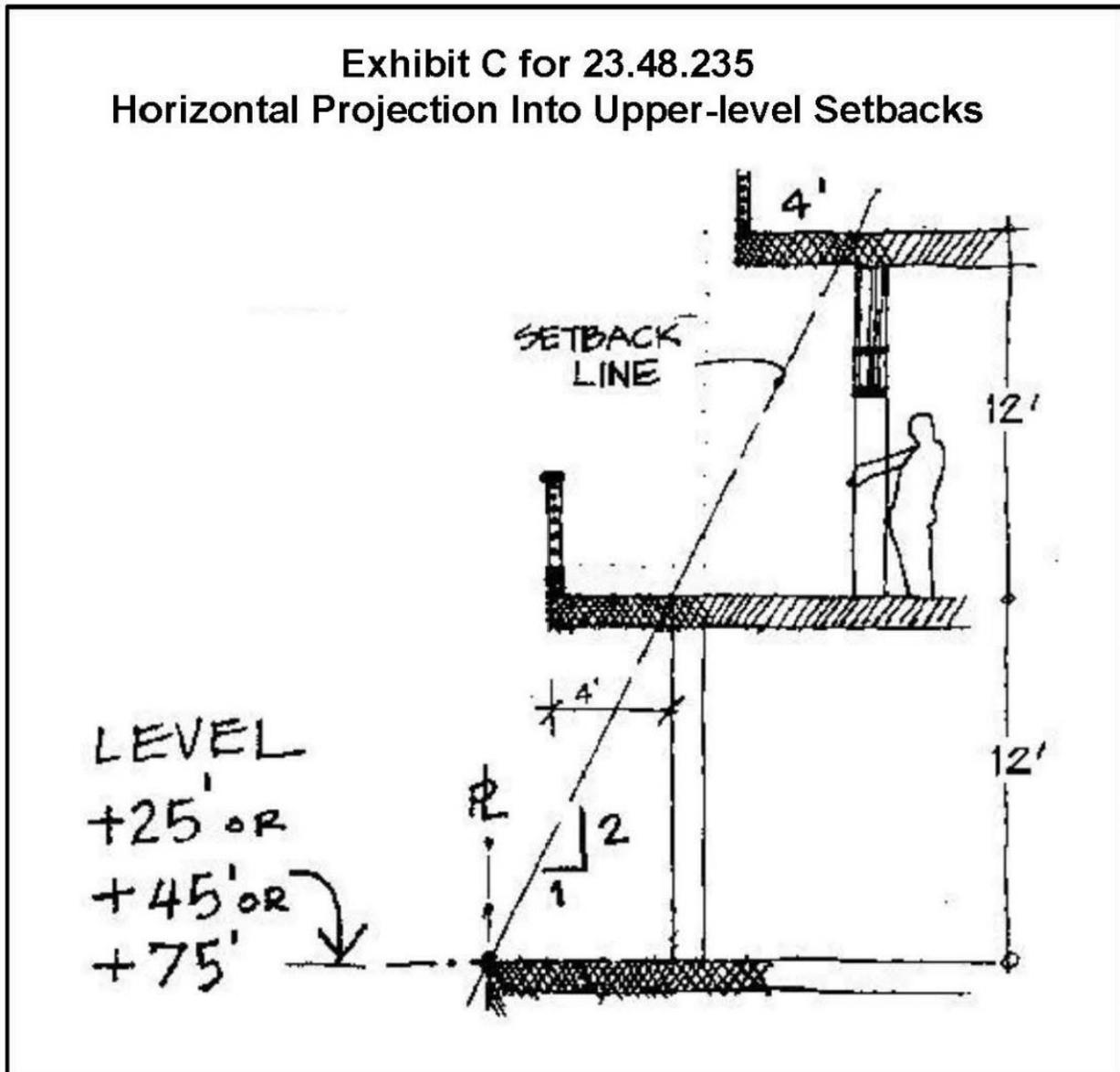
17 F. ((Non-residential)) Nonresidential use exception. A ((non-residential)) nonresidential
18 structure may be permitted where a residential or mixed-use structure would otherwise be
19 required, subject to the following:

20 1. The proposal is comprised of two or more lots within the same SM-SLU/R
21 65/95 zone; and

1 feet in height shall set back a minimum of 1 foot from the alley lot line for every 2 feet of
2 additional height above 25 feet, up to a maximum setback of 15 feet measured from the alley lot
3 line, as shown in Exhibit A for 23.48.235.

4 D. Projections permitted in required upper-level setbacks. Horizontal projections,
5 including decks, balconies with open railings, eaves, cornices, and gutters are permitted to
6 extend a maximum of 4 feet in required setbacks as shown in Exhibit C for 23.48.235.

- 1 **Exhibit C for 23.48.235**
- 2 **Horizontal Projection into Upper-level Setbacks**



- 3
- 4
- 5
- 6
- 7

Section 10. Section 23.48.245 of the Seattle Municipal Code, enacted by Ordinance 124883, is amended as follows:

23.48.245 Upper-level development standards in South Lake Union Urban Center

1 Lots in the SM-SLU (~~((85/65-125))~~)100/65-145, SM-SLU 85/65-160, SM-SLU(~~(160/85-~~
2 ~~240))~~ 175/85-270, SM-SLU (~~((85-240))~~)85-270, and SM-SLU (~~((240/125-400))~~)240/125-440 zones
3 are subject to upper-level development standards that may include upper-level floor area limits,
4 gross floor area limits and podium heights, upper-level setbacks, facade modulation, maximum
5 facade widths, a limit on the number of towers per block, and tower separation requirements, as
6 specified in this Section 23.48.245. For the purpose of this Section 23.48.245, a tower is a
7 structure that exceeds a height of 65 feet for the SM-SLU (~~((85/65-125))~~)100/65-145 and SM-SLU
8 85/65-160 zones, 85 feet for the SM-SLU (~~((160/85-240))~~)175/85-270 and SM-SLU (~~((85-240))~~)85-
9 270 zones, or 125 feet for the SM-SLU (~~((240/125-400))~~)240/125-440 zone.

10 A. Upper-level floor area limit. For residential towers, the average gross floor area of all
11 stories above the podium height specified on Map A for 23.48.245 shall not exceed 50 percent of
12 the lot area, provided that:

13 1. In no case shall the gross floor area of stories above the podium height exceed
14 the gross floor area limits of subsection 23.48.245.B.2; and

15 2. The limit on towers per block in subsection 23.48.245.F applies.

16 B. Floor area limits and podium heights. The following provisions apply to development
17 in the SM-SLU (~~((85/65-125))~~)100/65-145, SM-SLU (~~((85-240))~~)85-270, SM-SLU 85/65-160, SM-
18 SLU (~~((160/85-240))~~)175/85-270, and SM-SLU (~~((240/125-400))~~)240/125-440 zones located within
19 the South Lake Union Urban Center:

20 1. Floor area limit for structures or portions of structures occupied by (~~(non-~~
21 ~~residential))~~ nonresidential uses.

1 a. Except as specified in subsections 23.48.245.B.1.b and 23.48.245.B.1.c,
2 there is no floor area limit for (~~(non-residential))~~ nonresidential uses in a structure or portion of
3 structure that does not contain (~~(non-residential))~~ nonresidential uses above 85 feet in height.

4 b. There is no floor area limit for a structure that includes research and
5 development uses and the uses are in a structure that does not exceed a height of 105 feet,
6 provided that the following conditions are met:

7 1) A minimum of two floors in the structure are occupied by
8 research and development uses and have a floor-to-floor height of at least 14 feet; and

9 2) The structure has no more than seven stories above existing or
10 finished grade, whichever is lower, as measured from the lowest story to the highest story of the
11 structure but not including rooftop features permitted under subsection 23.48.025.C. The lowest
12 story shall not include a story that is partially below grade and extends no higher than 4 feet
13 above existing or finished grade, whichever is lower.

14 c. Within locations in the SM-SLU (~~(160/85-240))~~175/85-270 zone
15 meeting the standards in subsection 23.48.230.B for extra height in South Lake Union Urban
16 Center, there is no floor area limit for structures that do not exceed a height of 120 feet and that
17 are designed for research and development laboratory use and administrative office associated
18 with research and development laboratories.

19 d. For structures or portions of structures with (~~(non-residential))~~
20 nonresidential uses that exceed a height of 85 feet, or that exceed the height of 105 feet under the
21 provisions of subsection 23.48.245.B.1.b, or 120 feet under subsection 23.48.245.B.1.c, each
22 story of the structure above the specified podium height indicated for the lot on Map A for
23 23.48.245 is limited to a maximum gross floor area of 24,000 square feet per story, except that

1 the average gross floor area for stories above the specified podium height is 30,000 square feet
2 for structures on a lot that meets the following conditions:

3 1) The lot has a minimum area of 60,000 square feet; and

4 2) The lot includes an existing open space or a qualifying

5 Landmark structure and is permitted an additional increment of FAR above the base FAR, as
6 permitted in subsection 23.48.020.A.3.

7 2. Floor area limit for residential towers. For a structure with residential use that
8 exceeds the base height limit established for residential uses in the zone under subsection
9 23.48.225.A.1, the following maximum gross floor area limit applies:

10 a. For a structure that does not exceed a height of 160 feet, excluding
11 rooftop features that are otherwise permitted above the height limit under the provisions of
12 subsection 23.48.025.C, the gross floor area for stories with residential use that extend above the
13 podium height indicated for the lot on Map A for 23.48.245 shall not exceed 12,500 square feet
14 for each story, or the floor size established by the upper-level floor area limit in subsection
15 23.48.245.A, whichever is less.

16 b. For a structure that exceeds a height of 160 feet, the following limits
17 apply:

18 1) The average gross floor area for all stories with residential use
19 that extend above the podium height indicated for the lot on Map A for 23.48.245 shall not
20 exceed 10,500 square feet, or the floor size established by the upper-level floor area limit in
21 subsection 23.48.245.A, whichever is less, except as allowed in subsection 23.48.245.A.

22 2) The gross floor area of any single residential story above the
23 podium height shall not exceed 11,500 square feet.

1 2. In the SM-SLU (~~(85/65-125)~~)100/65-145 zone, the maximum facade width is
2 105 feet along the general north/south axis of the site (parallel to the Avenues).

3 3. In the SM-SLU 85/65-160 zone, on the blocks bounded by Valley Street,
4 Mercer Street, Westlake Avenue North, and Fairview Avenue North, the maximum facade width
5 for portions of structures above the podium height is 105 feet along the general east/west axis of
6 the site (perpendicular to the Avenues).

7 F. Limit on towers (~~(structures)~~) per block or block front

8 1. (~~Only one residential tower, or one structure with non-residential uses~~
9 ~~exceeding 85 feet in height, is permitted on a single block front, except as further limited by~~
10 ~~subsections 23.48.245.F.3, 23.48.245.F.4, and 23.48.245.F.5.)~~)

11 (~~(2.)~~) For purposes of (~~(this)~~) subsections 23.48.245.F and 23.48.245.G (~~(an~~
12 ~~existing)~~) a tower is (~~(either)~~) considered to be “existing” and must be taken into consideration
13 when other towers are proposed, under any of the following circumstances:

14 a. The tower is physically present, except that (~~(A)~~) a tower that is
15 physically present (~~(, except as provided below in subsection 23.48.245.F.2.b; or)~~) is not
16 considered "existing" if the owner of the lot where the tower is located has applied to the
17 Director for a permit to demolish the tower and provided that the no building permit for the
18 proposed tower is issued until the demolition of the tower that is physically present has been
19 completed;

20 b. (~~(A)~~) The tower is a proposed tower for which a (~~(master use)~~)
21 building permit has been issued(~~(, unless and until either)~~) and has not expired without the
22 tower having been constructed;

1 c. The tower is a proposed tower for which a complete building permit
2 application has been submitted, provided the application has not been withdrawn or cancelled;

3 d. The tower is a proposed tower for which a Master Use Permit
4 decision has been published, unless and until either:

5 1) the Master Use Permit issued pursuant to such a decision
6 expires or is cancelled, or the related application is withdrawn by the applicant, without the
7 tower having been constructed; or

8 2) a ruling by a hearing examiner or court reversing or vacating
9 such a decision, or determining such decision or the Master Use Permit issued thereunder to be
10 invalid, becomes final and no longer subject to judicial review((~));

11 e. The tower is a proposed tower for which a complete application for
12 early design guidance has been filed, provided that the early design guidance application will not
13 qualify a proposed tower as an existing tower if a Master Use Permit application is not submitted
14 within 90 days of the date of the early design guidance public meeting if one is required, or
15 within 90 days of the date the Director provides guidance if no early design meeting is required,
16 or within 150 days of the first early design guidance public meeting if more than one early
17 design guidance public meeting is held.

18 2. Only one residential tower, or one tower with nonresidential uses exceeding
19 85 feet in height, is permitted on a single block front, except as modified by subsections
20 23.48.245.F.3, 23.48.245.F.4, and 23.48.245.F.5.

21 3. In the SM-SLU 85/65-160 zone, only one residential tower structure or one
22 ((~~non-residential~~)) nonresidential tower structure with a hotel use meeting residential
23 development standards is permitted per block.

1 4. In the SM-SLU 85/65-125 zone, more than one residential tower is permitted
2 on a block front (~~((provided that))~~) if the (~~((minimum))~~) lot area (~~((for a tower))~~) is 30,000 square
3 feet or more.

4 5. Only one (~~((structure))~~) tower with (~~((non-residential))~~) nonresidential uses
5 exceeding 85 feet in height is permitted on a block, unless the (~~((structure))~~) tower meets the
6 requirements of Section 23.48.230 or unless all of the following conditions apply:

7 a. The (~~((structure))~~) tower is on a lot with a minimum area of 60,000
8 square feet. The area of one or more lots, separated only by an alley, may be combined for the
9 purposes of calculating the minimum required lot area under this subsection 23.48.245.F.5.
10 The minimum lot area is 59,000 square feet if the lot area was reduced below 60,000 square
11 feet as a result of acquisition of right-of-way by the City;

12 b. A minimum separation of 60 feet is provided between all portions of
13 structures on the lot that exceed the limit on podium height shown on Map A for 23.48.245. If
14 the lot includes a qualifying Landmark structure, an average separation of 60 feet is permitted.

15 c. A minimum of 15 percent of the lot area is provided as landscaped
16 open space at ground level, allowing for some area to be provided above grade to adapt to
17 topographic conditions, provided that such open space is accessible to people with disabilities.
18 The required open space shall have a minimum horizontal dimension of 15 feet and shall be
19 provided as one continuous area.

20 d. A pedestrian connection meeting the development standards of
21 subsection (~~((23.48.240.F))~~) 23.48.240.H for through-block pedestrian connections for large lot
22 developments is provided (~~((though))~~) through the lot to connect the north/south avenues
23 abutting the lot. If the lot abuts an avenue that has been vacated, the connection shall be to an

1 easement providing public access along the original alignment of the avenue. In addition, if
2 the slope of the lot between the north/south avenues exceeds a slope of 10 percent, a hill-climb
3 shall be provided.

4 e. The application of the provisions in this subsection 23.48.245.F.5
5 shall not result in more than two structures on a block with either (~~non-residential~~)
6 nonresidential uses above 85 feet in height or with residential use above the base height limit
7 for residential use, except as allowed by subsection 23.48.245.F.5.f.

8 f. For lots that, as a result of a street vacation, exceed 150,000 square
9 feet, the Director shall, as a Type I decision, determine the permitted number of structures
10 with (~~non-residential~~) nonresidential uses above 85 feet in height or with residential use
11 above the base height limit, based on the limits in subsection 23.48.245.F.5.e as applied to the
12 block conditions existing prior to the street vacation.

13 g. The Director shall make a determination of project impacts on the
14 need for pedestrian and bike facilities and complete a voluntary agreement between the
15 property owner and the City to mitigate impacts, if any. The Director may consider the
16 following as impact mitigation:

17 1) Pedestrian walkways on a lot, including through-block
18 connections on through lots, where appropriate, to facilitate pedestrian circulation by
19 connecting structures to each other and abutting streets;

20 2) Sidewalk improvements, including sidewalk widening, to
21 accommodate increased pedestrian volumes and streetscape improvements that will enhance
22 pedestrian comfort and safety;

1 3. The first 4 feet of the horizontal projection of unenclosed decks and
2 balconies, and architectural features such as cornices shall be disregarded in calculating tower
3 separation.

4 Section 11. Section 23.48.285 of the Seattle Municipal Code, enacted by Ordinance
5 124883, is amended as follows:

6 **23.48.285 Parking location, access and curb cuts in South Lake Union Urban Center**

7 A. Parking location within structures

8 1. Parking above the street level of a structure. The following provisions apply to
9 development in the SM-SLU ~~((85/65-125))~~100/65-145, SM-SLU 85/65-160, SM-SLU ~~((160/85-~~
10 ~~240))~~175/85-270, SM-SLU ~~((85-240))~~85-270, and SM-SLU ~~((240/125-400))~~240/125-440 zones
11 within the South Lake Union Urban Center:

12 a. Except as provided in subsection 23.48.285.B for parking partially
13 above street level and partially below street level, parking within structures is permitted above
14 the street level under the following conditions:

15 1) One story of parking is permitted above the first story of a
16 structure for each story of parking provided below grade that is of at least equivalent capacity, up
17 to a maximum of two stories of parking above the first story.

18 2) For parking located on a story above the first story of a
19 structure, a minimum of 30 percent of the length of the parking area measured along each street
20 frontage shall be separated from the street by another use. On lots located at street intersections,
21 the separation of parking area by another use shall be provided at the corner portion(s) of the
22 structure.

1 1. Except as otherwise provided in this Section 23.49.008, maximum structure
2 heights for Downtown zones are as designated on the Official Land Use Map.

3 In certain zones, as specified in this Section 23.49.008, the maximum structure
4 height may be allowed only for particular uses or only on specified conditions, or both. If height
5 limits are specified for portions of a structure that contain specified types of uses, the applicable
6 height limit for the structure is the highest applicable height limit for the types of uses in the
7 structure, unless otherwise specified.

8 2. Except in the PMM zone, the base height limit for a structure is the lowest of
9 the maximum structure height or the lowest other height limit, if any, that applies pursuant to this
10 Title 23 based upon the uses in the structure, before giving effect to any bonus for which the
11 structure qualifies under this Chapter 23.49 and to any special exceptions or departures
12 authorized under this Chapter 23.49. In the PMM zone the base height limit is the maximum
13 height permitted pursuant to urban renewal covenants.

14 3. In zones listed below in this subsection 23.49.008.A.3, the applicable height
15 limit for portions of a structure that contain (~~(non-residential)~~) nonresidential and live-work uses
16 is shown as the first figure after the zone designation (except that there is no such limit in
17 DOC1), and the base height limit for portions of a structure in residential use is shown as the first
18 figure following the "/". The third figure shown is the maximum residential height limit. Except
19 as stated in subsection 23.49.008.D, the base residential height limit is the applicable height limit
20 for portions of a structure in use if the structure does not use the bonus available under Section
21 23.49.015, and the maximum residential height limit is the height limit for portions of a structure
22 in residential use if the structure uses the bonus available under Section 23.49.015:

23 DOC1 Unlimited/450((-))_unlimited

1 DOC2 ((~~500/300-500~~))500/300-540

2 DMC ((~~340/290-400~~))340/290-440

3 DMC ((~~240/290-400~~))240/290-440.

4 4. A structure in a DMC ((~~340/290-400~~))340/290-440 zone on a lot comprising a
5 full block that abuts a DOC1 zone along at least one street frontage may gain additional structure
6 height of 30 percent above the maximum residential height limit if the structure uses the bonus
7 available under Section 23.49.015, or 35 percent above 340 feet if that bonus is not used, in
8 either case under the following conditions:

9 a. Only one tower is permitted on the lot;

10 b. Any additional floor area above the maximum height limit for ((~~non-~~
11 ~~residential~~)) nonresidential or live-work use, as increased under this subsection 23.49.008.A.4, is
12 occupied by residential use;

13 c. The average residential gross floor area and maximum residential floor
14 area of any story in the portion of the tower permitted above the base residential height limit do
15 not exceed the limits prescribed in subsection 23.49.058.E.1;

16 d. Any residential floor area allowed above the base residential height
17 limit under this provision is gained through voluntary agreements to provide low-income or
18 moderate-income housing according to Section 23.49.015;

19 e. At least 35 percent of the lot area, or a minimum of 25,000 square feet,
20 whichever is greater, is in open space use substantially at street level meeting the following
21 standards, and subject to the following allowances for coverage:

22 1) The location and configuration of the space shall enhance solar
23 exposure, allow easy access to entrances to the tower serving all tenants and occupants from

1 subsection 23.49.011.B and may be used to satisfy open space requirements in subsection
2 23.49.016.C.1 if it satisfies the standards of that subsection 23.49.016.C.1.

3 h. No increase in height shall be granted to any proposed development that
4 would result in significant alteration to any designated feature of a (~~landmark~~) Landmark
5 structure, unless a certificate of approval for the alteration is granted by the Landmarks
6 Preservation Board.

7 5. In a DRC zone, the base height limit is 85 feet, except that, subject to the
8 conditions in subsection 23.49.008.A.6:

9 a. The base height limit is (~~(150)~~)170 feet if any of the following
10 conditions is satisfied:

11 1) (~~(aH)~~) All portions of a structure above 85 feet contain only
12 residential use; or

13 2) (~~(a)~~) At least 25 percent of the gross floor area of all structures
14 on a lot is in residential use; or

15 3) (~~(a)~~) A minimum of 1.5 FAR of retail sales and service or
16 entertainment uses, or any combination thereof, is provided on the lot.

17 b. For residential floor area created by infill of a light well on a Landmark
18 structure, the base height limit is the lesser of (~~(150)~~)170 feet or the highest level at which the
19 light well is enclosed by the full length of walls of the structure on at least three sides. For the
20 purpose of this subsection 23.49.008.A.5.b a light well is defined as an inward modulation on a
21 non-street facing facade that is enclosed on at least three sides by walls of the same structure, and
22 infill is defined as an addition to that structure within the light well.

23 * * *

1 7. The applicable height limit for a structure is the base height limit plus any
2 height allowed as a bonus under this Chapter 23.49 and any additional height allowed by special
3 exception or departure, or by subsection 23.49.008.A.4. The height of a structure shall not
4 exceed the applicable height limit, except as provided in subsections 23.49.008.B, 23.49.008.C,
5 and 23.49.008.D.

6 8. The height of rooftop features, as provided in subsection 23.49.008.D, is
7 allowed to exceed the applicable height limit.

8 9. On lots in the DMC 85/65-~~((150))~~170 zone:

9 a. A height limit of 85 feet applies to the portions of a structure that
10 contain nonresidential or live-work uses.

11 b. A base height limit of 65 feet applies to the portions of a structure that
12 contain residential uses.

13 c. The applicable height limit for portions of a structure that contain
14 residential uses is 85 feet if the applicant qualifies for extra floor area on the lot under Section
15 23.49.023 and Chapter 23.58A, the structure has no nonresidential or live-work use above 85
16 feet, and the structure does not qualify for a higher limit for residential uses under subsection
17 23.49.008.A.9.d.

18 d. The applicable height limit is ~~((150))~~170 feet if the applicant qualifies
19 for extra floor area on the lot under Section 23.49.023 and Chapter 23.58A; the structure has no
20 nonresidential or live-work use above 85 feet; the lot is at least 40,000 square feet in size and
21 includes all or part of a mid-block corridor that satisfies the conditions of Section 23.58A.040,
22 except to the extent any waiver of such conditions is granted by the Director; and the standards
23 of Section 23.49.060 are satisfied.

1 B. Structures located in DMC (~~(240/290-400)~~)240/290-440 or DMC (~~(340/290-~~
2 ~~400)~~)340/290-440 zones may exceed the maximum height limit for residential use, or if
3 applicable the maximum height limit for residential use as increased under subsection
4 23.49.008.A.4, by 10 percent of that limit, as so increased if applicable, if:

5 1. ~~((the))~~ The facades of the portion of the structure above the limit do not enclose
6 an area greater than 9,000 square feet, and

7 2. ~~((the))~~ The enclosed space is occupied only by those uses or features otherwise
8 permitted in this Section 23.49.008 as an exception above the height limit. The exception in this
9 subsection 23.49.008.B shall not be combined with any other height exception for screening or
10 rooftop features to gain additional height.

11 C. Height in Downtown Mixed Residential (DMR) zones is regulated as follows:

12 1. A structure that contains only nonresidential or live-work uses may not exceed
13 the lowest height limit established on the Official Land Use Map, except for rooftop features
14 permitted by subsection 23.49.008.D.

15 2. In DMR zones for which only two height limits are established, only those
16 portions of structures that contain only residential uses may exceed the lower height limit, and
17 they may extend to the higher height limit established on the Official Land Use Map.

18 3. On lots in the DMR/C (~~(65/65-150)~~)75/75-170 zone, the base height limit is
19 ~~((65))~~75 feet, and it is the applicable height limit for all structures, except that:

20 a. The applicable height limit is 85 feet if the applicant qualifies for extra
21 floor area under Section 23.49.023 and Chapter 23.58A, the structure has no nonresidential or
22 live-work use above ~~((65))~~75 feet, and the structure does not qualify for a higher height limit
23 under this subsection 23.49.008.C.3.

1 unless a certificate of approval for the alteration is granted by the Landmarks Preservation
2 Board.

3 Section 13. Section 23.49.011 of the Seattle Municipal Code, last amended by Ordinance
4 124883, is amended as follows:

5 **23.49.011 Floor area ratio**

6 A. General standards

7 1. The base and maximum floor area ratio (FAR) for each zone is provided in
8 Table A for 23.49.011.

**Table A for 23.49.011
Base and Maximum Floor Area Ratios (FARs)**

Zone ((Designation)) designa<u>tion</u>	Base FAR	Maximum FAR
Downtown Office Core 1 (DOC1)	6	((20)) <u>21</u>
Downtown Office Core 2 (DOC2)	5	((14)) <u>15</u>
Downtown Retail Core (DRC)	3	((5)) <u>6</u>
Downtown Mixed Commercial (DMC)	4 in DMC ((65)) <u>75</u> 4.5 in DMC 85 5 in DMC ((125)) <u>145</u> , DMC ((160)) <u>170</u> , DMC ((240/290- 400)) <u>240/290-440</u> , and DMC ((340/290-400)) <u>340/290-440</u> 3 in DMC 85/65- ((150)) <u>160</u>	((4)) <u>5</u> in DMC ((65)) <u>75</u> ((4.5)) <u>5.5</u> in DMC 85 ((5)) <u>6</u> in DMC ((160)) <u>170</u> , except ((8)) <u>9</u> for hotels ((7)) <u>8</u> in DMC ((125)) <u>145</u> and DMC ((240/290- 400)) <u>240/290-440</u> ((10)) <u>11</u> in DMC ((340/290-400)) <u>340/290- 440</u> ((5)) <u>6</u> in DMC 85/65- ((150)) <u>160</u>
Downtown Mixed Residential/Residential (DMR/R)	1 in DMR/R ((85/65)) <u>95/75</u> 1 in DMR/R ((125)) <u>145/65</u> 1 in DMR/R ((240)) <u>270/65</u>	((1)) <u>1.5</u> in DMR/R ((85/65)) <u>95/75</u> ((2)) <u>2.5</u> in DMR/R ((125)) <u>145/65</u>

**Table A for 23.49.011
Base and Maximum Floor Area Ratios (FARs)**

Zone ((Designation)) designiation	Base FAR	Maximum FAR
		((2)) <u>2.5</u> in DMR/R ((240)) <u>270/65</u>
Downtown Mixed Residential/Commercial (DMR/C)	1 in DMR/C ((85/65)) <u>95/75</u> 1 in DMR/C ((125)) <u>145/65</u> 2 in DMR/C ((240)) <u>260/125</u> 2.5 in DMR/C ((65/65-85)) <u>75/75-95</u> 2.5 in DMR/C ((65/65-150)) <u>75/75-170</u>	((4)) <u>4.5</u> in DMR/C ((85/65)) <u>95/75</u> ((4)) <u>4.5</u> in DMR/C ((125)) <u>145/65</u> ((5)) <u>5.5</u> in DMR/C ((240)) <u>260/125</u> ((4)) <u>4.5</u> in DMR/C ((65/65-85)) <u>75/75-95</u> ((4)) <u>4.5</u> in DMR/C ((65/65-150)) <u>75/75-170</u>
Pioneer Square Mixed (PSM)	NA	NA
International District Mixed (IDM)	3, except ((as stated below*)) ((6)) <u>6.5</u> for hotels*((*) ₂ in IDM 75-85 ((and IDM 75/85-150)) <u>4, except 6.5 for hotels**</u> , in IDM <u>85/85-170</u> <u>3 in IDM 150/85-170</u>	3, except ((as stated below)) ((6)) <u>6.5</u> for hotels*((*) ₂ in IDM 75-85 <u>4, except 6.5 for hotels**</u> , in ((and)) IDM ((75/85-150)) <u>85/85-170</u> ((6)) <u>7</u> in IDM 150/85-((150)) <u>170</u>
International District Residential (IDR)	1	<u>1.5, except</u> 2 if 50 percent or more of the total gross floor area on the lot is in residential use
International District Residential/Commercial (IDR/C)	((3)) <u>4</u> , except ((hotels)) ((6)) <u>7</u> for hotels**	((3)) <u>4</u> , except ((hotels)) ((6)) <u>7</u> for hotels**
Downtown Harborfront 1 (DH1)	NA	NA
Downtown Harborfront 2 (DH2)	2.5	Development standards regulate maximum FAR
Pike Market Mixed (PMM)	7	7

**Table A for 23.49.011
Base and Maximum Floor Area Ratios (FARs)**

Zone ((Designation)) <u>designation</u>	Base FAR	Maximum FAR
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Footnotes to Table A for 23.49.011
NA = Not Applicable.
(~~(* In the IDM 150/85-150 zone, hotel uses are subject to the base FAR of 3 FAR.)~~)
() Hotel use may be combined with up to 3 FAR of other chargeable floor area, up to a total of 6 FAR.
** In the IDM 85/85-170 and the IDR/C zones, hotel use may be combined with other chargeable floor area, provided that the total chargeable floor area of uses other than hotel use does not exceed 4 FAR, and the total chargeable floor area of all uses does not exceed 7 FAR.

1
2 2. Chargeable floor area shall not exceed the applicable base FAR except as
3 expressly authorized pursuant to this Chapter 23.49.
4 a. In DOC1, DOC2, and DMC zones that are located outside of South
5 Downtown, if chargeable floor area above the base FAR is allowed on a lot for development that
6 includes a new structure and the project is located within the Local Infrastructure Project Area
7 for Downtown and South Lake Union as shown on Map A for 23.58A.044, the first increment of
8 chargeable floor area above the base FAR, shown for each zone in Table B for 23.49.011, shall
9 be gained by acquiring regional development credits pursuant to Section 23.58A.044.

**Table B for 23.49.011
First Increment of FAR Above the Base FAR Achieved Acquisition of Regional Development Credits**

Zone	First increment of FAR above the base FAR achieved acquisition of regional development credits)) <u>FAR</u>
All DOC1 zones	1.0
All DOC2 zones	0.75
DMC (((340/290-400))) <u>340/290-440</u>	0.50
DMC (((125))) <u>145</u> , DMC (((160))) <u>170</u> , DMC (((240/290-400))) <u>240/290-440</u>	0.25

10

1 b. In DOC1, DOC2, DH2, and DMC zones outside of South Downtown,
2 additional chargeable floor area above the first increment of FAR that exceeds the base FAR
3 may be obtained only by qualifying for floor area bonuses pursuant to Section 23.49.012 or
4 Section 23.49.013, or by the transfer of transferable development rights pursuant to Section
5 23.49.014, or both, except as otherwise expressly provided in this subsection 23.49.011.A.2. If
6 the requirements of subsection 23.49.011.A.2.a do not apply, the first increment of floor area that
7 exceeds the base FAR shall be zero.

8 c. In no event shall the use of bonuses, TDR, or regional development
9 credits, or any combination of them, be allowed to result in chargeable floor area in excess of the
10 maximum as set forth in Table A for 23.49.011, except that a structure on a lot in a planned
11 community development pursuant to Section 23.49.036 or a combined lot development pursuant
12 to Section 23.49.041 may exceed the floor area ratio otherwise permitted on that lot, provided the
13 chargeable floor area on all lots included in the planned community development or combined
14 lot development as a whole does not exceed the combined total permitted chargeable floor area.

15 d. Except as otherwise provided in this subsection 23.49.011.A.2.d or
16 subsections 23.49.011.A.2.f or 23.49.011.A.2.h, and except in South Downtown, not less than 5
17 percent of all floor area above the base FAR to be gained on any lot, excluding any floor area
18 gained under subsections 23.49.011.A.2.a, 23.49.011.A.2.j, and 23.49.011.A.2.k, shall be gained
19 through the transfer of Landmark TDR, to the extent that Landmark TDR are available.

20 Landmark TDR shall be considered "available" only to the extent that, at the time of the Master
21 Use Permit application to gain the additional floor area, the City of Seattle is offering Landmark
22 TDR for sale, at a price per square foot no greater than the total bonus contribution under Section
23 23.49.012 for a project using the cash option for both housing and childcare facilities. An

1 applicant may satisfy the minimum Landmark TDR requirement in this Section 23.49.011 by
2 purchases from private parties, by transfer from an eligible sending lot owned by the applicant,
3 by purchase from the City, or by any combination of the foregoing. This subsection
4 23.49.011.A.2.d does not apply to any lot in a DMR zone.

5 e. Except as otherwise permitted under subsections 23.49.011.A.2.g,
6 23.49.011.A.2.h, or 23.49.011.A.2.i, on any lot outside of South Downtown except a lot in a
7 DMR zone, the total amount of chargeable floor area gained through bonuses under Section
8 23.49.012, together with any housing TDR and Landmark housing TDR used for the same
9 project, shall equal 75 percent of the amount, if any, by which the total chargeable floor area to
10 be permitted on the lot exceeds the sum of:

11 1) ~~((the))~~ The base FAR, as determined under this Section
12 23.49.011 and Section 23.49.032 if applicable, plus;

13 2) ~~((any))~~ Any chargeable floor area gained on the lot pursuant to
14 subsections 23.49.011.A.2.a, 23.49.011.A.2.g, 23.49.011.A.2.h, 23.49.011.A.2.j, and
15 23.49.011.A.2.k. Except in South Downtown, at least half of the remaining 25 percent shall be
16 gained by using TDR from a sending lot with a major performing arts facility, to the extent
17 available, and the balance of the 25 percent shall be gained through bonuses under Section
18 23.49.013 or through TDR other than housing TDR, or both, consistent with this Chapter 23.49.
19 TDR from a sending lot with a major performing arts facility shall be considered "available" only
20 to the extent that, at the time of the Master Use Permit application to gain the additional floor
21 area, the City of Seattle is offering such TDR for sale, at a price per square foot not exceeding
22 the prevailing market price for TDR other than housing TDR, as determined by the Director.

1 f. In order to gain chargeable floor area on any lot in a DMR zone outside
2 of South Downtown, an applicant may:

3 1) ~~((use))~~ Use any types of TDR eligible under this Chapter 23.49
4 in any proportions~~((7))~~; or

5 2) ~~((use))~~ Use bonuses under Section 23.49.012 or 23.49.013, or
6 both, subject to the limits for particular types of bonus under Section 23.49.013~~((7))~~; or

7 3) ~~((combine))~~ Combine such TDR and bonuses in any
8 proportions.

9 g. On any lot in a DMC 145 or DMC 240/290-440 zone ~~((allowing a~~
10 ~~maximum FAR of 7))~~, in addition to the provisions of subsection 23.49.011.A.2.e, an applicant
11 may gain chargeable floor area above the first increment of FAR above the base FAR through
12 use of DMC housing TDR, or any combination of DMC housing TDR with floor area gained
13 through other TDR and bonuses as prescribed in subsection 23.49.011.A.2.e.

14 h. If the amount of bonus development sought in any permit application
15 does not exceed 5,000 square feet of chargeable floor area, the Director may permit such floor
16 area to be achieved solely through the bonus for housing and child care.

17 i. No chargeable floor area above the base FAR shall be granted to any
18 proposed development that would result in significant alteration to any designated feature of a
19 Landmark structure, unless a certificate of approval for the alteration is granted by the
20 Landmarks Preservation Board.

21 j. On a lot entirely in a DOC1 zone, additional chargeable floor area equal
22 to 1.0 FAR may be permitted above the increment achieved through a commitment as prescribed
23 in subsection 23.49.011.A.2.a, or above the base FAR after expiration of that subsection

1 23.49.011.A.2.a, on a lot that includes one or more qualifying Landmarks, subject to the
2 following conditions:

3 1) ~~((the))~~ The structure is rehabilitated to the extent necessary so
4 that all features and characteristics controlled or designated by ordinance pursuant to Chapter
5 25.12 or Ordinance 102229 are in good condition and consistent with the applicable ordinances
6 and with any certificates of approval issued by the Landmarks Preservation Board, all as
7 determined by the Director of Neighborhoods; and

8 2) ~~((a))~~ A notice shall be recorded in the King County real estate
9 records, in form satisfactory to the Director, regarding the bonus allowed and the effect thereof
10 under the terms of this Chapter 23.49. For purposes of this Section 23.49.011, a "qualifying
11 Landmark" is a structure that:

12 a) ~~((has))~~ Has a gross floor area above grade of at least
13 5,000 square feet;

14 b) ~~((is))~~ Is separate from the principal structure or
15 structures existing or to be developed on the lot, except that it may abut and connect with one
16 such structure along one exterior wall;

17 c) ~~((is))~~ Is subject, in whole or in part, to a designating
18 ordinance pursuant to Chapter 25.12, or was designated pursuant to Ordinance 102229; and

19 d) ~~((is))~~ Is on a lot on which no improvement, object,
20 feature or characteristic has been altered or removed contrary to any provision of Chapter 25.12
21 or any designating ordinance. A qualifying Landmark for which a bonus is allowed under this
22 subsection 23.49.011.A.2.j shall be considered a public benefit feature, but shall not be
23 considered an amenity for purposes of Section 23.49.013. For so long as any of the chargeable

1 floor area allowed under this subsection 23.49.011.A.2.j remains on the lot, each qualifying
2 Landmark for which such bonus was granted shall remain designated as a Landmark under
3 Chapter 25.12 and the owner shall maintain the exterior and interior of each qualifying
4 Landmark in good condition and repair and in a manner that preserves the features and
5 characteristics that are subject to designation or controls by ordinance, and that maintains
6 compliance with all applicable requirements of federal, state and local laws, ordinances,
7 regulations, and restrictions.

8 k. On a lot entirely in a DOC1 zone, as an incentive to maintain diversity
9 in the scale of downtown development, additional floor area equal to 0.5 FAR may be granted
10 above the increment achieved through a commitment as prescribed in subsection
11 23.49.011.A.2.a, or above the base FAR after expiration of that subsection 23.48.011.A.2.a, on a
12 lot that includes one or more qualifying small structures, subject to the conditions in this
13 subsection 23.49.011.A.2.k.

14 1) A "qualifying small structure" is one that satisfies all of the
15 following standards:

16 a) ~~((the))~~ The gross floor area of the structure above grade
17 is a minimum of 5,000 square feet and does not exceed 50,000 square feet;

18 b) ~~((the))~~ The height of the structure is 125 feet or less, not
19 including rooftop features as specified in subsection 23.49.008.D;

20 c) ~~((the))~~ The structure was not constructed or substantially
21 structurally modified since July 13, 1982; and

22 d) ~~((the))~~ The structure is not occupied by parking above
23 the ground floor.

1 Silver rating or meet a substantially equivalent standard. If such a commitment is made, Section
2 23.49.020 applies.

3 2) Seventy-five percent of the chargeable floor area in excess of
4 base FAR shall be gained through bonuses under Section 23.58A.024 or through use of Housing
5 TDR from within South Downtown.

6 3) Twenty-five percent of the chargeable floor area in excess of
7 base FAR shall be gained by one or any combination of (~~transferable development rights~~) TDR
8 or public open space amenities, subject to the conditions and limits of this Section 23.49.011,
9 Section 23.49.013, and Section 23.49.014:

10 a) TDR that may be used on a lot in South Downtown are
11 limited to South Downtown Historic TDR, open space TDR from within South Downtown, or
12 any combination of these consistent with this Chapter 23.49.

13 b) Amenities eligible for a bonus on a lot in South
14 Downtown are limited to public open space amenities pursuant to Section 23.49.013.

15 * * *

16 B. Exemptions and deductions from FAR calculations

17 1. The following are not included in chargeable floor area, except as specified
18 below in this Section 23.49.011:

19 a. Uses listed in subsection 23.49.009.A in a DRC zone and in the FAR
20 Exemption Area identified on Map 1J up to a maximum FAR of 2 for all such uses combined,
21 provided that for uses in the FAR Exemption Area that are not in the DRC zone the uses are
22 located no higher than the story above street level;

1 b. Street-level uses meeting the requirements of Section 23.49.009, Street-
2 level use requirements, whether or not street-level use is required pursuant to Map 1G, if the uses
3 and structure also satisfy the following standards:

4 1) The street level of the structure containing the exempt space has
5 a minimum floor-to-floor height of 13 feet, except that in the DMC ((~~160~~))170 zone the street
6 level of the structure containing the exempt space has a minimum floor-to-floor height of 18 feet;

7 2) The exempt space extends a minimum depth of 15 feet from the
8 street-level, street-facing facade; and

9 3) Overhead weather protection is provided satisfying Section
10 23.49.018.

11 c. Shopping atria in the DRC zone and adjacent areas shown on Map 1J,
12 provided that:

13 1) The minimum area of the shopping atria is 4,000 square feet;

14 2) The eligibility conditions of the Downtown Amenity Standards
15 are met; and

16 3) The maximum area eligible for a floor area exemption is 20,000
17 square feet;

18 d. Child care centers;

19 e. Human service use;

20 f. Residential use, except in the PMM zone, and provided that allowable
21 residential floor area is limited on lots from which TDP is transferred in accordance with Chapter
22 23.58A;

23 g. Live-work units, except in the PMM zone;

1 h. Museums, provided that the eligibility conditions of the Downtown
2 Amenity Standards are met;

3 i. The floor area identified as expansion space for a museum, if such
4 expansion space satisfies the following:

5 1) The floor area to contain the museum expansion space is owned
6 by the museum or a museum development authority; and

7 2) The museum expansion space will be occupied by a museum,
8 existing as of October 31, 2002, on a downtown zoned lot; and

9 3) The museum expansion space is physically designed in
10 conformance with the Seattle Building Code standards for museum use either at the time of
11 original configuration or at such time as museum expansion is proposed;

12 j. Performing arts theaters;

13 k. Floor area below grade;

14 l. Floor area that is used only for:

15 1) ~~((short-term))~~ Short-term parking or parking accessory to
16 residential uses, or both, subject to a limit on floor area used wholly or in part as parking
17 accessory to residential uses of one parking space for each dwelling unit on the lot with the
18 residential use served by the parking; or

19 2) ~~((parking))~~ Parking accessory to hotel use in the DMC
20 ~~((160))170~~ zone, subject to a limit of one parking space for every four hotel rooms on the lot, and
21 provided that the exempt parking floor area is on the same lot as the hotel use served by the
22 parking;

1 m. Floor area of a public benefit feature that would be eligible for a bonus
2 on the lot where the feature is located, other than a Landmark structure eligible pursuant to
3 subsection 23.49.011.A.2.k or a small structure eligible pursuant to subsection 23.49.011.A.2.1.
4 The exemption applies regardless of whether a floor area bonus is obtained, and regardless of
5 limits on the maximum area eligible for a bonus;

6 n. Public restrooms;

7 o. Major retail stores in the DRC zone and adjacent areas shown on Map
8 1J, provided that:

9 1) The minimum lot area for a major retail store development is
10 20,000 square feet;

11 2) The minimum area of the major retail store is 80,000 square
12 feet;

13 3) The eligibility conditions of the Downtown Amenity Standards
14 are met;

15 4) The maximum area eligible for a floor area exemption is
16 200,000 square feet; and

17 5) The floor area exemption applies to storage areas, store offices,
18 and other support spaces necessary for the store's operation;

19 p. Shower facilities for bicycle commuters;

20 q. Floor area, excluding floor area otherwise exempt, up to a maximum of
21 25,000 square feet on any lot, within one or more Landmark structures for which a floor area
22 bonus has been granted pursuant to subsection 23.49.011.A.2.k, or within one or more small
23 structures for which a floor area bonus has been granted pursuant to subsection 23.49.011.A.2.1,

1 or within any combination of such Landmark structures and such small structures, in each case
2 only to the extent that the floor area satisfies the following criteria as determined by the Director:

3 1) The floor area is interior space of historic or architectural
4 interest designed to accommodate the original function of the structure, and maintaining the
5 integrity of this space prevents it from being fully utilized as commercial floor area;

6 2) The floor area is occupied by such uses as public assembly or
7 performance space, human services, or indoor public amenities, including atrium or lobby area
8 available for passive indoor recreation use or for the display of art or other objects of scientific,
9 social, historic, cultural, educational, or aesthetic interest; and

10 3) The floor area is open and accessible to the public without
11 charge, on reasonable terms and conditions consistent with the nature of the space, during normal
12 operating hours of the building;

13 r. Up to 40,000 square feet of a streetcar maintenance base;

14 s. Up to 25,000 square feet of a community center in a DMR/C zone
15 within South Downtown that is open to the general public for a minimum of six hours per day,
16 five days per week, 42 weeks per year;

17 t. In the DMC ~~((160))~~170 zone, hotel use that separates parking from the
18 street lot line on stories above the first story of a structure, up to a maximum total floor area
19 equivalent to 1 FAR, provided that the depth of the separation between the parking and the
20 street-facing facade is a minimum of 15 feet; ~~((and))~~

21 u. In the DMC ~~((160))~~170 zone, on lots abutting Alaskan Way, the floor
22 area in a partially above-grade story, provided that:

- 1 a. Information and referral for support services;
- 2 b. Health clinics;
- 3 c. Mental health counseling services;
- 4 d. Substance abuse prevention and treatment services;
- 5 e. Consumer credit counseling;
- 6 f. Day care services for adults; and
- 7 g. Jobs skills training services;
- 8 4. Public restrooms; and
- 9 5. Transit station access for fixed rail transit facilities.

10 B. Standards for amenities

11 1. Location of amenities. Amenities provided by the applicant by performance
12 shall be located on the lot using the bonus, except as follows:

13 a. Green street improvements may be located within an abutting right-of-
14 way subject to applicable Director's rules.

15 b. An open space amenity, other than green street improvements, may be
16 on a lot other than the lot using the bonus, provided that it is within a Downtown zone and all of
17 the following conditions are satisfied:

18 1) The open space must be open to the general public without
19 charge, must meet the eligibility conditions of the Downtown Amenity Standards, and must be
20 one of the open space features cited in subsection 23.49.013.A.1.

21 2) The open space must be within ¼ mile of the lot using the
22 bonus, except as may be permitted pursuant to subsection 23.49.013.B.1.b.4.

1 applicant, subject to this Section 23.49.013, the Downtown Amenity Standards and the Green
2 Street Director's Rule, DR 11-2007, if the Director determines that improvement of a green street
3 abutting or in the vicinity of the lot within a reasonable time is feasible. The cash payment must
4 be in an amount sufficient to improve fully 1 square foot of green street space for each 5 square
5 feet of bonus floor area allowed for such payment. The cash payment shall be maintained in a
6 restricted account and shall be used to improve a green street abutting or in the vicinity of the lot.

7 3. Ratios and limits. Amenities may be used to gain floor area according to the
8 applicable ratios, and subject to the limits in Section 23.49.011 and in Table A for 23.49.013.

9 ~~((a. Amenities may be used to gain floor area according to the applicable~~
10 ~~ratios, and subject to the limits in Section 23.49.011 and in Table A for 23.49.013.))~~

**Table A for 23.49.013
Downtown Amenities**

Amenity	Zone location of lots eligible to use bonus							Bonus ratio	Maximum (in square feet) of floor area eligible for a bonus or maximum floor area gain
	DOC1	DOC2	DMC ((340/290-400)) <u>340/290-440</u>	DH2, DMC ((125)) <u>145, DMC</u> ((160)) <u>170, DMC</u> 85/65- ((150)) <u>160, and DMC</u> ((240/290-400)) <u>240/290-440</u>	DRC	DMR	IDM		
Hillside Terrace	Only eligible for bonus at locations specified on Map 1J of Chapter 23.49							5:1	6,000
Urban Plaza	X	X	X					5:1	15,000
Commercial Parcel Park	X	X	X	X			X	5:1	7,000
Residential Parcel Park			X	X		X	X	5:1	12,000
Green Street Parcel Park	Eligible for bonus only on lots abutting a designated green street							5:1	7,000

**Table A for 23.49.013
Downtown Amenities**

Amenity	Zone location of lots eligible to use bonus							Bonus ratio	Maximum (in square feet) of floor area eligible for a bonus or maximum floor area gain
	DOC1	DOC2	DMC ((340/290-400)) <u>340/290-440</u>	DH2, DMC ((125)) <u>145, DMC</u> ((160)) <u>170, DMC</u> 85/65- ((150)) <u>160, and DMC</u> ((240/290-400)) <u>240/290-440</u>	DRC	DMR	IDM		
Public Atrium	X	X	X					5:1	5,500
Green Street Improvement	Eligible for bonus only on lots abutting a designated green street							5:1	No limit
Green Street Setback	Eligible for bonus only on lots abutting a designated green street that are not subject to property line street wall requirement							1:1	10 times the length of lot's green street frontage
Hillclimb Assist	Only eligible for bonus at locations specified on Map 1J of Chapter 23.49							Not applicable	Maximum gain of 0.5 FAR
Shopping Corridor	Only eligible for bonus at locations specified on Map 1J of Chapter 23.49							5:1	7,200
Transit Station Access	X	X	X	X	X	X		Not Applicable	Maximum gain of 1.0 FAR
Public Restroom	X	X	X	X	X	X		7:1	No limit
Human Services	X	X	X	X	X	X		7:1	10,000 ((SF))

"X" indicates that bonus is potentially available.

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* * *

Section 15. Section 23.49.014 of the Seattle Municipal Code, which section was last amended by Ordinance 124680, is amended as follows:

1 **23.49.014 Transfer of development rights**

2 A. General standards

3 1. The following types of TDR may be transferred to the extent permitted in Table
4 A for 23.49.014, subject to the limits and conditions in this Chapter 23.49:

- 5 a. Housing TDR;
- 6 b. DMC housing TDR;
- 7 c. Landmark housing TDR;
- 8 d. Landmark TDR;
- 9 e. Open space TDR; and
- 10 f. South Downtown Historic TDR.

11 2. In addition to transfers permitted under subsection 23.49.014.A.1, TDR may be
12 transferred from any lot to another lot on the same block, as within-block TDR, to the extent
13 permitted in Table A for 23.49.014, subject to the limits and conditions in this Chapter 23.49.

14 3. A lot's eligibility to be either a sending or receiving lot is regulated by Table A
15 for 23.49.014.

16 4. Except as expressly permitted pursuant to this Chapter 23.49, development
17 rights or potential floor area may not be transferred from one lot to another.

18 5. No permit after the first building permit, and in any event, no permit for any
19 construction activity other than excavation and shoring or for occupancy of existing floor area by
20 any use based upon TDR, will be issued for development that includes TDR until the applicant's
21 possession of TDR is demonstrated according to rules promulgated by the Director to implement
22 this Section 23.49.014.

**Table A for 23.49.014
Permitted Use of TDR**

	TDR ((Transferable Within-block)) transferable within-block	Types of TDR ((Transferable Within)) <u>transferable within</u> or ((Between Blocks)) <u>between blocks</u>				
Zones¹	Transfer from any lot within the same Downtown block	Housing TDR	DMC Housing TDR	Landmark TDR and Landmark Housing TDR	Open Space TDR	South Downtown Historic TDR
DOC1 and DOC2	S, R	S, R	X	S, R	S, R	R
DRC	S, R ²	S, R ²	X	S, R ²	S, R ²	R
DMC ((340/290- 400)) <u>340/290- 440</u>	S, R	S, R	S	S, R	S, R	R
DMC ((125)) <u>145</u> and DMC ((240/290- 400)) <u>240/290- 440</u>	S ³	S, R	S, R	S, R	S, R	R
DMC ((160)) <u>170</u>	X	S, R	S, R	S, R	S, R	R
DMC 85 and DH2	X	S, R	X	S, R	S, R	R
DMC ((65)) <u>75</u> and DMC 85/65- ((150)) <u>160</u>	X	S	X	S	S	R
DMR	X	S, R ⁴	X	S, R ⁴	S, R ⁴	R ⁴
IDR	X	S	X	X	S	S
IDR/C	X	S	X	X	S, R ⁵	S
IDM	X	S, R	X	X	S, R ⁵	S, R
PSM	X	S	X	X	S ⁵	S, R

**Table A for 23.49.014
Permitted Use of TDR**

	TDR ((Transferable Within-block) transferable within-block)	Types of TDR ((Transferable Within) <u>transferable within</u> or ((Between Blocks) <u>between blocks</u>)				
Zones¹	Transfer from any lot within the same Downtown block	Housing TDR	DMC Housing TDR	Landmark TDR and Landmark Housing TDR	Open Space TDR	South Downtown Historic TDR

S = Eligible sending lot.

R = Eligible receiving lot.

X = Not permitted.

Footnotes to Table A for 23.49.014:

¹ Development rights may not be transferred to or from lots in the PMM or DH1 zones.

² Transfers to lots in a DRC zone are permitted only from lots that also are zoned DRC.

³ Transfers are permitted only from lots zoned DMC to lots zoned DOC1.

⁴ Transfers to lots in a DMR zone are permitted only from lots that also are zoned DMR except that transfer of TDR to a lot in a DMR zone located in South Downtown is permitted from any eligible sending lot in South Downtown.

⁵ Transfers of open space TDR to lots in South Downtown are permitted only from lots that are also located in South Downtown.

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Section 16. Section 23.49.023 of the Seattle Municipal Code, which section was last amended by Ordinance 124172, is amended as follows:

23.49.023 Extra residential floor area and hotel floor area in South Downtown; transferable development potential (TDP); limits on TDP sending sites

G. Extra floor area for hotel use in IDM ((~~75/85-150~~))85/85-170. In a mixed use development that includes residential use and hotel use in an IDM ((~~75/85-150~~))85/85-170 zone, extra floor area for hotel use above base height limits may be gained under this Section

1 23.49.023 on the same terms and conditions as extra residential floor area if the structure
2 otherwise qualifies to exceed base height limits under subsection 23.49.208.E. If extra residential
3 floor area is gained for the same development, it shall be combined with any such extra floor
4 area in hotel use for all purposes under this Section 23.49.023 and under Chapter 23.58A.

5 Section 17. A new Section 23.49.033 is added to the Seattle Municipal Code as follows:

6 **23.49.033 Mandatory housing affordability (MHA)**

7 The provisions of Chapters 23.58B and 23.58C apply in all Downtown zones, except the
8 following:

9 A. DH1/45;

10 B. DH2/55;

11 C. DH2/85;

12 D. IDM 75-85;

13 E. IDM 65-150;

14 F. All PSM zones; and

15 G. PMM-85

16 Section 18. A new Section 23.49.039 is added to the Seattle Municipal Code as follows:

17 **23.49.039 Modification to increase height where maximum tower floor plates or coverage**
18 **cannot be achieved**

19 In a DMC 240/290-440 or DMC 340/290-440 zone, the height above which the tower
20 floor area limits and tower width limits according to subsection 23.49.058.E and the tower
21 spacing limits according to subsection 23.49.058.F would apply shall be increased from 160 feet
22 to 170 feet if:

1 A. The upper-level width, tower spacing, and upper-level setback standards according to
2 Section 23.49.058 would prevent a development from being able to achieve an average tower
3 floor plate of at least 7,500 square feet for floors above 85 feet in height; and

4 B. The height of the development does not exceed 170 feet, excluding exempt rooftop
5 features.

6 Section 19. Section 23.49.041 of the Seattle Municipal Code last amended by ordinance
7 124952 is amended as follows:

8 **23.49.041 Combined lot development**

9 When authorized by the Director pursuant to this Section 23.49.041, lots located on the
10 same block in DOC1, ~~((or))~~ DOC2 ~~((zones))~~, or DMC 340/290-440 zones ~~((with a maximum~~
11 ~~FAR of 10))~~, or lots zoned DOC1 and DMC on the same block, may be combined, whether
12 contiguous or not, solely for the purpose of allowing some or all of the capacity for chargeable
13 floor area on one such lot under this Chapter 23.49 to be used on one or more other lots,
14 according to the following provisions:

15 A. Up to all of the capacity on one lot, referred to in this Section 23.49.011 as the
16 "sending lot," for chargeable floor area in addition to the base FAR, pursuant to Section
17 23.49.011 (referred to in this Section 23.49.041 as "bonus capacity"), may be used on one or
18 more other lots, subject to compliance with all conditions to use of such bonus capacity, pursuant
19 to Sections 23.49.011 through 23.49.014, as modified in this Section 23.49.041. For purposes of
20 applying any conditions related to amenities or features provided on site under Section
21 23.49.013, only the lot or lots on which such bonus capacity shall be used are considered to be
22 the lot or site using a bonus. Criteria for use of bonus that apply to the structure or structures
23 shall be applied only to the structure(s) on the lots using the transferred bonus capacity.

1 B. Only if all of the bonus capacity on one lot shall be used on other lots pursuant to this
2 Section 23.49.041, there may also be transferred from the sending lot, to one or more such other
3 lots, up to all of the unused base FAR on the sending lot, without regard to limits on the transfer
4 or on use of TDR in Section 23.49.014. Such transfer shall be treated as a transfer of TDR for
5 purposes of determining remaining development capacity on the sending lot and TDR available
6 to transfer under Section 23.49.014, but shall be treated as additional base FAR on the other lots,
7 and to the extent so treated shall not qualify such lots for bonus development. If less than all of
8 the bonus capacity of the sending lot shall be used on such other lots, then unused base FAR on
9 the sending lot still may be transferred to the extent permitted for within-block TDR under
10 Section 23.49.014, and if the sending lot qualifies for transfer of TDR under any other category
11 of sending lot in Table A for 23.49.014, such unused base FAR may be transferred to the extent
12 permitted for such category, but in each case only to satisfy in part the conditions to use of bonus
13 capacity, not as additional base FAR.

14 C. To the extent permitted by the Director, the maximum chargeable floor area for any
15 one or more lots in the combined lot development may be increased up to the combined
16 maximum chargeable floor area under Section 23.49.011 computed for all lots participating in
17 the combined lot development. To the extent permitted by the Director, and subject to subsection
18 23.49.041.B, the base floor area for any one or more lots in the combined lot development may
19 be increased up to the combined maximum base chargeable floor area under Section 23.49.011
20 computed for all lots participating in the combined lot development.

21 D. The Director shall allow combined lot development only to the extent that the Director
22 determines in a Type I land use decision that permitting more chargeable floor area than would
23 otherwise be allowed on a lot shall result in a significant public benefit. In addition to features

1 for which floor area bonuses are granted, the Director may also consider the following as public
2 benefits that could satisfy this condition when provided for as a result of the lot combination:

3 1. ~~((preservation))~~ Preservation of a ~~((landmark))~~ Landmark structure located on
4 the block or adjacent blocks;

5 2. ~~((uses))~~ Uses serving the downtown residential community, such as a grocery
6 store, at appropriate locations;

7 3. ~~((public))~~ Public facilities serving the Downtown population, including schools,
8 parks, community centers, human service facilities, and clinics;

9 4. ~~((transportation))~~ Transportation facilities promoting pedestrian circulation and
10 transit use, including through-block pedestrian connections, transit stations, and bus layover
11 facilities;

12 5. Short-term parking on blocks within convenient walking distance of the retail
13 core or other downtown business areas where the amount of available short-term parking is
14 determined to be insufficient;

15 6. ~~((a))~~ A significant amount of housing serving households with a range of
16 income levels;

17 7. ~~((improved))~~ Improved massing of development on the block that achieves a
18 better relationship with surrounding conditions, including: better integration with adjacent
19 development, greater compatibility with an established scale of development, especially relative
20 to ~~((landmark))~~ Landmark structures, or improved conditions for adjacent public open spaces,
21 designated green streets, or other special street environments;

22 8. ~~((public))~~ Public view protection within an area;

1 9. ~~((arts))~~Arts and cultural facilities, including a museum or museum expansion
2 space; or

3 10. ~~((green))~~Green stormwater infrastructure beyond the requirements of the
4 Stormwater Code (Chapters 22.800 through 22.808).

5 E. The fee owners of each of the combined lots shall execute an appropriate agreement or
6 instrument, which shall include the legal descriptions of each lot and shall be recorded in the
7 King County real property records. In the agreement or instrument, the owners shall
8 acknowledge the extent to which development capacity on each sending lot is reduced by the use
9 of such capacity on another lot or lots, at least for so long as the chargeable floor area for which
10 such capacity is used remains on such other lot or lots. The deed or instrument shall also provide
11 that its covenants and conditions shall run with the land and shall be specifically enforceable by
12 the parties and by the City of Seattle.

13 F. Nothing in this Section 23.49.041 shall allow the development on any lot in a
14 combined lot development to exceed or deviate from height limits or other development
15 standards.

16 Section 20. Section 23.49.058 of the Seattle Municipal Code, last amended by Ordinance
17 124680, is amended as follows:

18 **23.49.058 Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and**
19 **Downtown Mixed Commercial (DMC) upper-level development standards**

20 A. For purposes of this Section 23.49.058, except in zones with a mapped height limit of
21 ~~((160))~~170 feet or less, a "tower" is a portion of a structure, ~~((not including))~~excluding rooftop
22 features ~~((that would be))~~ permitted above the applicable height limit pursuant to Section
23 23.49.008, in which portion all gross floor area in each story is horizontally contiguous, and

1 which portion is above (i) a height of 85 feet in a structure that has any ~~((non-residential))~~
2 nonresidential use above a height of 65 feet or does not have residential use above a height of
3 160 feet; or (ii) in any structure not described in clause (i) a height determined as follows:

4 1. For a structure on a lot that includes an entire block front or that is on a block
5 front with no other structures, 65 feet; or

6 2. For a structure on any other lot, the height of the facade closest to the street
7 property line of the existing structure on the same block front nearest to that lot, but if the nearest
8 existing structures are equidistant from that lot, then the height of the higher such facade; but in
9 no instance shall the height exceed 85 feet or be required to be less than 65 feet.

10 B. Facade modulation and upper-level width limit

11 1. The requirements of subsections 23.49.058.~~((C))~~B.2 and 23.49.058.~~((D))~~B.3
12 apply to:

13 ~~((1))~~a. All structures 160 feet in height or less, and all structures in the
14 DMC ~~((160))~~170 zone, in which any story above an elevation of 85 feet above the adjacent
15 sidewalk exceeds 15,000 square feet. For structures with separate towers, the 15,000 square foot
16 threshold applies to each tower individually; and

17 ~~((2))~~b. Portions of structures in ~~((non-residential))~~ nonresidential use
18 above a height of 160 feet, excluding structures in the DMC 170 zone, in which any story above
19 an elevation of 85 feet exceeds 15,000 square feet. For structures with separate towers, the
20 15,000 square foot threshold applies to each tower individually.

21 ~~((C))~~2. ~~((Facade modulation))~~ The following facade modulation requirements
22 apply to structures meeting subsection 23.49.058.B.1:

1 ((1))a. In ((DOC 1, DOC 2))DOC1, DOC2, and DMC zones, except the
2 DMC ((160))170 zone, facade modulation is required above a height of 85 feet above the
3 sidewalk for any portion of a structure located within 15 feet of a street lot line. No modulation is
4 required for portions of a facade set back 15 feet or more from a street lot line.

5 ((2))b. In the DMC ((160))170 zone, facade modulation is required above
6 a height of 60 feet above the sidewalk for any portion of a structure located within 15 feet of a
7 street lot line. No modulation is required for portions of a facade set back 15 feet or more from a
8 street lot line.

9 ((3))c. The maximum length of a facade without modulation is prescribed
10 in Table A for 23.49.058. This maximum length shall be measured parallel to each street lot line,
11 and shall apply to any portion of a facade, including projections such as balconies, that is located
12 within 15 feet of street lot lines.

Table A for 23.49.058 Modulation Requirements for ((DOC 1, DOC 2))<u>DOC1, DOC2</u>, and DMC Zones, Except DMC ((160))<u>170</u> Zone	
Elevation	Maximum length of unmodulated facade within 15 feet of street lot line
0 to 85 feet	No limit
86 to 160 feet	155 feet
161 to 240 feet	125 feet
241 to 500 feet	100 feet
Above 500 feet	80 feet
Modulation ((Requirements))<u>requirements</u> for DMC ((160))<u>170</u> ((Zone))<u>zone</u>	
0 to 60 feet	No limit
Above 60 feet	125 feet

13
14 ((4))d. Any portion of a facade exceeding the maximum length of facade
15 prescribed on Table A for 23.49.058 shall be set back a minimum of 15 feet from the street lot

1 line for a minimum distance of 60 feet before any other portion may be within 15 feet of the
2 street lot line.

3 ~~((D))~~3. ~~((Upper level))~~The following upper-level width limit requirements apply
4 to structures meeting subsection 23.49.058.B.1:

5 ~~((+))~~a. On lots where the width and depth of the lot each exceed 200 feet,
6 the maximum facade width for any portion of a structure above ~~((240))~~270 feet shall be 145 feet
7 along the general north/south axis of a site (parallel to the Avenues), and this portion of the
8 structure shall be separated horizontally from any other portion of a structure on the lot above
9 240 feet by at least 80 feet at all points.

10 ~~((2))~~b. In the DMC ~~((160))~~170 zone, the maximum facade width of any
11 portion of a structure above 60 feet in height shall be 180 feet along lots fronting on Alaskan
12 Way or Western Avenue between University and Union Streets. This portion of the structure
13 shall be separated horizontally from any other portion of a structure on the lot above 60 feet in
14 height by at least 30 feet at all points. If the separation between portions of a structure above 60
15 feet in height is less than 30 feet, the widths of the separated portions of the structure shall be
16 combined to determine the structure's width.

17 ~~((E))~~C. Tower floor area limits and tower width limits for portions of structures in
18 residential use. The requirements of this subsection 23.49.058.~~((E))~~C apply only to structures
19 that include portions in residential use above a height of 160 feet, and do not apply in the DMC
20 ~~((160))~~170 zone.

21 1. Maximum limits on average residential gross floor area per story and maximum
22 residential floor area per story of towers are prescribed in Table B for 23.49.058.

**Table B for 23.49.058
Average Residential Gross Floor Area Per Story and Maximum Residential Gross Floor Area Per Story of a Tower***

(1) Zone	(2) Average residential gross floor area limit per story of a tower if height does not exceed the base height limit for residential use	(3) Average residential gross floor area limit per story of a tower if height exceeds the base height limit for residential use	(4) Maximum residential floor area of any story in a tower
DMC ((240/290-400)) 240/290-440 and DMC ((340/290-400)) 340/290-440	10,000 square feet	10,700 square feet	11,500 square feet
DOC2	15,000 square feet	12,700 square feet	16,500 square feet
DOC1	15,000 square feet	((13,800)) 14,800 square feet	16,500 square feet

*For the height at which a "tower" begins, see the definition at the beginning of this Section 23.49.058.

~~((*For the height at which a "tower" begins, see the definition at the beginning of this Section 23.49.058.))~~

a. For structures that do not exceed the base height limit for residential use, each tower is subject to the average floor area per story limits specified in column (2) on Table B for 23.49.058.

b. For structures that exceed the base height limit for residential use (which requires that the applicant obtain bonus residential floor area pursuant to Section 23.49.015), the average residential gross floor area per story of each tower is subject to the applicable maximum limit specified in column (3) on Table B for 23.49.058.

c. In no instance shall the residential gross floor area of any story in a tower exceed the applicable maximum limit specified in column (4) on Table B for 23.49.058.

1 d. Unoccupied space provided for architectural interest pursuant to
2 subsection 23.49.008.B shall not be included in the calculation of gross floor area.

3 2. Maximum tower width

4 a. In DMC zones, the maximum facade width for portions of a building
5 above 85 feet along the general north/south axis of a site (parallel to the Avenues) shall be 120
6 feet or 80 percent of the width of the lot measured on the Avenue, whichever is less, except that:

7 1) On a lot where the limiting factor is the 80 percent width limit,
8 the maximum facade width is 120 feet, if at all elevations above a height of 85 feet, no more than
9 50 percent of the area of the lot located within 15 feet of the street lot line(s) is occupied by the
10 structure; and

11 2) On lots smaller than 10,700 square feet that are bounded on all
12 sides by street right-of-way, the maximum facade width shall be 120 feet.

13 b. In ~~((DOC1 and))~~DOC2 zones, the maximum facade width for portions
14 of a building above 85 feet along the general north/south axis of a site (parallel to the Avenues)
15 shall be 145 feet.

16 c. In DOC1, the maximum facade width for portions of a building above
17 85 feet along the general north/south axis of a site (parallel to the Avenues) shall be 160 feet.

18 d. The projection of unenclosed decks and balconies, and architectural
19 features such as cornices, shall be disregarded in calculating the maximum width of a facade.

20 ~~((F))~~D. Tower spacing ~~((for all structures over 160 feet in height))~~ in ~~((those))~~ DMC
21 ~~((zoned areas specified below:))~~ zones

1 1. ~~((For the purposes of this Section 23.49.058, t))~~The requirements of this
2 subsection 23.49.058.D apply to all structures over 160 feet in height in DMC zones, excluding
3 DMC 160 zones, except that no separation is required:

4 a. ~~((between))~~Between structures on different blocks, except as may be
5 required by view corridor or designated green street setbacks~~((;))~~; or

6 b. ~~((from))~~From a structure on the same block that is not located in a DMC
7 zone; or

8 c. ~~((from))~~From a structure allowed pursuant to the Land Use Code in
9 effect prior to May 12, 2006; or

10 d. ~~((from))~~From a structure on the same block that is 160 feet in height or
11 less, excluding rooftop features permitted above the applicable height limit for the zone pursuant
12 to Section 23.49.008; or

13 e. ~~((from))~~From a structure in a DMC ~~((160))~~170 ~~((zone that gains~~
14 ~~additional height through subsection 23.49.008.E))~~.

15 2. Except as otherwise provided in this subsection 23.49.058.~~((F))~~D, in the DMC
16 ~~((240/290-400))~~240/290-440 zone located between Stewart Street, Union Street, Third Avenue,
17 and First Avenue, if any part of a tower exceeds 160 feet in height, then all portions of the tower
18 that are above 125 feet in height shall be separated from any other existing tower that is above
19 160 feet in height, and the minimum separation required between towers from all points above
20 the height of 125 feet in each tower is 200 feet.

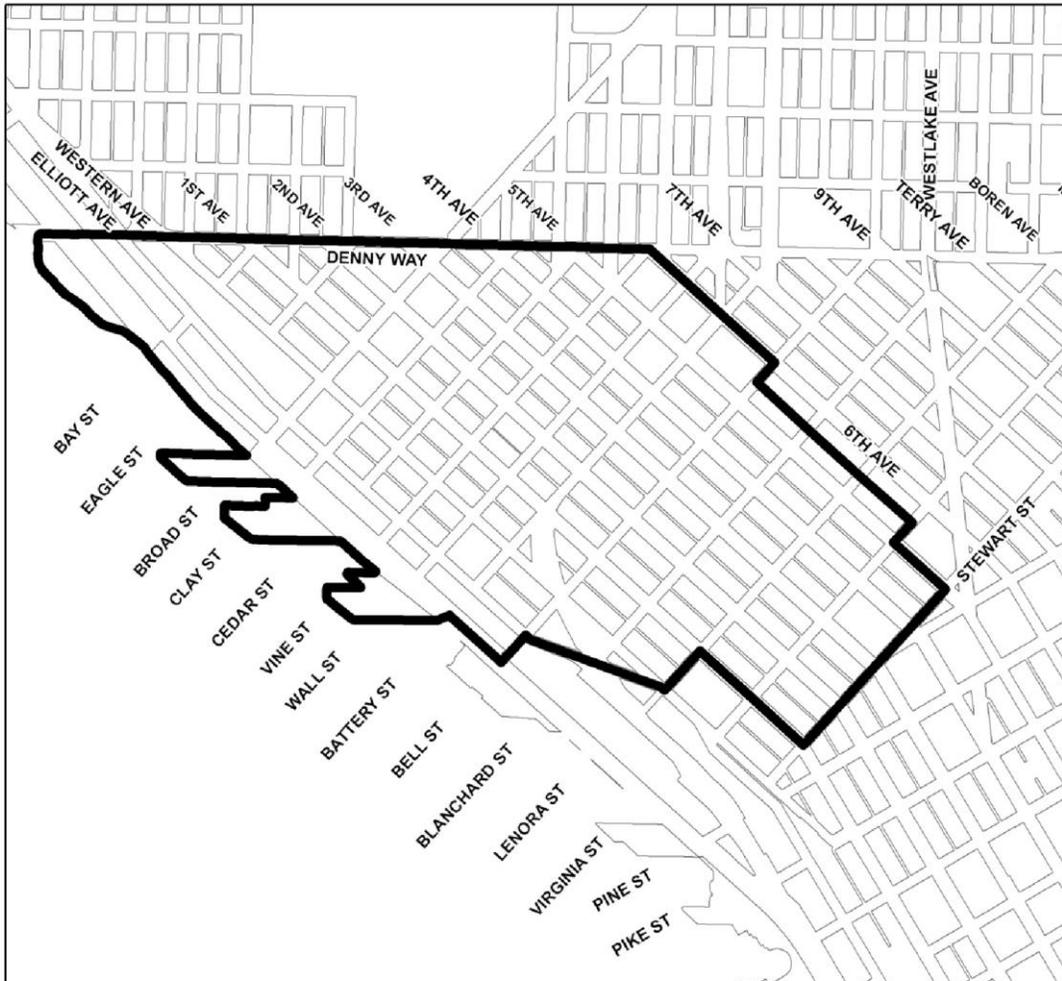
21 3. Except as otherwise provided in this subsection 23.49.058.~~((F))~~D, in ~~((the))~~a
22 DMC zone with a mapped height limit of more than ~~((160))~~170 feet located either in the
23 Belltown Urban Center Village, as shown on Map A for 23.49.058, or south of Union Street, if

- 1 any part of a tower exceeds 160 feet in height, then all portions of the tower that are above 125
- 2 feet in height must be separated from any other existing tower that is above 160 feet in height,
- 3 and the minimum separation required between towers from all points above the height of 125
- 4 feet in each tower is 80 feet.

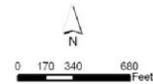
1 **Map A for 23.49.058((±))**

2 **Belltown Urban Center Village**

**Map A for 23.49.058:
Belltown Urban Center Village**



— Belltown Urban Center Village Boundary



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1 4. Except as otherwise provided in this subsection 23.49.058.~~((F))~~D, in ~~((the))~~a
2 DMC zone with a mapped height limit of more than ~~((160))~~170 feet located in the Denny
3 Triangle Urban Center Village, as shown on Map A for 23.49.056, if any part of a tower exceeds
4 160 feet in height, then all portions of the tower that are above 125 feet in height must be
5 separated from any other existing tower that is above 160 feet in height, and the minimum
6 separation required between towers from all points above the height of 125 feet in each tower is
7 60 feet.

8 5. The projection of unenclosed decks and balconies, and architectural features
9 such as cornices, shall be disregarded in calculating tower separation.

10 6. If the presence of an existing tower would preclude the addition of another
11 tower proposed on the same block, as a special exception, the Director may waive or modify the
12 tower spacing requirements of this Section 23.49.058 to allow a maximum of two towers to be
13 located on the same block that are not separated by at least the minimum spacing required in
14 subsections ~~((23.49.058.F.2, 23.49.058.F.3 and 23.49.058.F.4))~~ 23.49.058.D.2, 23.49.058.D.3
15 and 23.49.058.D.4, other than towers described in subsection ~~((23.49.058.F.1))~~ 23.49.058.D.1.

16 The Director shall determine that issues raised in the design review process related to the
17 presence of the additional tower have been adequately addressed before granting any exceptions
18 to tower spacing standards. The Director shall consider the following factors in determining
19 whether such an exception shall be granted:

20 a. ~~((potential))~~Potential impact of the additional tower on adjacent
21 residential structures, located within the same block and on adjacent blocks, in terms of views,
22 privacy, and shadows;

1 b. ~~((potential public benefits))~~ Aspects of the proposal that offset the
2 impact of the reduction in required separation between towers, including the provision of
3 public open space, designated green street or other streetscape improvements, and preservation
4 of ~~((landmark))~~ Landmark structures ~~((, and provision of neighborhood commercial services,~~
5 ~~such as a grocery store, or community services, such as a community center or school))~~;

6 c. ~~((potential))~~ Potential impact on the public environment, including
7 shadow and view impacts on nearby streets and public open spaces;

8 d. ~~((design))~~ Design characteristics of the additional tower in terms of
9 overall bulk and massing, facade treatments and transparency, visual interest, and other
10 features that may offset impacts related to the reduction in required separation between
11 towers;

12 e. ~~((the))~~ The City's goal of encouraging residential development
13 downtown; and

14 f. ~~((the))~~ The feasibility of developing the site without an exception from
15 the tower spacing requirement.

16 7. For purposes of this Section 23.49.058 ~~((, an "existing"))~~ a tower is ~~((either))~~
17 considered to be "existing" and must be taken into consideration when other towers are
18 proposed, under any of the following circumstances:

19 a. The tower is physically present, except that a tower that is physically
20 present ~~((, except as provided below in this subsection 23.49.058.F.7, or))~~ is not considered
21 "existing" if the owner of the lot where the tower is located has applied to the Director for a
22 permit to demolish the tower and provided that the no building permit for the proposed tower
23 is issued until the demolition of the tower that is physically present has been completed.;

1 1. At all levels above 45 feet and up to 85 feet in height, structures separated by a
2 mid-block corridor must be separated at all points by a minimum horizontal distance of 45 feet,
3 unless subsection (~~(23.49.058.H.3)~~) 23.49.058.F.3 applies.

4 2. At all levels above 85 feet in height, structures separated by a mid-block
5 corridor must be separated at all points by a minimum horizontal distance of 55 feet, unless
6 subsection (~~(23.49.058.H.3)~~) 23.49.058.F.3 applies.

7 3. If a mid-block corridor abuts a side lot line that is not a street lot line, at all
8 levels above 45 feet structures on that lot must set back from that side lot line at all points by a
9 minimum horizontal distance of 45 feet.

10 Section 21. Section 23.49.156 of the Seattle Municipal Code, last amended by Ordinance
11 123589, is amended as follows:

12 **23.49.156 Downtown Mixed Residential, minimum lot size**

13 A. This subsection 23.49.156.A applies to DMR zones outside of South Downtown((-))

14 1. The minimum lot size is 19,000 square feet for any structure over (~~(125)~~)145
15 feet high.

16 2. To meet the minimum lot size requirement, a lot may be combined with one or
17 more abutting lots, whether occupied by existing structures or not, provided that:

18 a. The total area of the combined lots meets the minimum lot size
19 requirement;

20 b. All lots have frontage on the same avenue;

21 c. Any existing structure does not exceed a height of (~~(125)~~)145 feet;

22 d. The lot coverage of both the proposed and any existing structures does
23 not exceed applicable lot coverage limits in Section 23.49.158; and

1 e. The fee owners of the abutting lot(s) execute a deed or other agreement,
2 recorded with the King County Recorder's Office as an encumbrance on the abutting lot(s), that
3 restricts future development of the abutting lot(s) to a maximum height of ~~((425))~~145 feet for the
4 life of the proposed structure, and that precludes the use of the abutting lot(s) in combination
5 with any other abutting lots for purposes of meeting the minimum lot size requirements for any
6 other lot.

7 B. This subsection 23.49.156.B applies within DMR zones in South Downtown~~((:))~~

8 1. The minimum lot size for any structure greater than ~~((85))~~95 feet in height is
9 40,000 square feet.

10 2. To meet the minimum lot size requirement, a lot may be combined with one or
11 more abutting lots, whether occupied by existing structures or not, provided that the total area of
12 the combined lots meets the minimum lot size requirement and the lot coverage of the proposed
13 and any existing structures does not exceed the applicable lot coverage limits in Section
14 23.49.158.

15 Section 22. Section 23.49.158 of the Seattle Municipal Code, last amended by Ordinance
16 123589, is amended as follows:

17 **23.49.158 Downtown Mixed Residential, coverage and floor size limits**

18 A. Coverage~~((:))~~

19 1. Except on lots located in DMR/R ~~((85/65))~~95/75 zones, and except as provided
20 in subsection 23.49.158.C, portions of structures above 65 feet shall not exceed the coverage
21 limits in Table A for 23.49.158:

22 ~~((Table A for 23.49.158~~

23 ~~Percent Coverage Permitted by Lot Size))~~

Table A for 23.49.158
Percent Coverage Permitted by Lot Size

Elevation of Portion of Structure (in feet)	0— 19,000 ((Square Feet))<u>square feet</u>	19,001— 25,000 ((Square Feet))<u>square feet</u>	25,001— 38,000 ((Square Feet))<u>square feet</u>	Greater ((Than))<u>than</u> 38,000 ((Square Feet))<u>square feet</u>
65 feet or less	100%	100%	100%	100%
Greater than 65 feet up to 85 feet	75%	65%	55%	45%
Greater than 85 feet up to ((125)) <u>145</u> feet	65%	55%	50%	40%
Greater than ((125)) <u>145</u> feet up to ((240)) <u>270</u> feet	Not applicable	45%	40%	35%

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2. In order to meet the coverage limits, a lot may be combined with one or more abutting lots, whether occupied by existing structures or not, provided that:

- a. The coverage of all structures on the lots does not exceed any of the applicable limits set in this subsection 23.49.158.A; and
- b. The fee owners of the abutting lot(s) execute a deed or other agreement, recorded with the King County Recorder's Office as an encumbrance on the lots, that restricts future development so that in combination with the other lots, the coverage limits will not be exceeded.

B. Story ~~((Size))~~size. Each story in portions of structures above ~~((125))~~145 feet in height shall have a maximum gross floor area of ~~((8,000))~~8,800 square feet.

C. In South Downtown, the following coverage limits apply:

- 1. For structures up to ~~((85))~~95 feet in height, coverage limits are shown in Table B for 23.49.158:

1 ~~((Table B for 23.49.158~~
2 ~~Percent Coverage Permitted by Height Range~~
3 ~~For Structures Up To 85 Feet in Height in South Downtown))~~

<u>Table B for 23.49.158</u> <u>Percent Coverage Permitted by Height Range</u> <u>for Structures 95 Feet in Height or Less in South Downtown</u>	
<u>Height of portion of structure</u>	<u>Percent of lot coverage permitted</u>
65 feet or less	No limit
Greater than 65 feet up to ((85)) 95 feet	75%

4
5 2. For buildings greater than ~~((85))~~95 feet in height, portions of structures above
6 65 feet in height are limited to 50 percent lot coverage.

7 Section 23. Section 23.49.164 of the Seattle Municipal Code, which section was last
8 amended by Ordinance 123589, is amended as follows:

9 **23.49.164 Downtown Mixed Residential, maximum width, depth, and separation**
10 **requirements**

11 A. Width and ~~((Depth))~~depth ~~((Limits))~~limits. Except as provided in subsections
12 23.49.164.B, 23.49.164.C, and 23.49.164.D, a maximum width and depth for the portion of a
13 structure above 65 feet in height is established in Table A for 23.49.164, and this portion of the
14 structure shall be separated horizontally from any other portion of a structure on the lot above 65
15 feet in height by at least 20 feet at all points. The maximum applies to the width and depth of
16 portions of structures as measured parallel to any street lot line.

17 ~~((Table A for 23.49.164~~
18 ~~Maximum Width and Depth by Lot Size))~~

Table A for 23.49.164
Maximum Width and Depth by Lot Size

<u>Height of ((Portion))portion of</u> <u>((Structure))structure (in feet)</u>	<u>0—19,000 ((Square</u> <u>Feet))square feet</u>	<u>Greater ((Than))than 19,000</u> <u>((Square Feet))square feet</u>
Greater than 65 up to ((125)) <u>145</u>	90 feet on avenues 120 feet on east/west streets	120 feet
Greater than ((125 up to 240)) <u>145</u>	Not applicable	100 feet

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2 B. In a DMR/R ~~((85/65))~~95/75 zone, width of portions of structures above a height of 65
3 feet is not limited.

4 C. Housing ~~((Option.))~~ option

5 1. On lots with structures that contained low-income housing on or before
6 September 11, 1988, and that meet the requirements of subsection 23.49.164.C.4, the width
7 above a height of 65 feet of portions of structures that are located less than 20 feet from a street
8 lot line shall not exceed 120 feet per block front. This maximum applies to the width as
9 measured parallel to the street lot line. Portions of structures, measured parallel to the street lot
10 line, that are located 20 feet or more from the street lot line, have no maximum limit.

11 2. If the housing option is used, no portions of the structure may be located in the
12 area within 20 feet of the intersection of street lot lines between heights of 65 feet and ~~((125))~~145
13 feet.

14 3. If the housing option is used, each story in portions of structures between
15 heights of 65 feet and ~~((125))~~145 feet shall have a maximum gross floor area of 25,000 square
16 feet or the lot coverage limitation, whichever is less. The 25,000 square foot limit shall apply
17 separately to portions of the same structure that are not connected above 65 feet.

1 B. Rooftop features are permitted to exceed the applicable height limit according to
2 Section 23.66.332.

3 C. Except as otherwise expressly provided in this Section 23.49.208, the applicable
4 height limit in an IDM zone is determined as set forth in this subsection 23.49.208.C. The base
5 height limit for nonresidential and live-work uses is the first figure after the "IDM" designation.
6 The base height limit for residential uses, shown as the first figure following the "/", is the
7 applicable height limit for a structure that contains residential uses and does not qualify for extra
8 floor area under Section 23.49.023. The third figure shown, if any, is the applicable height limit
9 for a structure that qualifies for extra residential floor area under Section 23.49.023 or for a
10 structure that includes hotel use in a mixed use development consistent with subsection
11 23.49.208.E.

12 D. In the IDM 75-85 zone, structures in excess of 75 feet in height, to a maximum of 85
13 feet, are permitted only if 50 percent or more of the gross floor area on the lot, excluding parking
14 and street-level retail uses meeting the standards of Section 23.66.326, is in residential use.

15 E. In an IDM ~~((75/85-150))~~85/85-170 zone, the applicable height limit is 75 feet unless:

16 1. ~~((all))~~All floor area above a height of 75 feet is in residential use; or

17 2. ~~((in))~~In a mixed-use development that includes hotel use, the following

18 conditions are met:

19 a. ~~((the))~~The mixed-use development is on a lot with at least 40,000 square
20 feet of the lot area located in an IDM ~~((75/85-150))~~85/85-170 zone;

21 b. ~~((fifty))~~Fifty percent or more of the gross floor area on the lot,
22 excluding parking, is in residential use; and

1 c. ~~((hotel))~~Hotel use is the only type of ~~((non-residential))~~ nonresidential
2 use located above 75 feet.

3 F. In the IDM 65-120 zone, structures in excess of 65 feet, to a maximum of 120 feet,
4 may be permitted only as a part of a planned community development, pursuant to Section
5 23.49.036, Planned community developments.

6 Section 25. Section 23.49.212 of the Seattle Municipal Code, enacted by Ordinance
7 123589, is amended as follows:

8 **23.49.212 International District Mixed, upper_level development standards**

9 A. In an IDM ~~((75/85-150))~~85/85-170 zone, upper_level development standards include
10 upper_level setbacks and ~~((façade))~~façade modulation.

11 1. Upper_level setbacks south of S. Weller Street. For structures south of S.
12 Weller Street exceeding a height of 85 feet, an upper_level setback with an average depth of at
13 least 15 feet from abutting street lot lines along the entire street frontage of the structure is
14 required above a height of 45 feet. The minimum depth permitted for any portion of a setback
15 required under this subsection 23.49.212.A.1 is 10 feet. The maximum depth of a setback that
16 can be used for calculating the average setback is 30 feet.

17 2. Upper_level setbacks north of S. Weller Street. North of S. Weller ~~((St.))~~Street,
18 a continuous setback of at least 15 feet from abutting street lot lines is required for portions of a
19 structure above 85 feet in height, except that no setback is required from street lot lines abutting
20 S. Weller Street.

21 3. Green street upper_level setback. If a lot abuts a designated green street, a
22 continuous upper_level setback of at least 20 feet is required for all portions of structures above a
23 height of 45 feet along the green street lot line.

1 4. ~~((Façade))~~Facade modulation. For a structure that exceeds 85 feet in height,
2 modulation is required for the portion of a street-facing ~~((façade))~~facade above 45 feet in height
3 if any part of the ~~((façade))~~facade above that height is located less than 15 feet from street lot
4 lines and the ~~((façade))~~facade above that height exceeds a length of 110 feet measured parallel to
5 the street lot line. Projections from the street-facing~~((façade))~~facade or any other facade, such as
6 balconies, within 15 feet of street lot lines or their projection, are included in this measurement
7 of length. If ~~((façade))~~facade modulation is required, a portion of the ~~((façade))~~facade with a
8 minimum length of 30 feet must be set back a minimum depth of 15 feet from street lot lines at
9 all levels above 45 feet.

10 B. In the IDM 150/85-~~((150))~~170 zone, upper_level development standards include
11 upper_level setbacks and ~~((façade))~~facade modulation.

12 1. Upper_level setback. For lots abutting Maynard Avenue S., a continuous upper-
13 level setback of at least 15 feet from the lot line abutting Maynard Avenue S. is required for
14 portions of a structure above 45 feet in height.

15 2. ~~((Façade))~~Facade modulation. For structures exceeding 85 feet in height,
16 modulation is required for portions of the street-facing facade exceeding 65 feet in height and
17 located less than 10 feet from a street lot line. The maximum length of a street-facing
18 ~~((façade))~~facade without modulation is 110 feet, measured parallel to the street lot line.
19 Projections from the street-facing ~~((façade))~~facade, such as balconies, are included in the
20 measurement of length. Where ~~((façade))~~facade modulation is required, a portion of the
21 ~~((façade))~~facade must set back a minimum depth of 10 feet from street lot lines for a minimum
22 length of 30 feet.

1 Section 26. Section 23.49.242 of the Seattle Municipal Code, last amended by Ordinance
2 124843, is amended as follows:

3 **23.49.242 International District Residential, development standards**

4 A. Scope: application to mixed-use structures. The provisions of this Section 23.49.242
5 apply in IDR and IDR/C zones. If residential and ~~((non-residential))~~ nonresidential uses are
6 combined in the same structure, the standards specified for the respective categories of use apply
7 to that portion of the structure occupied by those uses. If uses subject to different standards are
8 combined on the same story of a structure, the standards for the predominant use in the story
9 apply. For purposes of this Section 23.49.242, ~~((live/work))~~ live-work uses are considered
10 entirely nonresidential.

11 B. Minimum lot size requirement. The minimum lot size is 21,000 square feet for any
12 structure exceeding a height of ~~((150))~~ 170 feet excluding rooftop features.

13 C. Coverage limits((-))

14 1. Upper-level coverage limits do not apply to structures 85 feet in height or less
15 excluding rooftop features on lots of 8,000 square feet or less in IDR zones, or to structures 125
16 feet in height or less excluding rooftop features on lots of any size in IDR/C zones, or to rooftop
17 features that are identified in Section 23.66.332.

18 2. For structures ~~((150))~~ 170 feet in height or less, coverage limits are shown in
19 Table A for 23.49.242.

20 ~~((Table A for 23.49.242~~

21 ~~Coverage Limits Per Story for Structures 150 Feet in Height or Less))~~

Table A for 23.49.242

Coverage Limits Per Story for Structures 170 Feet in Height or Less

Height of story ¹	Floor area permitted per story	
	Stories with residential uses as the predominant use	Stories with non-residential/live-work uses as the predominant use
65 feet or less	No limit	No limit
Greater than 65 feet up to 125 feet	75% of lot area	No limit
Greater than 125 feet up to ((150)) 170 feet	65% of lot area	Not applicable

Footnote to Table A for 23.49.242

¹ If any part of a story is above a given height, the limit applies as if the entire story were above that height.

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2 3. For structures exceeding ~~((150))~~170 feet in height excluding rooftop features

3 that include ~~((non-residential))~~ nonresidential uses as the predominant use on any story wholly or

4 in part above 45 feet in height, coverage limits are shown in Table B for 23.49.242.

5 ~~((Table B for 23.49.242~~

6 ~~Coverage Limits Per Story for Structures Exceeding 150 Feet in Height With Stories in~~

7 ~~Predominantly Non-Residential/Live-Work Use Above 45 feet in Height))~~

Table B for 23.49.242

Coverage Limits Per Story for Structures Exceeding 170 Feet in Height With Stories in Predominantly NonResidential/Live-Work Use Above 45 feet in Height

Height of story ¹	Floor area permitted per story
45 feet or less	No limit
Greater than 45 feet up to 125 feet	For stories with nonresidential uses as the predominant use: no limit For stories predominantly in residential use: 35 ((%)) percent of lot area, or an average gross floor area of 9,000 square feet, whichever is greater, provided that no single story exceeds a gross floor area of 11,500 square feet ²
Greater than 125 feet ((up to 240 feet))	((35%)) 40 percent of lot area or an average gross floor area per story of 9,000 square feet, whichever is greater, provided that no single story exceeds a gross floor area of ((11,500)) 12,500 square feet ²

Footnotes to Table B for 23.49.242

Table B for 23.49.242
Coverage Limits Per Story for Structures Exceeding 170 Feet in Height With Stories in Predominantly NonResidential/Live-Work Use Above 45 feet in Height

Height of story ¹	Floor area permitted per story
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¹ If any part of a story is above a given height, the limit applies as if the entire story were above that height.

² The stories eligible for coverage limit averaging are all of those that have floor areas predominantly in residential use. Averaging rules and further restrictions are in subsection 23.49.242.C.5.

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2 4. For structures exceeding ~~((150))~~170 feet in height excluding rooftop features
3 that include residential uses as the predominant use on every story wholly or in part above 45
4 feet in height, coverage limits are shown in Table C for 23.49.242~~((:))~~.

5 ~~((Table C for 23.49.242~~

6 ~~Coverage Limits Per Story for Structures Exceeding 150 Feet in Height~~

7 ~~With All Stories in Residential Use Above 45 feet in Height))~~

Table C for 23.49.242
Coverage Limits Per Story for Structures Exceeding 170 Feet in Height With All Stories in Residential Use Above 45 feet in Height

Height of story ¹	Floor area permitted per story
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45 feet or less	No limit
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Greater than 45 feet up to 85 feet	75 ((%)) percent of lot area
------------------------------------	---

Greater than 85 feet ((up to 240 feet))	35 ((%)) percent of lot area, or an average gross floor area of 9,000 square feet per story, whichever is greater, provided that no single story exceeds a gross floor area of 11,500 square feet ²
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Footnotes to Table C for 23.49.242

¹ If any part of a story is above a given height, the limit applies as if the entire story were above that height.

² The stories eligible for coverage limit averaging are those that are above 85 feet. Averaging rules and further restrictions are in subsection 23.49.242.C.5.

8

1 5. For any structure greater than ~~((150))~~170 feet in height excluding rooftop
2 features, gross floor area of any story that is eligible for coverage limit averaging under Table B
3 for 23.49.242 or Table C for 23.49.242 shall not exceed 35 percent of the lot area, unless the
4 average gross floor area of all stories eligible for averaging is no more than 9,000 square feet per
5 story; and in any case no single story above a height of 85 feet shall exceed a gross floor area of
6 11,500 square feet. For purposes of this subsection 23.49.242.C.5, gross floor area for any story
7 of less than 4,000 square feet is assigned a value of 4,000 square feet for the purpose of
8 calculating average floor area.

9 D. Setbacks

10 1. The following minimum setbacks are required for structures on lots abutting a
11 green street designated on Map 1F or another map identified in a note to Map 1F:

12 a. In an IDR zone, a continuous upper-level setback of 15 feet is required
13 from the green street lot line for all portions of the structure above 45 feet in height. This setback
14 is not required if a structure is 65 feet in height or less, except on Maynard Avenue S.

15 b. In an IDR/C zone, a continuous setback of 6 feet is required at street
16 level from the green street lot line. For a structure exceeding 85 feet in height, a continuous
17 upper-level setback of 16 feet is required from the green street lot line for all portions of the
18 structure above a height of 65 feet.

19 2. For a structure exceeding 85 feet in height excluding rooftop features, a
20 continuous upper-level setback of 15 feet is required from each side lot line that is not a street or
21 alley lot line for all portions of the structure above a height of 65 feet.

22 E. ~~((Façade))~~Facade modulation~~((:-))~~

1 1. For structures ~~((150))~~170 feet or less in height excluding rooftop features,
2 modulation is required for the portion of a street-facing facade above 65 feet in height and
3 located less than 15 feet from street lot lines. No modulation is required for portions of a
4 ~~((façade))~~facade set back 15 feet or more from street lot lines.

5 2. For structures exceeding ~~((150))~~170 feet in height, modulation is required for
6 the portion of a street-facing facade in ~~((non-residential))~~ nonresidential use between 65 feet and
7 125 feet in height and located less than 15 feet from street lot lines. No modulation is required
8 for portions of a ~~((façade))~~facade set back 15 feet or more from street lot lines.

9 3. For portions of structures subject to the modulation requirements of this
10 subsection 23.49.242.E, the maximum length of a street-facing ~~((façade))~~facade without
11 modulation is prescribed in Table D for 23.49.242. For purposes of this subsection 23.49.242.E,
12 length is measured parallel to each street lot line and includes projections from the street-facing
13 ~~((façade))~~facade, such as balconies.

14 ~~((Table D for 23.49.242: Façade Modulation))~~

<u>Table D for 23.49.242</u>	
<u>Facade Modulation</u>	
Height of portion of structure	Maximum length of un-modulated facade if less than 15 feet from street lot line
65 feet in height or less	No limit
Greater than 65 feet up to 125 feet	155 feet
Greater than 125 up to ((150)) 170 feet ¹	125 feet
<u>Footnote to Table D for 23.49.242</u>	
¹ Applies only to structures ((150)) 170 feet in height or less	

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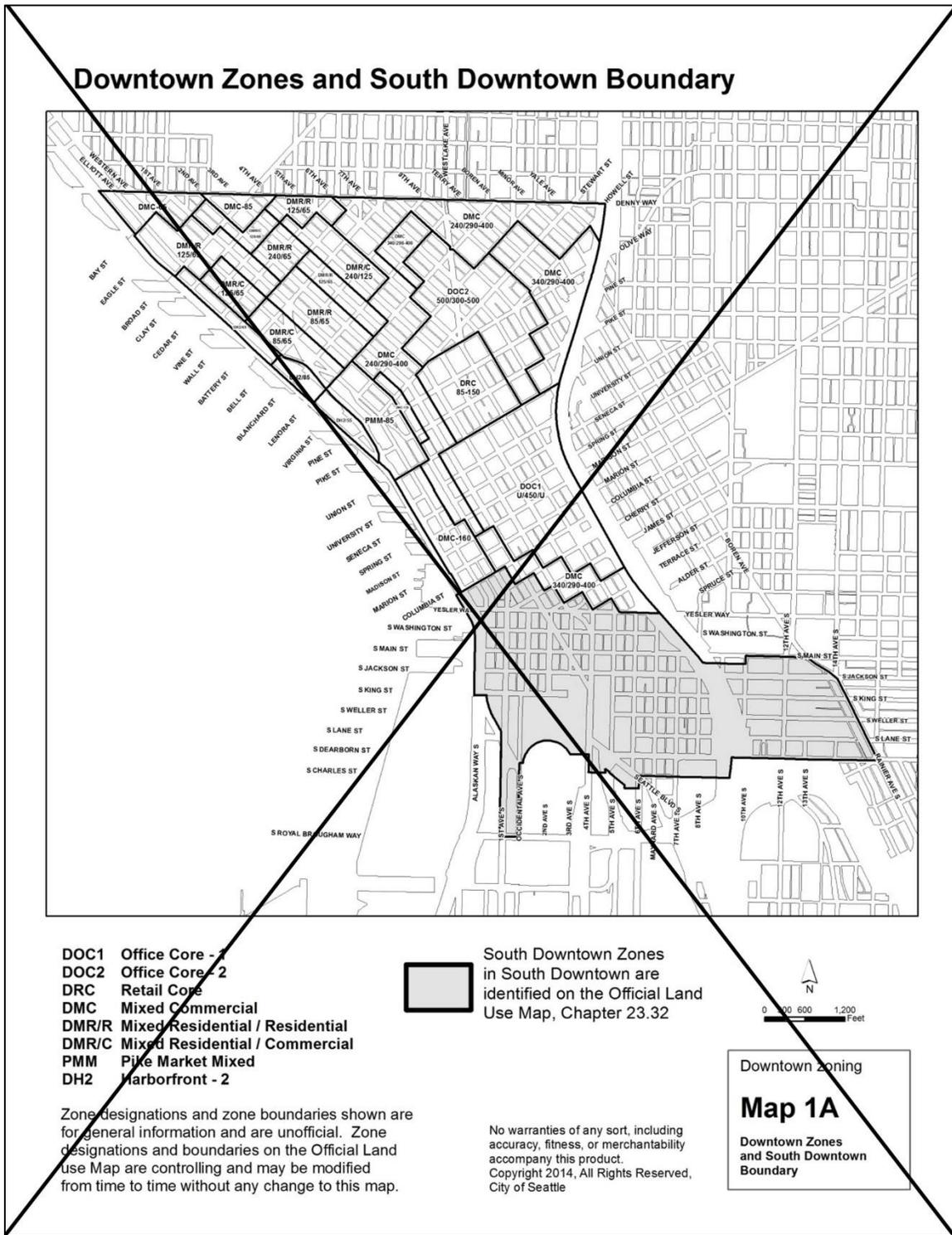
1 4. Any portion of a facade subject to modulation under subsection 23.49.242.E.1
2 or ((2)) 23.49.242.E.2 that exceeds the maximum length of ((~~façade~~))facade prescribed in Table
3 D for 23.49.242 must include a portion set back a minimum depth of 15 feet from street lot lines
4 for a minimum length of 30 feet.

5 F. Maximum ((~~Width~~))width. For any story predominantly in residential use above 85
6 feet in height in a structure that exceeds ((~~150~~))170 feet in height not including rooftop features,
7 the maximum width along the general north/south axis of a lot (parallel to the
8 ((~~avenues~~))Avenues) is 100 feet. The projection of unenclosed decks and balconies, and
9 architectural features such as cornices, is disregarded in calculating maximum width.

10 Section 27. Chapter 23.49 Downtown Overlay Maps of the Seattle Municipal Code, last
11 amended by Ordinance 124680, is amended as follows:

1 **23.49 Downtown Overlay Maps**

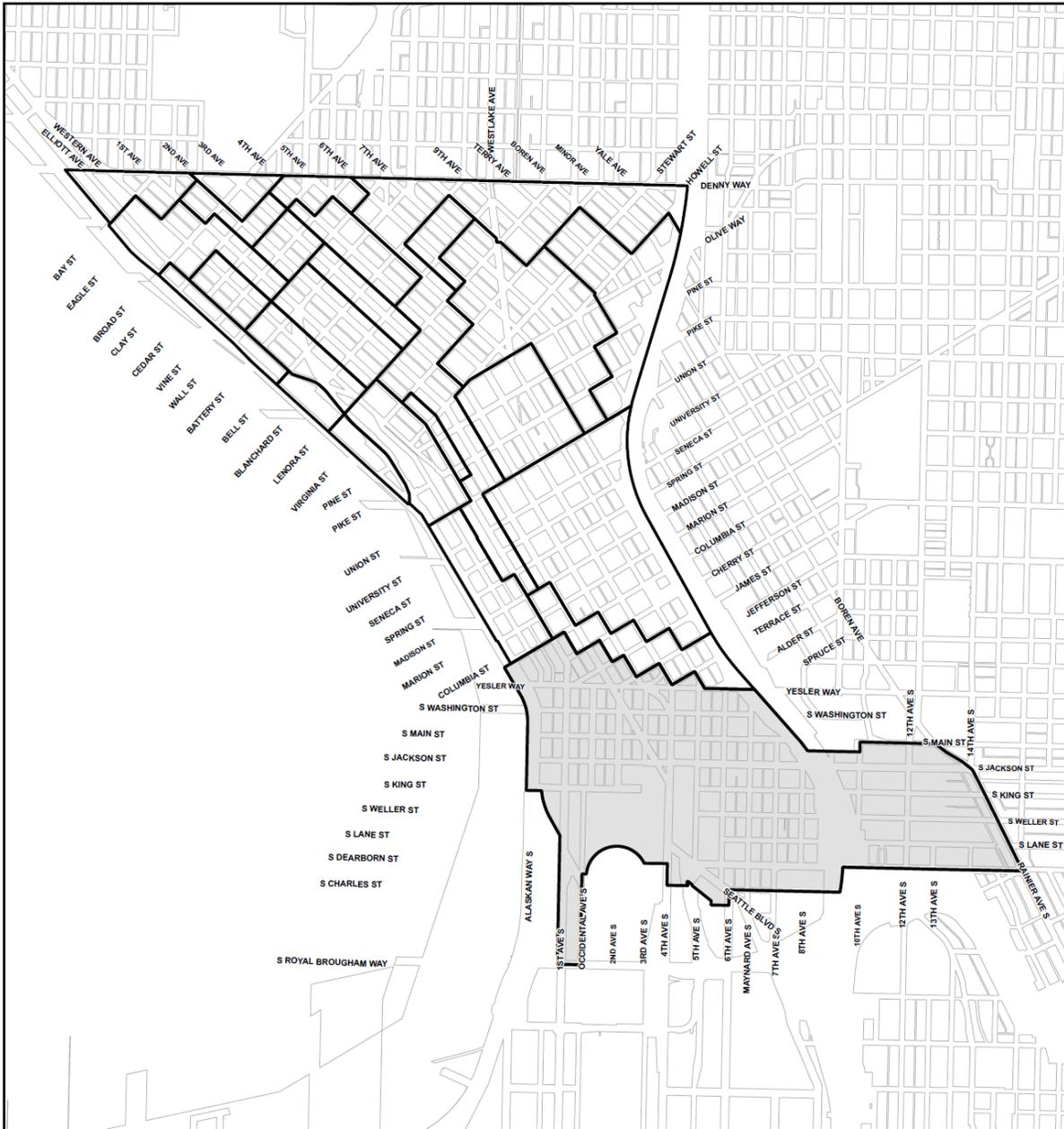
2 **Map 1A: Downtown Zones and South Downtown Boundary**



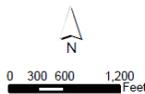
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Downtown Zones and South Downtown Boundary



South Downtown Zones
in South Downtown are
identified on the Official Land
Use Map, Chapter 23.32



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City of Seattle

Downtown zoning

Map 1A

**Downtown Zones
and South Downtown
Boundary**

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1 Section 28. Section 23.50.020 of the Seattle Municipal Code, last amended by Ordinance
2 124843, is amended as follows:

3 **23.50.020 Structure height exceptions and additional restrictions**

4 A. Rooftop features. Where a height limit applies to a structure, except as provided in
5 subsections 23.50.024.C.4, 23.50.024.D.4, 23.50.024.E.4, and 23.50.024.F.3, the provisions in
6 this subsection 23.50.020.A apply to rooftop features:

7 1. In all industrial zones, smokestacks, chimneys and flagpoles, and religious
8 symbols for religious institutions are exempt from height limits, except as regulated in Chapter
9 23.64, Airport Height Overlay District, provided they are a minimum of 10 feet from any side
10 or rear lot line.

11 2. In all industrial zones, open railings, planters, skylights, clerestories,
12 greenhouses, solariums, parapets, and firewalls may extend 4 feet above the applicable height
13 limit with unlimited rooftop coverage. Insulation material, rooftop decks and other similar
14 features, or soil for landscaping located above the structural roof surface, may exceed the
15 maximum height limit by up to ~~((two))~~ 2 feet if enclosed by parapets or walls that comply with
16 this subsection 23.50.020.A.2.

17 3. In all industrial zones, solar collectors may extend up to 7 feet above the
18 applicable height limit, with unlimited rooftop coverage.

19 4. Additional height is permitted for specified rooftop features according to this
20 subsection 23.50.020.A.4.

21 a. The following rooftop features may extend up to 15 feet above the
22 applicable height limit in all industrial zones, subject to subsection 23.50.020.A.4.c:

23 1) Solar collectors;

* * *

Section 30. Section 23.50.028 of the Seattle Municipal Code, last amended by Ordinance 124172, is amended as follows:

23.50.028 Floor area limits

The applicable floor area ratio (FAR), as provided below, determines the permitted chargeable floor area on a lot, except as expressly otherwise provided.

A. ~~((General))~~ Industrial General 1 (IG1) and ~~((General))~~ Industrial General 2 (IG2), ~~((Floor Area Ratio))~~FAR. The maximum FAR in IG1 and IG2 zones is 2.5.

B. Industrial Buffer (IB), ~~((Floor Area Ratio))~~FAR. The maximum FAR in IB zones is 2.5.

C. Industrial Commercial (IC), ~~((Floor Area Ratio))~~FAR. The base and maximum FARs in IC zones are set forth on Table A for 23.50.028.

Table A for 23.50.028 Floor Area Ratios		
Zone ((Designation))<u>designation</u>	Base FAR	Maximum FAR
All IC zones except as otherwise stated in this table	2.5	2.5
IC 65 and IC 85 zones within the Stadium Transition Area Overlay District	3	3
IC ((85-160)) <u>85-175</u> zone	2.5 FAR for all permitted uses, except that the combined chargeable floor area of the following uses is limited to 1 FAR or 50,000 square feet, whichever is greater: entertainment uses; lodging uses; medical services; office; restaurant; major durables retail sales; automotive sales and services; religious	((3.5)) <u>4.0</u> ¹ except that if the total chargeable floor area of uses identified in the base FAR column is greater than ((3.5)) <u>4.0</u> FAR, that amount of floor area, not to exceed 50,000 square feet, is the maximum FAR.

**Table A for 23.50.028
Floor Area Ratios**

Zone ((Designation)) <u>designation</u>	Base FAR	Maximum FAR
	facilities; and general sales and services	

Footnotes to Table A for 23.50.028

¹ Additional floor area above the base FAR allowed according to subsection 23.50.028.D

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D. Extra floor area((-))

1. In an IC (~~(85-160))~~85-175 zone, extra nonresidential floor area as defined in Section 23.58A.004 may be added above the base FAR up to the maximum FAR allowed by Table A for 23.50.028 for development that satisfies all applicable conditions of Section 23.50.028, Section 23.50.033 and Chapter 23.58A.

a. Twenty-five percent of any extra nonresidential floor area shall be gained through the transfer of transferable development rights pursuant to Section 23.50.053.

b. Seventy-five percent of any extra nonresidential floor area shall be gained as bonus nonresidential floor area pursuant to Section 23.58A.024, or through the transfer of housing TDR under Section 23.50.053, or both.

2. In an IC (~~(85-160))~~85-175 zone, in addition to satisfying the conditions of subsection 23.50.028.D.1, for development to exceed the base FAR on a lot that has an area of 50,000 square feet or more, the Director shall make an individual determination of project impacts on the need for pedestrian facilities and complete a voluntary agreement between the property owner and the City to mitigate identified impacts, if any. The Director may consider the following as impact mitigation:

1 a. Pedestrian walkways on a lot, including through-block connections
2 on through lots, where appropriate, to facilitate pedestrian circulation by connecting structures
3 to each other and abutting streets;

4 b. Sidewalk improvements, including sidewalk widening, to
5 accommodate increased pedestrian volumes and streetscape improvements that will enhance
6 pedestrian comfort and safety; and

7 c. Measures that will contribute to the improvement of pedestrian
8 facilities, such as the following improvements applicable to the vicinity north of South Royal
9 Brougham Way and south of South Charles Street east of 4th Avenue South:

10 1) Improvements to 6th Avenue South as the primary pedestrian
11 and bicycle corridor connecting new development to the surrounding area and transit facilities;

12 2) Improvements to facilitate pedestrian wayfinding to and from
13 the Stadium Light Rail Station;

14 3) Improvements to enhance the pedestrian environment, such as
15 providing overhead weather protection, landscaping, and other streetscape improvements; and

16 4) Improved pedestrian and bicycle crossing of Airport Way
17 South at 6th Avenue South.

18 3. In an IC (~~85-160~~)85-175 zone, in addition to satisfying the conditions of
19 subsections 23.50.028.D.1 and 23.50.028.D.2, if applicable, for development to exceed the
20 base FAR and include 85,000 or more square feet of gross office floor area, the Director shall
21 make an individual determination of project impacts on the need for open space resources. The
22 Director may limit floor area or allow floor area subject to conditions, which may include a
23 voluntary agreement between the property owner and the City to mitigate identified impacts, if

1 any. The Director shall take into account the findings of subsection 23.49.016.A in assessing
2 the demand for open space generated by a typical office project in an area permitting high
3 employment densities.

4 a. The Director may consider the following as mitigation for open space
5 impacts:

6 1) Open space provided on-site or off-site, consistent with the
7 provisions in subsection 23.49.016.C, or provided through payment in lieu, consistent with
8 subsection 23.49.016.D, except that in all cases the open space shall be located on a lot in an
9 IC ~~((85-160))~~85-175 zone that is accessible to the project occupants, and

10 2) Additional pedestrian space through on-site improvements or
11 streetscape improvements provided as mitigation for project impacts on pedestrian facilities
12 pursuant to subsection 23.50.028.D.3.

13 b. The Director may determine that open space meeting standards
14 differing from those contained or referred to in subsection 23.49.016.C will mitigate project
15 impacts, based on consideration of relevant factors, including the following:

16 1) ~~((the))~~The density or other characteristics of the workers
17 anticipated to occupy the project compared to the presumed office employment population
18 providing the basis for the open space standards applicable under Section 23.49.016; and/or

19 2) ~~((characteristics))~~Characteristics or features of the project that
20 mitigate the anticipated open space impacts of workers or others using or occupying the
21 project.

22 E. Exemptions from FAR calculations

1 1. The following areas are exempt from FAR calculations in all industrial

2 zones:

3 a. All gross floor area below grade;

4 b. All gross floor area used for accessory parking, except as provided in
5 subsection 23.50.028.F;

6 c. All gross floor area located on the rooftop of a structure and used for
7 any of the following: mechanical equipment, stair and elevator penthouses, and
8 communication equipment and antennas; and

9 d. All gross floor area used for covered rooftop recreational space of a
10 building existing as of December 31, 1998, in an IG1 or IG2 zone, if complying with
11 subsection 23.50.012.D.

12 2. In addition to areas exempt from FAR calculations in subsection
13 23.50.028.E.1, within an IC ((~~85-160~~))85-175 zone, the following exemptions from FAR
14 calculations apply:

15 a. Three and one-half percent of the total chargeable gross floor area in
16 a structure, as an allowance for mechanical equipment. Calculation of the allowance is based
17 on the remaining gross floor area after all other exempt space permitted in subsection
18 23.50.028.E is deducted.

19 b. For structures built prior to June 2, 2011, the area covered by new or
20 replacement mechanical equipment placed on the roof.

21 c. All gross floor area for solar collectors and wind-driven power
22 generators.

1 d. The gross floor area of the following uses located at street level,
2 provided that the conditions of Section 23.50.039 are satisfied:

- 3 1) General sales and service uses;
- 4 2) Eating and drinking establishments;
- 5 3) Entertainment use;
- 6 4) Public libraries;
- 7 5) Childcare facilities;
- 8 6) Religious facilities; and
- 9 7) Automotive sales and service.

10 3. In addition to areas exempt from FAR calculations in subsection
11 23.50.028.E.1, within IG1 and IG2 zones, the gross floor area of rooftop recreational space
12 accessory to office use meeting the standards of subsection 23.50.012.D is exempt from FAR
13 calculations.

14 F. Within IC ~~((85-160))~~85-175 zones, gross floor area used for accessory parking
15 within stories that are completely above finished grade is not exempt, except that in an IC
16 ~~((85-160))~~85-175 zone, if the Director finds, as a Type I decision, that locating all parking
17 below grade is infeasible due to physical site conditions such as a high water table,
18 contaminated soils conditions, or proximity to a tunnel, and that the applicant has placed or
19 will place the maximum feasible amount of parking below or partially below grade, the
20 Director may exempt all or a portion of accessory parking that is above finished grade. If any
21 exemption is allowed under this subsection 23.50.028.F, all parking provided above grade
22 shall be subject to the screening requirements of subsection 23.50.038.B.6.

1 G. Mechanical equipment. Area covered by mechanical equipment located on the roof
2 of a structure, whether enclosed or not, is included as part of the calculation of floor area,
3 unless expressly exempted by an applicable provision of this Section 23.50.028.

4 Section 31. Section 23.50.033 of the Seattle Municipal Code, last amended by Ordinance
5 123589, is amended as follows:

6 **23.50.033 Conditions for extra floor area in an IC (~~(85-160)~~)85-175 zone**

7 A. General. Projects in an IC (~~(85-160)~~)85-175 zone may add chargeable floor area
8 above the base FAR up to the applicable maximum FAR in Section 23.50.028 if Sections
9 23.58A.022 and 23.58A.024 for extra nonresidential floor area and all the applicable
10 conditions of this Chapter 23.50 are satisfied. The provisions of this Section 23.50.033 apply
11 to lots in an IC (~~(85-160)~~)85-175 zone, and only to development exceeding the base FAR.

12 B. LEED requirement. The applicant shall make a commitment acceptable to the
13 Director that the proposed development will earn a LEED Silver rating or meet a substantially
14 equivalent standard, and shall demonstrate compliance with that commitment, all in
15 accordance with Section 23.49.020.

16 C. Quantity of parking, ridesharing and transit incentive program requirements.
17 Maximum parking limits, ridesharing and transit incentive program requirements for
18 nonresidential uses established for Downtown zones in subsections 23.49.019.C and
19 23.49.019.D apply, and requirements for bicycle parking established in subsection
20 23.49.019.E apply.

21 D. Seattle Green Factor (~~(Landscaping Requirement)~~) landscaping requirement.
22 Development shall achieve a minimum Green Factor score of .30, calculated pursuant to
23 Section 23.86.019.

1 Section 32. Section 23.50.039 of the Seattle Municipal Code, last amended by Ordinance
2 123589, is amended as follows:

3 **23.50.039 Street-level use requirements in an IC (~~(85-160)~~85-175 zone**

4 A. In an IC (~~(85-160)~~85-175 zone, on lots that abut 4th Avenue South or 6th Avenue
5 South between Airport Way South and South Royal Brougham Way, one or more of the
6 following street-level uses are required, consistent with the standards in subsection
7 23.50.039.B:

- 8 1. General sales and service uses;
- 9 2. Automotive sales and service;
- 10 3. Eating and drinking establishments;
- 11 4. Entertainment uses;
- 12 5. Child care facilities;
- 13 6. Public libraries;
- 14 7. Public parks; and
- 15 8. Religious facilities.

16 B. Street-level uses shall be provided consistent with the following standards:

17 1. Along streets requiring street-level uses, a minimum of 75 percent of the
18 street level of each street-facing (~~(façade)~~façade shall be occupied by street-level uses listed
19 in subsection 23.50.039.A. The remaining portion of the street level of the street-facing facade
20 may contain other permitted uses and/or pedestrian or vehicular entrances.

21 2. Required street-level uses shall be located in a space with a minimum floor
22 to floor height of 13 feet and a minimum depth of 15 feet measured from the street-facing
23 facade.

1 3. Required street-level uses shall be located within 10 feet of the street lot line.

2 4. Except for child care facilities, pedestrian access to required street-level uses
3 shall be provided directly from the street or other open area with access to a street. Pedestrian
4 entrances shall be located no more than 3 feet above or below sidewalk grade or at the same
5 elevation as any abutting open area.

6 Section 33. A new Section 23.50.041 of the Seattle Municipal Code is added as follows:

7 **23.50.041 Mandatory housing affordability (MHA)**

8 The provisions of Chapter 23.58B and Chapter 23.58C shall apply in IC 85-175 zones.

9 Section 34. Section 23.50.053 of the Seattle Municipal Code, last amended by Ordinance
10 124172, is amended as follows:

11 **23.50.053 Transfer of development rights within an IC ~~((85-160))~~85-175 zone**

12 A. General standards for the transfer of ~~((transferable development rights))~~ TDR to lots
13 in an IC ~~((85-160))~~85-175 zone

14 1. To achieve extra nonresidential floor area above the base FAR that may be
15 allowed in an IC ~~((85-160))~~85-175 zone pursuant to subsection 23.50.028.D, an applicant may
16 use TDR to the extent permitted under this subsection 23.50.053.A.

17 2. South Downtown Historic TDR, open space TDR from zones within South
18 Downtown, and housing TDR eligible to be transferred from a lot under Section 23.49.014
19 may be transferred from a Downtown zone to a lot eligible as a receiving site in an IC ~~((85-~~
20 ~~160))~~85-175 zone. No other TDR may be used in an IC ~~((85-160))~~85-175 zone under this
21 Section 23.50.053.

1 2. ~~((Façade))~~Facade setback limits. The total area of street-level setbacks
2 between the street lot line and the street-facing ~~((façade))~~facade is limited to the area
3 determined by multiplying the averaging factor by the width of the structure measured parallel
4 to the abutting street.

5 a. The averaging factor is five for facades that face streets shown on
6 Map A for 23.50.016.

7 b. For all other street-facing facades, the averaging factor is ten.

8 c. The maximum width, measured along the street lot line, of any
9 setback area exceeding a depth of 15 feet from the street lot line is 80 feet, or 30 percent of the
10 lot frontage on that street, whichever is less.

11 d. For all lots subject to ~~((façade))~~facade setback limits, the following
12 conditions apply:

13 1) Parking is prohibited between the facade and the street lot
14 line.

15 2) The maximum setback of the facade from street lot lines
16 within 20 feet of an intersection is 10 feet.

17 e. If the presence of a utility easement or other condition requires the
18 street-facing ~~((façade))~~facade to set back from the street lot line, the Director may, as a Type I
19 decision, select another line to apply the standards of subsection 23.50.055.A.2. If sidewalk
20 widening into the lot is required as mitigation pursuant to subsection 23.50.028.D, the setback
21 area permitted by the applicable averaging factor shall be measured from the new edge of the
22 sidewalk within the lot rather than the street lot line.

1 3. Principal pedestrian entrances. A principal pedestrian entrance to a structure
2 is required on (~~façades~~)façades facing streets shown on Map A for 23.50.016, Industrial
3 Streets Landscaping Plan.

4 4. Facade transparency requirements. Facade transparency requirements apply
5 to the area of the (~~façade~~)façade between 2 feet and 8 feet above the sidewalk. Only clear or
6 lightly tinted glass in windows, doors, and display windows is considered to be transparent.
7 Transparent areas shall allow views into the structure or into display windows from the
8 outside.

9 a. For facades facing a street shown on Map A for 23.50.016, Industrial
10 Streets Landscaping Plan, a minimum of 60 percent of a street-facing facade shall be
11 transparent.

12 b. For facades facing all other streets, a minimum of 40 percent of the
13 street-facing facade shall be transparent.

14 B. Upper (~~Level Development Standards~~) level development standards

15 1. Facade (~~Modulation~~) modulation

16 a. For structures exceeding 85 feet in height, modulation is required for
17 the portion of a street-facing facade above 65 feet in height if any part of the (~~façade~~)façade
18 above that height is located less than 15 feet from street lot lines. No modulation is required
19 for portions of a facade set back 15 feet or more from street lot lines.

20 b. For portions of structures subject to the modulation requirements of
21 subsection 23.50.055.B, the maximum length of a street-facing facade without modulation is
22 prescribed in Table A for 23.50.055. For purposes of this subsection 23.50.055.B, length is

1 measured parallel to each street lot line, and includes projections from the street-facing
2 ~~((façade))~~ façade, such as balconies, within 15 feet of street lot lines or their projection.

Table A for 23.50.055
~~((Façade))~~ Facade Modulation in an IC ~~((85-160))~~ 85-175 Zone for Structures Exceeding 85 Feet in Height

Height of portion of structure	Maximum length of un-modulated ((façade)) <u>façade</u> if less than 15 feet from street lot line
65 feet or less	No limit
Greater than 65 feet up to 125 feet	155 feet
Greater than 125 feet	125 feet

3
4 c. Any portion of a facade subject to modulation under subsection
5 23.50.055.B.1.a that exceeds the maximum length of ~~((façade))~~ façade prescribed in Table A
6 for 23.50.055 must include a portion set back a minimum depth of 15 feet from street lot lines
7 for a minimum length of 60 feet.

8 2. Floor area limit. The maximum floor area for any story wholly or in part
9 above 85 feet in height is 25,000 square feet.

10 3. Minimum separation. At all levels above a height of 85 feet, separate
11 structures on a lot and separate portions of the same structure must be separated at all points
12 by a minimum horizontal distance of 60 feet.

13 Section 36. Section 23.58B.040 of the Seattle Municipal Code, last amended by
14 Ordinance 124895, is amended as follows:

15 **23.58B.040 Affordable housing impact mitigation – payment option**

16 A. Amount of cash contributions

17 1. Initial payment amounts in ~~((side the))~~ a Downtown and ~~((South Lake Union~~
18 ~~Centers))~~ SM-SLU zones. Inside ~~((the))~~ a Downtown or ~~((South Lake Union Centers))~~ SM-SLU

1 zones, an applicant using the payment option shall provide a cash contribution to the City,
2 calculated by multiplying the per-square-foot amount shown in Table A for 23.58B.040 by the
3 total square footage of new chargeable floor area devoted to the uses set forth in subsection
4 23.58B.020.B.

Table A for 23.58B.040

~~((Cash contribution to be provided for affordable housing (payment requirement)))~~ **Payment calculation amount:**

~~in((side)) Downtown and ((South Lake Union Centers))~~ **SM-SLU zones**

Zone	Dollars per square foot of ((new)) chargeable floor area according to subsection 23.58B. ((020.B)) <u>040.A.1</u>
((All)) DH1/45 ((zones))	((0.00)) Not Applicable
DH2/55	((14.25)) Not Applicable
((DH2/65)) <u>DH2/75</u>	\$15.00
DH2/85	((15.25)) Not Applicable
((DMC 65)) <u>DMC 75</u>	\$8.25
((DMC 85)) <u>DMC 95</u>	\$8.00
DMC ((85/65-150)) <u>85/65-150</u>	\$11.75
((DMC-125)) <u>DMC 145</u>	\$10.00
((DMC-160)) <u>DMC 160</u>	\$8.00
DMC ((240/290-400)) <u>240/290-440</u>	\$10.00
DMC ((340/290-400)) <u>340/290-440</u>	\$12.50
DOC1 U/450/U	\$14.75
DOC2 ((500/300-500)) <u>500/300-540</u>	\$14.25

Table A for 23.58B.040

~~((Cash contribution to be provided for affordable housing (payment requirement)))~~ Payment calculation amount:

in ~~((side)) Downtown and ((South Lake Union Centers))~~ SM-SLU zones

Zone	Dollars per square foot of ((new)) chargeable floor area according to subsection 23.58B. ((020.B)) <u>040.A.1</u>
DRC ((85-150)) <u>85-170</u>	\$13.50
DMR/C ((65/65-85)) <u>75/75-95</u>	\$9.75
DMR/C ((65/65-150)) <u>75/75-170</u>	\$9.75
DMR/C ((85/65)) <u>95/75</u>	\$17.50
DMR/C ((125/65)) <u>145/65</u>	\$17.50
DMR/C ((240/125)) <u>270/125</u>	\$14.25
DMR/R ((85/65)) <u>95/75</u>	\$14.00
DMR/R ((125/65)) <u>145/65</u>	\$16.00
DMR/R ((240/65)) <u>270/65</u>	\$16.00
((All IDM zones))	(((\$8.00))
<u>IDM-65-150</u>	<u>Not Applicable</u>
<u>IDM 75-85</u>	<u>Not Applicable</u>
<u>IDM 85/85-170</u>	<u>\$8.00</u>
<u>IDM 150/85-170</u>	<u>\$8.00</u>
IDR ((45/125-240)) <u>45/125-270</u>	\$10.00
IDR ((150)) <u>170</u>	\$10.00
IDR/C ((125/150-240)) <u>125/150-270</u>	\$8.00

Table A for 23.58B.040

~~((Cash contribution to be provided for affordable housing (payment requirement)))~~ Payment calculation amount:

in ~~((side))~~ Downtown and ~~((South Lake Union Centers))~~ SM-SLU zones

Zone	Dollars per square foot of ((new)) chargeable floor area according to subsection 23.58B. ((020.B)) <u>040.A.1</u>
PMM-85	((0.00)) Not Applicable
<u>All PSM</u> ((100/100-120)) <u>zones</u>	((11.00)) Not Applicable
((PSM 100/100-130	\$11.00
PSM 100/120-150	\$11.00
PSM-100	\$11.00
PSM-245	\$10.25
PSM-85-120	\$12.25))
<u>SM-SLU</u> ((85/65-125)) <u>100/65-145</u>	\$8.00
<u>SM-SLU</u> 85/65-160	((0.00)) Not Applicable
<u>SM-SLU</u> ((85-240)) <u>85-270</u>	((0.00)) <u>\$8.00</u>
<u>SM-SLU</u> ((160/85-240)) <u>175/85-270</u>	\$11.25
<u>SM-SLU</u> ((240/125-400)) <u>240/125-440</u>	\$10.00
<u>SM-SLU/R</u> ((55/85)) <u>65/95</u>	\$8.25
((SM-85)) <u>SM-SLU 95</u>	\$8.00
((SM-125)) <u>SM-SLU 145</u>	\$8.00
((IC-45	\$8.00
IC-65	\$8.00

Table B for 23.58B.040			
((Cash contribution to be provided for affordable housing (payment requirement)))Payment calculation amount:			
outside Downtown and ((South Lake Union Urban Centers))SM-SLU Zones			
Zone	Dollars per square foot of ((new))chargeable floor area according to subsection 23.58B.((020.B))040.A.1		
	Low	Medium	High
Multifamily (LR), Midrise Multifamily (MR), Highrise Multifamily (HR), Residential Small Lot (RSL), Single family (SF), Industrial Buffer (IB), Industrial General (IG), and Master Planned Community Yesler Terrace (MPC YT) zones.)			

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Section 37. Section 23.58B.050 of the Seattle Municipal Code, last amended by Ordinance 124895, is amended as follows:

23.58B.050 Affordable housing impact mitigation – performance option

A. Amount of affordable housing

1. In((side)) a Downtown and ((South Lake Union Centers)) SM-SLU zones.

In((side the)) a Downtown or ((South Lake Union Centers)) SM-SLU zones, an applicant using the performance option shall provide net rentable floor area of affordable housing meeting the standards of subsection 23.58B.050.B, calculated by multiplying the applicable percentage shown in Table A for 23.58B.050 by the square footage of new chargeable floor area devoted to the uses set forth in subsection 23.58B.020.B, unless such amount totals fewer than three dwelling units, using a conversion factor for unit size as determined by the Director, in which case the applicant shall make a cash contribution using the payment option in accordance with Section 23.58B.040.

Table A for 23.58B.050

((Affordable housing to be provided (performance requirement)))Performance

calculation amount:

in((side)) Downtown and ((South Lake Union Centers)) SM-SLU zones

Zones	Percentage of ((new)) chargeable floor area according to subsection 23.58B. ((020.B))050.A.1
((AH)) DH1/45 ((zones))	((0.0%)) <u>Not Applicable</u>
DH2/55	((8.6%)) <u>Not Applicable</u>
((DH2/65)) <u>DH2/75</u>	9.1%
DH2/85	((9.2%)) <u>Not Applicable</u>
((DMC-65)) <u>DMC 75</u>	5.0%
((DMC-85)) <u>DMC 95</u>	5.0%
DMC ((85/65-150)) <u>85/65-160</u>	7.1%
((DMC-125)) <u>DMC 145</u>	6.1%
((DMC-160)) <u>DMC 170</u>	5.0%
DMC ((240/290-400)) <u>240/290-440</u>	6.1%
DMC ((340/290-400)) <u>340/290-440</u>	7.6%
DOC1 ((U/450-U)) <u>U/450-U</u>	8.9%
DOC2 ((500/300-500)) <u>500/300-540</u>	8.6%
DRC ((85-150)) <u>85-170</u>	8.2%
DMR/C ((65/65-85)) <u>75/75-95</u>	5.9%
DMR/C ((65/65-150)) <u>75/75-170</u>	5.9%
DMR/C ((85/65)) <u>95/75</u>	10.6%

Table A for 23.58B.050

~~((Affordable housing to be provided (performance requirement)))~~ Performance calculation amount:

in ~~((side)) Downtown and ((South Lake Union Centers))~~ SM-SLU zones

Zones	Percentage of ((new)) chargeable floor area according to subsection 23.58B. ((020.B))050.A.1
DMR/C ((125/65)) <u>145/65</u>	10.6%
DMR/C ((240/125)) <u>270/125</u>	8.6%
DMR/R ((85/65)) <u>95/75</u>	8.5%
DMR/R ((125/65)) <u>145/65</u>	9.7%
DMR/R ((240/65)) <u>270/65</u>	9.7%
((All IDM zones))	((5.0%))
<u>IDM-65-150</u>	<u>Not Applicable</u>
<u>IDM 75-85</u>	<u>Not Applicable</u>
<u>IDM 85/85-170</u>	<u>5.0%</u>
<u>IDM 150/85-170</u>	<u>5.0%</u>
IDR ((45/125 240)) <u>45/125-270</u>	6.1%
IDR ((150)) <u>170</u>	6.1%
IDR/C ((125/150 240)) <u>125/150-270</u>	5.0%
((All)) <u>PMM-85</u>	((0.0%)) <u>Not Applicable</u>
<u>All PSM ((100/100 120)) zones</u>	((6.7%)) <u>Not Applicable</u>
((PSM 100/100 130	6.7%
<u>PSM 100/120 150</u>	<u>6.7%</u>

Table A for 23.58B.050

~~((Affordable housing to be provided (performance requirement)))~~ **Performance calculation amount:**

~~in((side)) Downtown and ((South Lake Union Centers))~~ **SM-SLU zones**

Zones	Percentage of ((new)) chargeable floor area according to subsection 23.58B. ((020.B))050.A.1
PSM-100	6.7%
PSM-245	6.2%
PSM-85-120	7.4%
SM-SLU ((85/65-125)) 100/65-145	5.0%
SM-SLU 85/65-160	((0.0%)) <u>Not Applicable</u>
SM-SLU ((85-240)) 85-270	((0.0%)) <u>5.0%</u>
SM-SLU ((160/85-240)) 175/85-270	6.8%
SM-SLU ((240/125-400)) 240/125-440	6.1%
SM-SLU/R ((55/85)) 65/95	5.0%
((SM-85)) SM-SLU 95	5.0%
((SM-125)) SM-SLU 145	5.0%
((IC-45	5.0%
IC-65	5.0%
C2-40	0.0%

- 1
- 2 2. Outside ~~((the))~~ Downtown and ~~((South Lake Union Centers))~~ SM-SLU
- 3 zones. Outside ~~((the))~~ Downtown or ~~((South Lake Union Centers))~~ SM-SLU zones, an

1 applicant using the performance option shall provide net rentable floor area of affordable
2 housing meeting the standards of subsection ~~((23.58.B.050.B))~~23.58B.050.B, calculated by
3 multiplying the applicable percentage shown in Table B for 23.58B.050, based on the location
4 of the development as shown on Map A for 23.58B.050, by the square footage of new
5 chargeable floor area devoted to uses set forth in subsection 23.58B.020.B, unless such
6 amount totals fewer than three dwelling units, using a conversion factor for unit size as
7 determined by the Director, in which case the applicant shall make a cash contribution for
8 affordable housing using the payment option in accordance with Section 23.58A.040.

Table B for 23.58B.050
~~((Affordable housing to be provided (performance requirement)))~~Performance calculation
amount:

~~outside Downtown and ((South Lake Union Urban Centers))~~SM-SLU Zones

Zone	Percentage of ((new-)) chargeable floor area according to subsection <u>23.58B.((020.B))050.A.1</u>
<u>All single-family zones;</u> <u>All residential small lot zones;</u> <u>All multifamily zones;</u> <u>All industrial buffer zones;</u> <u>All industrial general zones;</u> <u>All MPC-YT zones.</u>	<u>Not applicable</u>
IC ((85-160)) <u>85-175</u>	6.1%
All other zones ^{((†))}	5.0%

~~((Footnotes to Table B for 23.58.B.050~~

~~†) Except that the requirements of this Chapter 23.58B are not applicable in Lowrise Multifamily (LR), Midrise Multifamily (MR), Highrise Multifamily (HR), Residential Small Lot (RSL), Single-family (SF), Industrial Buffer (IB), Industrial General (IG), Master Planned Community – Yesler Terrace (MPC-YT) zones.))~~

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11

Section 38. Section 23.58C.035 of the Seattle Municipal Code, enacted by Council Bill

12

118692, is amended as follows:

13

23.58C.035 Modification of payment and performance amounts

* * *

B. (~~(Reserved)~~) Inability to use certain capacity

1. In Downtown and SM-SLU zones listed in Table A for 23.58C.035, the payment calculation amount according to Table A for 23.58C.040, and the performance calculation amount according to Table A for 23.58C.050, shall be reduced as a Type I decision if all of the conditions of subsections 23.58C.035.B.1.a and 23.58C.035.B.1.b are met. The amount of the reduction shall be as identified in subsections 23.58C.035.B.1.c and 23.58C.035.B.1.d. This subsection 23.58C.035.B.1 expires on January 1, 2022.

a. If the development is located in a DOC1 zone, the development has a lot size of at least 16,000 square feet.

b. The applicant demonstrates that one or more specific requirements of Title 23 directly prohibit the development from being able to achieve the maximum size threshold or the secondary size threshold according to Table A for 23.58C.035 for the zone in which the development is located. For purposes of this subsection 23.58C.035.B.1, the following shall apply:

1) Financial feasibility shall not be considered in determining whether a threshold could be achieved.

2) Recommendations by a Design Review Board shall not be considered requirements of Title 23.

3) The development shall be considered able to achieve the secondary or maximum size threshold according to Table A for 23.58C.035 if any portion of the development to which this Chapter 23.58C applies containing occupiable space could achieve that size threshold, excluding rooftop features.

1 c. If the project cannot achieve the secondary size threshold for the
2 applicable development standard in Table A for 23.58C.035, the payment calculation amount
3 according to Table A for 23.58C.040, or the performance calculation amount according to Table
4 A for 23.58C.050 shall be reduced by the maximum reduction percentage according to Table A
5 for 23.58C.035.

6 d. If the project can achieve the secondary size threshold, but cannot
7 achieve the maximum size threshold for the applicable development standard in Table A for
8 23.58C.035, the payment calculation amount according to Table A for 23.58C.040, or the
9 performance calculation amount according to Table A for 23.58C.050 shall be reduced by a
10 percentage equal to the maximum reduction percentage in Table A for 23.58C.035 multiplied by
11 the difference of the maximum size threshold minus the size that could be achieved under
12 requirements of Title 23 and divided by the difference of the maximum size threshold minus the
13 secondary size threshold, provided that the total reduction shall never be more than the
14 maximum reduction percentage.

Table A for 23.58C.035

Thresholds for Modification Due to Inability to Use Certain Capacity

<u>Zone</u>	<u>Development standard</u>	<u>Secondary size threshold</u>	<u>Maximum size threshold</u>	<u>Maximum reduction</u>
<u>DH2/75</u>	<u>Height</u>	<u>65 feet</u>	<u>75 feet</u>	<u>25%</u>
<u>DMC 240/290-440</u>	<u>Height</u>	<u>400 feet¹</u>	<u>420 feet¹</u>	<u>10%</u>
<u>DMC 340/290-440</u>	<u>Height</u>	<u>400 feet¹</u>	<u>420 feet¹</u>	<u>10%</u>

Table A for 23.58C.035

Thresholds for Modification Due to Inability to Use Certain Capacity

<u>Zone</u>	<u>Development standard</u>	<u>Secondary size threshold</u>	<u>Maximum size threshold</u>	<u>Maximum reduction</u>
<u>DMC 85/65-160</u>	<u>Height</u>	<u>150 feet</u>	<u>160 feet</u>	<u>10%</u>
<u>DMC-75</u>	<u>Height</u>	<u>65 feet</u>	<u>75 feet</u>	<u>25%</u>
<u>DMC-95</u>	<u>Height</u>	<u>85 feet</u>	<u>95 feet</u>	<u>25%</u>
<u>DMC-145</u>	<u>Height</u>	<u>125 feet</u>	<u>135 feet</u>	<u>25%</u>
<u>DMC-170</u>	<u>Height</u>	<u>160 feet</u>	<u>170 feet</u>	<u>25%</u>
<u>DMR/C 145/65</u>	<u>Height</u>	<u>125 feet</u>	<u>135 feet</u>	<u>25%</u>
<u>DMR/C 260/125</u>	<u>Height</u>	<u>240 feet</u>	<u>250 feet</u>	<u>25%</u>
<u>DMR/C 85/65-160</u>	<u>Height</u>	<u>150 feet</u>	<u>160 feet</u>	<u>10%</u>
<u>DMR/C 85/65-95</u>	<u>Height</u>	<u>85 feet</u>	<u>95 feet</u>	<u>10%</u>
<u>DMR/C 95/85</u>	<u>Height</u>	<u>85 feet</u>	<u>95 feet</u>	<u>25%</u>
<u>DMR/R 145/85</u>	<u>Height</u>	<u>125 feet</u>	<u>135 feet</u>	<u>25%</u>
<u>DMR/R 270/65</u>	<u>Height</u>	<u>240 feet</u>	<u>250 feet</u>	<u>25%</u>
<u>DMR/R 95/65</u>	<u>Height</u>	<u>85 feet</u>	<u>95 feet</u>	<u>25%</u>
<u>DOC1 U/450/U</u>	<u>Average tower floor plate for floors above 160 feet in height</u>	<u>13,800 square feet</u>	<u>14,300 square feet</u>	<u>10%</u>

Table A for 23.58C.035

Thresholds for Modification Due to Inability to Use Certain Capacity

<u>Zone</u>	<u>Development standard</u>	<u>Secondary size threshold</u>	<u>Maximum size threshold</u>	<u>Maximum reduction</u>
<u>DOC2 500/300-540</u>	<u>Height</u>	<u>500 feet</u>	<u>520 feet</u>	<u>10%</u>
<u>DRC 85-170</u>	<u>Height</u>	<u>150 feet</u>	<u>160 feet</u>	<u>25%</u>
<u>IDM 150/85-160</u>	<u>Height</u>	<u>150 feet</u>	<u>160 feet</u>	<u>10%</u>
<u>IDM 75/85-160</u>	<u>Height</u>	<u>150 feet</u>	<u>160 feet</u>	<u>10%</u>
<u>IDM-65-160</u>	<u>Height</u>	<u>150 feet</u>	<u>160 feet</u>	<u>10%</u>
<u>IDR 170</u>	<u>Height</u>	<u>150 feet</u>	<u>160 feet</u>	<u>25%</u>
<u>IDR 45/125-260</u>	<u>Height</u>	<u>240 feet</u>	<u>250 feet</u>	<u>10%</u>
<u>IDR/C 125/150-260</u>	<u>Height</u>	<u>240 feet</u>	<u>250 feet</u>	<u>10%</u>
<u>SM-SLU 175/85-260</u>	<u>Height</u>	<u>240 feet²</u>	<u>250 feet²</u>	<u>10%</u>
<u>SM-SLU 240/125-440</u>	<u>Height</u>	<u>400 feet³</u>	<u>420 feet³</u>	<u>10%</u>
<u>SM-SLU 100/65-145</u>	<u>Height</u>	<u>125 feet⁵</u>	<u>135 feet⁵</u>	<u>10%</u>
<u>SM-SLU 85-260</u>	<u>Height</u>	<u>240 feet⁴</u>	<u>250 feet⁴</u>	<u>10%</u>
<u>SM/R-SLU 65/95</u>	<u>Height</u>	<u>85 feet</u>	<u>95 feet</u>	<u>25%</u>
<u>SM-SLU-135</u>	<u>Height</u>	<u>125 feet</u>	<u>135 feet</u>	<u>10%</u>
<u>SM-SLU-95</u>	<u>Height</u>	<u>85 feet</u>	<u>95 feet</u>	<u>10%</u>

Footnotes to Table A for 23.58C.035

Table A for 23.58C.035

Thresholds for Modification Due to Inability to Use Certain Capacity

<u>Zone</u>	<u>Development standard</u>	<u>Secondary size threshold</u>	<u>Maximum size threshold</u>	<u>Maximum reduction</u>
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¹ If the development meets the standards of subsection 23.49.039.A, the secondary size threshold shall be 160 feet and the maximum size threshold shall be 170 feet.

² If the development is located in the South Lake Union Seaport Flight Corridor as shown on Map A for 23.48.225, the secondary size threshold shall be a 85 feet and the maximum size threshold shall be 95 feet. If the development is located outside the South Lake Union Seaport Flight Corridor as shown on Map A for 23.48.225 and meets the standards of subsection 23.48.231.C.1, the secondary size threshold shall be a 85 feet and the maximum size threshold shall be 95 feet.

³ If the development meets the standards of subsection 23.48.231.B.1, the secondary size threshold shall be a 125 feet and the maximum size threshold shall be 135 feet.

⁴ If the development meets the standards of subsection 23.48.231.C.1, the secondary size threshold shall be 85 feet and the maximum size threshold shall be 95 feet.

⁵ If the development meets the standards of subsection 23.48.231.D.1, the secondary size threshold shall be 65 feet and the maximum size threshold shall be 75 feet.

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2. [Reserved]

* * *

1 Section 39. Section 23.58C.040 of the Seattle Municipal Code, enacted by Council Bill
2 118692, is amended as follows:

3 **23.58C.040 Affordable housing – payment option**

4 A. Payment amount

5 1. An applicant complying with this Chapter 23.58C through the payment option
6 shall provide a cash contribution to the City, calculated by multiplying the payment amount per
7 square foot according to Table A or Table B for 23.58C.040 and Map A for 23.58C.050, as
8 applicable, by the total gross floor area in the development, excluding the floor area of parking
9 located in stories or portions of stories that are underground, as follows:

10 a. In the case of construction of a new structure, the gross floor area in
11 residential use and the gross floor area of live-work units;

12 b. In the case of construction of an addition to an existing structure that
13 results in an increase in the total number of units within the structure, the gross floor area in
14 residential use and the gross floor area of live-work units in the addition;

15 c. In the case of alterations within an existing structure that result in an
16 increase in the total number of units within the structure, the gross floor area calculated by
17 dividing the total gross floor area in residential use and gross floor area of live-work units by the
18 total number of units in the proposed development, and multiplying that quotient by the net
19 increase in units in the structure;

20 d. In the case of change of use that results in an increase in the total
21 number of units, the gross floor area that changed to residential use or live-work units; or

22 e. Any combination of the above.

Table A for 23.58C.040	
Payment calculation amount((s)): in((side)) Downtown and SM-SLU zones	
Zone ((category))	Dollars per square foot of gross floor area according to subsection 23.58C.040.A.1
[[RESERVED]]	[[RESERVED]]
<u>DH1/45</u>	<u>Not Applicable</u>
<u>DH2/55</u>	<u>Not Applicable</u>
<u>DH2/75</u>	<u>\$12.75</u>
<u>DH2/85</u>	<u>Not Applicable</u>
<u>DMC 75</u>	<u>\$12.75</u>
<u>DMC 95</u>	<u>\$12.75</u>
<u>DMC 85/65-160</u>	<u>\$9.50</u>
<u>DMC 145</u>	<u>\$13.00</u>
<u>DMC 170</u>	<u>\$5.50</u>
<u>DMC 240/290-440</u>	<u>\$7.75</u>
<u>DMC 340/290-440</u>	<u>\$7.75</u>
<u>DMR/C 75/75-95</u>	<u>\$ 5.25</u>
<u>DMR/C 75/75-170</u>	<u>\$7.25</u>
<u>DMR/C 95/75</u>	<u>\$12.75</u>
<u>DMR/C 145/65</u>	<u>\$11.75</u>
<u>DMR/C 270/125</u>	<u>\$8.50</u>
<u>DMR/R 95/65</u>	<u>\$12.75</u>
<u>DMR/R 145/65</u>	<u>\$11.75</u>
<u>DMR/R 270/65</u>	<u>\$8.50</u>
<u>DOC1 U/450-U</u>	<u>\$10.50</u>
<u>DOC2 500/300-540</u>	<u>\$9.75</u>
<u>DRC 85-170</u>	<u>\$10.00</u>
<u>IDM-65-150</u>	<u>Not Applicable</u>
<u>IDM 75-85</u>	<u>Not Applicable</u>
<u>IDM 85/85-170</u>	<u>\$7.25</u>
<u>IDM 150/85-170</u>	<u>\$7.25</u>
<u>IDR 45/125-270</u>	<u>\$6.00</u>
<u>IDR 170</u>	<u>\$9.50</u>
<u>IDR/C 125/150-270</u>	<u>\$5.00</u>
<u>PMM-85</u>	<u>Not Applicable</u>
<u>All PSM zones</u>	<u>Not Applicable</u>
<u>SM-SLU 85/65-160</u>	<u>Not Applicable</u>
<u>SM-SLU 85-270</u>	<u>\$8.75</u>
<u>SM-SLU 95</u>	<u>\$7.00</u>
<u>SM-SLU 100/65-145</u>	<u>\$6.00</u>
<u>SM-SLU 145</u>	<u>\$6.00</u>

Table A for 23.58C.040	
Payment calculation amount((s)): in((side)) Downtown and SM-SLU zones	
Zone ((category))	Dollars per square foot of gross floor area according to subsection 23.58C.040.A.1
SM-SLU 175/85-270	\$8.75
SM-SLU 240/125-440	\$9.75
SM-SLU/R 65/95	\$12.75

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Table B for 23.58C.040			
Payment calculation amount((s)): outside Downtown and SM-SLU zones			
Zone ((category))	Dollars per square foot of gross floor area according to subsection 23.58C.040.A.1		
	Low	Medium	High
[RESERVED]	[RESERVED]	[RESERVED]	[RESERVED]
Footnote 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> <u>The location of the zone, by low, medium, or high area, is as shown on Map A for 23.58C.050.</u>			

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2. Automatic adjustments to initial payment amounts. On March 1, 2017, and on

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the same day each year thereafter, the amounts for payment calculations according to Table A

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and Table B for 23.58C.040 shall automatically adjust in proportion to the annual change for the

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previous calendar year (January 1 through December 31) in the Consumer Price Index, All

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Urban Consumers, Seattle-Tacoma-Bremerton, WA, All Items (1982-1984 = 100), as determined

7

by the U.S. Department of Labor, Bureau of Labor Statistics or successor index.

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Section 40. Section 23.58C.050 of the Seattle Municipal Code, enacted by Council Bill

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118692, is amended as follows:

11

23.58C.050 Affordable housing – Performance option

12

A. Performance amount

1 1. An applicant complying with this Chapter 23.58C through the performance
2 option shall provide, as part of the units to be developed in each structure, a number of units that
3 meet the requirements according to subsection 23.58C.050.C calculated by multiplying the
4 percentage set aside according to Table A or Table B for 23.58C.050 and Map A for 23.58C.050,
5 as applicable, by the total number of units to be developed in each structure.

6 2. If the number of units that meet the requirements according to subsection
7 23.58C.050.C calculated according to subsection 23.58C.050.A.1 equals less than two, the
8 applicant shall:

9 a. Round up to two units; or

10 b. Provide one dwelling unit that meets the requirements according to
11 subsection 23.58C.050.C that is three bedrooms or larger, as determined by the Director of
12 Housing.

13 3. If the number of units that meet the requirements according to subsection
14 23.58C.050.C calculated according to subsection 23.58C.050.A.1 equals two or more and
15 includes a fraction of a unit, the applicant shall:

16 a. Round up to the nearest whole unit; or

17 b. Round down to the nearest whole unit and pay a cash contribution for
18 the fraction of a unit not otherwise provided, calculated by multiplying the amount per square
19 foot according to Table A or Table B for 23.58C.040 and Map A for 23.58C.050, as applicable,
20 by the total gross floor area to be developed as measured according to subsection
21 23.58C.040.A.1, multiplying that product by the fraction of a unit not provided, and dividing the
22 resulting number by the total number of units required to be provided based on the calculation

1 according to subsection 23.58C.050.A.1. Use of cash contributions according to this subsection
2 23.58C.050.A.3.b shall be governed according to subsection 23.58C.040.B.

3 4. When the applicant elects to comply with this Chapter 23.58C through the
4 performance option for a development that contains multiple structures and the calculation
5 according to subsection 23.58C.050.A.1 results in fractions of units in more than one structure,
6 the Director may, as a Type I decision in consultation with the Director of Housing, allow such
7 fractions of units to be combined, provided:

8 a. If the sum of the combined fractions of units calculated according to this
9 subsection 23.58C.050.A.4 equals fewer than two, the applicant shall:

- 10 1) Round up to two units; or
11 2) Provide one dwelling unit that meets the requirements according
12 to subsection 23.58C.050.C that is three bedrooms or larger, as determined by the Director of
13 Housing;

14 b. If the sum of the combined fractions of units calculated according to
15 this subsection 23.58C.050.A.4 equals two or more and includes a fraction of a unit, the
16 applicant shall:

- 17 1) Round up to the nearest whole unit; or
18 2) Round down to the nearest whole unit and pay a cash
19 contribution for the fraction of a unit not otherwise provided, calculated according to subsection
20 23.58C.050.A.3.b; and

21 c. The construction of the structure(s) containing the units that meet the
22 requirements according to subsection 23.58C.050.C shall be completed at the same time or at an

1 earlier time than completion of construction of other structures in the development containing
2 units.

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Table A for 23.58C.050	
((Affordable housing to be provided (performance option)))Performance Calculation	
Amount:	
in((side)) Downtown and SM-SLU zones	
Zone category	Percentage of total units
<u>{RESERVED}</u>	<u>{RESERVED}</u>
<u>DH1/45</u>	<u>Not Applicable</u>
<u>DH2/55</u>	<u>Not Applicable</u>
<u>DH2/75</u>	<u>5.0%</u>
<u>DH2/85</u>	<u>Not Applicable</u>
<u>DMC 75</u>	<u>5.0%</u>
<u>DMC 95</u>	<u>5.0%</u>
<u>DMC 85/65-160</u>	<u>3.7%</u>
<u>DMC 145</u>	<u>5.1%</u>
<u>DMC 170</u>	<u>2.1%</u>
<u>DMC 240/290-440</u>	<u>3.0%</u>
<u>DMC 340/290-440</u>	<u>3.0%</u>
<u>DMR/C 75/75-95</u>	<u>2.1%</u>
<u>DMR/C 75/75-170</u>	<u>2.8%</u>
<u>DMR/C 95/75</u>	<u>5.0%</u>
<u>DMR/C 145/65</u>	<u>4.6%</u>
<u>DMR/C 270/125</u>	<u>3.3%</u>
<u>DMR/R 95/65</u>	<u>5.0%</u>
<u>DMR/R 145/65</u>	<u>4.6%</u>
<u>DMR/R 270/65</u>	<u>3.3%</u>
<u>DOC1 U/450-U</u>	<u>4.2%</u>
<u>DOC2 500/300-540</u>	<u>3.8%</u>
<u>DRC 85-170</u>	<u>3.9%</u>
<u>IDM-65-150</u>	<u>Not Applicable</u>
<u>IDM 75-85</u>	<u>Not Applicable</u>
<u>IDM 85/85-170</u>	<u>2.8%</u>
<u>IDM 150/85-170</u>	<u>2.8%</u>
<u>IDR 45/125-270</u>	<u>2.3%</u>
<u>IDR 170</u>	<u>3.7%</u>
<u>IDR/C 125/150-270</u>	<u>2.0%</u>
<u>PMM-85</u>	<u>Not Applicable</u>

Table A for 23.58C.050
((Affordable housing to be provided (performance option)))Performance Calculation
Amount:
in((side)) Downtown and SM-SLU zones

Zone category	Percentage of total units
<u>All PSM zones</u>	<u>Not Applicable</u>
<u>SM-SLU 85/65-160</u>	<u>Not Applicable</u>
<u>SM-SLU 85-270</u>	<u>3.4%</u>
<u>SM-SLU 95</u>	<u>2.7%</u>
<u>SM-SLU 100/65-145</u>	<u>2.3%</u>
<u>SM-SLU 145</u>	<u>2.3%</u>
<u>SM-SLU 175/85-270</u>	<u>3.4%</u>
<u>SM-SLU 240/125-440</u>	<u>3.8%</u>
<u>SM-SLU/R 65/95</u>	<u>5.0%</u>

Table B for 23.58C.050
((Affordable housing to be provided (performance option)))Performance Calculation
Amount:
outside Downtown and SM-SLU zones

Zone category	Percentage of total units		
	Low	Medium	High
[RESERVED]	[RESERVED]	[RESERVED]	[RESERVED]

Footnote 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.))

The location of the zone, by low, medium, or high area, is as shown on Map A for 23.58C.050.

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Attachments:
Attachment A: Areas being Rezoned MHA Implementation in Downtown and South Lake Union