

**INCENTIVE ZONING
AMENITY STANDARDS**

July 2018

*** Discussion Draft Only ***

This document contains draft standards that are being proposed for amenities provided to gain extra floor area through incentive zoning. The final standards, once adopted, would reside in the Land Use Code and would replace the standards in the Downtown Amenities Standards document which is available at:

www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpdp025792.pdf.

These standards are being proposed as part of initial proposal for updating Incentive Zoning.

More information on the update is available at: www.seattle.gov/opcd/ongoing-initiatives/incentive-zoning-update.

Table of Contents

Process 2

Standards for All Amenities..... 3

Standards for Specific Amenities..... 4

 Green Street Improvement..... 4

 Green Street Setback..... 5

 Hillclimb Assist Corridor..... 6

 Hillside Terrace..... 8

 Mid-block Corridor..... 10

 Public Restrooms 13

 Space for Human Services 13

 Transit Station Access Easement 14

 Urban Plazas 16

Process

This section outlines the permit process and documentation required for all amenities.

1. **Master Use Permit.** Prior to issuance of a Type II Master Use Permit, the applicant shall provide the following:
 - a. a table showing calculation of extra floor area and how it is proposed to be achieved
 - b. schematic drawings and FAR calculations showing how the amenity feature will be incorporated into the building design or, if it is off-site, showing how it meets the criteria of the Land Use Code and these Standards.
2. **Building Permit.** Prior to issuance of the first building permit that includes the structural frame for the structure containing extra floor area, the applicant shall provide:
 - a. an updated showing calculation of extra floor area and how it is proposed to be achieved
 - b. detailed site plan showing amenities
 - c. executed and recorded declaration describing how they achieved the extra floor area
 - d. executed and recorded developer's agreement summarizing applicable conditions related to each amenity feature, including but not limited to time commitment, maintenance, public access, and hours of operation
3. **Certificate of Occupancy.** Prior to issuance of any certificate of occupancy for development containing extra floor area, the applicant shall have constructed all amenities, including but not limited to seating, furnishings, signage, art, green street improvements, mechanical conveyance, and space for human services.
4. **Change of Tenant.** If the property gained extra floor area by providing a human service space, cultural space, the property owner shall notify the Director in writing if the space becomes vacant or there is a change in the tenant of the space.

Standards for All Amenities

This section provides standards that apply to all amenities.

A. Public Access

1. Within all amenities provided to achieve extra floor area, except those provided inside of a building and seating reserved for customers of restaurants, individuals shall be allowed to engage in activities allowed in the public sidewalk environment, except that those activities that would require a street use permit if conducted on the sidewalk may be excluded or restricted. Free speech activities such as hand billing, signature gathering, and holding signs shall be allowed. While engaged in allowed activities, members of the public may not be asked to leave for any reason other than conduct that obstructs access to the space or adjacent buildings or amenity features or unreasonably interferes with the enjoyment of the space by others.
2. Public access may be limited temporarily for necessary maintenance or for reasons of public safety during hours when an amenity feature is otherwise required to be open to the public.

B. Maintenance. Unless otherwise stated in the specific conditions for an amenity feature, the property owner shall maintain all elements of the amenity feature, including but not limited to landscaping, seating, and lighting, in a safe, clean, and well-maintained condition.

C. Use of Bonused Public Spaces. No amenity feature may be used for storage, or for a driveway, parking area, or loading berth, except as provided in these Standards or where an amenity crosses an alley.

D. Landscaping and Furnishing. Required landscaping is subject to the review and approval of the Director and shall be provided consistent with the Landscape Standards Director's Rule (DR 6-2009 or successor rule).

E. Signage and Identification. Each amenity feature shall be identified clearly with the City's public open space logo on a permanently-affixed plaque placed at a visible location between 44 and 80 inches above the adjacent grade at each street entrance providing access to the amenity feature. The plaque shall indicate, in letters legible to passersby, the title of the amenity feature, its availability for public access, and additional directional information as required by the Director.

Standards for Specific Amenities

This section provides standards that apply to specific amenities.

Green Street Improvement

A. Purpose. A green street improvement implements a street right-of-way design on a designated Green Street consistent with a pre-existing streetscape concept plan or other document. Such improvements, which might include sidewalk widening, landscaping, traffic calming, street furniture, and pedestrian oriented lighting, enhance the public use of the Green Street right-of-way for pedestrian circulation and open space.

B. Location. The improvements must be located within the right-of-way of a designated Green Street located within three blocks of the lot for which extra floor area is sought.

C. Compliance with Approved Design.

1. Green street improvements shall meet the standards of a city-approved streetscape concept plan or other design document approved by the Director.
2. Paving and landscaping improvements and other elements specified in the Green Street concept plan for the public right-of-way are required along the entire Green Street frontage of the lot, extending to the centerline of the street or other location approved in the Green Street concept plan.

D. Area Calculation. For the purpose of determining the amount of extra floor area achieved, the area of the green street improvement shall include all improved areas in the right-of-way excluding:

1. sidewalks required to meet the minimum sidewalk requirements of Section XX;
2. travel lanes or parking areas for automobiles, trucks, buses, or other vehicles; and
3. curb bulbs required to meet Section XX.

E. Maintenance. The area that the property owner must maintain according to the general standards shall be as follows:

1. On Green Streets with curbs, the property owner shall maintain all areas separated from the vehicular right-of-way by a curb and all nonstandard elements located between curbs.
2. On Green Streets without a curb, the Director shall determine the area for which the property owner will assume maintenance responsibility or the amount of reimbursement required to cover the cost to the City or other party for maintaining the area.
3. If a portion of the green street improvements are not located in the street abutting the property for which extra floor area is sought, the owner of the property for which the extra floor area is sought shall still be responsible for maintenance unless the property owner abutting the street improvement signs an agreement agreeing to do the maintenance or the owner of the property for which the extra floor area is sought enters into an agreement with the City of Seattle specifying an alternative arrangement agreed to by both parties.

Green Street Setback

A. Purpose. A green street setback provides additional space for landscaping and other elements that will enhance the open space character of the Green Street. Depending on the context of the site, green street setbacks may provide a vegetated buffer between the sidewalk and buildings without active ground floor uses; a wider walking pathway beyond minimum sidewalk requirements; places for passive relaxation, recreation, and gathering; or a combination of these functions. Ideally, green street setbacks should be designed to:

1. maximize direct and reflected light access to the green street setback and sidewalk;
2. incorporate high-quality design and construction to create spaces that are unique, attractive, and memorable, and reflect the character of the neighborhood; and
3. provide vegetation and amenities that enhance the overall function of the green street.

B. Location. A green street setback may be eligible for a bonus only if located on a lot line that abuts a Green Street designated on Downtown zoning Map 1F where street-level uses are not required.

C. Access & Hours.

1. The green street setback must be at the same grade as the sidewalk and directly accessible from the sidewalk at all points.
2. No fences, gates, or barriers, permanent or movable, are allowed in the green street setback or between the green street setback and a street except the following:
 - a. allowed furnishings no more than 3 feet in height;
 - b. planting beds no more than 2 feet in height, excluding vegetation,
 - c. fences no more than 42 inches in height that where necessary to enclose seating reserved for customers of restaurants or other uses abutting the urban plaza, allowed under section C.4; or
 - d. fences, railing, or other barriers necessary to accommodate grade changes or comply with ADA standards.
3. Green street setbacks must be open and accessible to the general public, without charge, 24 hours a day every day.
4. Up to 15% of the green street setback may be used for seating reserved for customers of eating and drinking establishments abutting the green street setback.

D. Layout.

1. A green street setback must be continuous for the length of the street lot line that abuts the Green Street.

2. The minimum setback from the Green Street lot line is 5 feet.
3. The maximum setback area eligible for a bonus is the area that is set back from the abutting Green Street lot line by an average of not more than 10 feet and a maximum of 15 feet.

E. Landscaping and furnishings: Landscaping covering at least 35 percent of the green street setback must be provided. Landscaping may consist of trees, shrubs, and/or ground cover. All required landscaping shall be located in permanently installed beds or planters.

F. Coverage.

1. The green street setback area shall be open to the sky, except that the Director may, through a type 1 process, allow encroachments, such as overhead weather protection, bay windows, balconies, building cornices, and other architectural elements, that would be allowed in the right-of-way under Title 15 or Section 23.53.035.
2. Temporary elements, such as kiosks, displays, art exhibits, and retail stalls, may be permitted, provided such elements are compatible with the Green Street concept plan. No more than 10 percent of the setback area may be occupied by any temporary use for more than five days.

G. Measurement.

1. If sidewalk widening is required by Section 23.49.022, the green street setback shall be measured from the line established by the new sidewalk width rather than the street lot line.
2. If the standards of the zone require a building setback, other than an upper-level setback, the green street setback shall be measured from the edge of the building setback except that where the only building setback, other than an upper-level setback, is a green street setback required by Section 23.49.056.F.4, the required setback area may be included as area eligible for a bonus provided it is not part of the area required for sidewalk widening required by Section 23.49.022.

Hillclimb Assist Corridor

A. Purpose. Hillclimb assist corridors facilitate pedestrian movement in steeply sloping areas in Downtown that have high concentrations of employment and heavy pedestrian traffic by providing a direct route across a block with mechanical conveyance up a slope. Ideally, a hillclimb assist corridor should be designed to:

1. have entrances that clearly indicate their purpose and encourage people to use the corridor
2. provide a clear path for people to walk directly through while also creating places for people to rest in the corridor
3. create a clear visual connection between entrances when located in a building
4. maximize natural light in the hillside assist corridor.

5. support likely paths of pedestrian movement given major pedestrian destinations in the surrounding area.

B. Location. The hillclimb assist corridor must provide a continuous, ADA accessible, and direct route across the block connecting parallel Avenues in the Downtown Urban Center on blocks specified on Map 1J of Chapter 23.49.

C. Access & Hours.

1. Entrances to the hillclimb assist corridor must be directly accessible from the sidewalk or from an urban plaza that is directly accessible from the sidewalk.
2. The hillclimb assist corridor shall incorporate escalators, going both up and down, or an elevator for conveying pedestrians up at least ninety percent of the vertical distance between the elevations of the two avenues it connects. If an elevator is provided, the following standards must be met:
 - a. the elevator door must be located outside of the building;
 - b. the elevator must not serve any area above the highest sidewalk elevation; and
 - c. an additional sign meeting the public access signage requirements must be provided beside the elevator door
3. Any change in elevation in the hillclimb assist corridor not accommodated by the mechanical conveyance shall be accommodated by gradual level changes in the floor of the open space with a slope of not more than 1:20.
4. Hillclimb assist corridors must be open and accessible to the general public, without charge, from at least 7am to 7pm, Monday through Friday. The mechanical conveyance shall be in operation during all hours that the hillclimb assist corridor is required to be open and accessible.

D. Layout.

1. The hillclimb assist corridor may be located within a structure, outside of a structure, or a combination of the two.
2. If the hillclimb assist corridor is located within a structure, the entrance to the structure may be completely open or may be enclosed with clear, transparent doors and glazing. If the hillclimb assist corridor is located within a structure that is used solely for the hillclimb assist corridor, the minimum dimension of the transparent doors and glazing shall be 12 feet in height and 15 feet in width. If any part of hillclimb assist corridor is enclosed in a structure that allows access to other uses in the building, the minimum dimensions of transparent doors and glazing is 25 feet in height and 20 feet in width.
3. Any portion of the corridor that is covered or within a structure should have at least 12 feet of vertical clearance.
4. Excluding mechanical conveyances, there must be an unobstructed walking path at least 10 feet wide across the entire length of the hillclimb assist corridor.
5. If the mechanical conveyance is located inside a structure, an entry to the structure must be directly visible from the entrance at the sidewalk and the bottom of the mechanical conveyance must be directly visible from that entrance. If the mechanical conveyance is

located outside a building, the bottom of the mechanical conveyance must be directly visible from an entrance at the sidewalk.

E. Landscaping and furnishings. One lineal foot of seating shall be provided for every 120 square feet of hillclimb assist corridor.

Hillside Terrace

A. Purpose. Hillside terraces are open spaces provided along a public street adapted to conditions in steeply sloping downtown areas. Ideally, hillside terraces should be designed to:

1. facilitate pedestrian movement up and down the hillside;
2. provide a clear path for people to walk directly through while also creating places for people to rest and socialize in the terrace;
3. maximize direct and reflected light access to the hillside terraces and sidewalk;
4. incorporate high-quality design and construction to create spaces that are usable, attractive, and memorable, and reflect the character of the neighborhood;
5. integrate the hillside terrace and adjacent buildings by providing windows and active ground floor uses, particularly retail and restaurants, to help activate the hillside terrace and provide monitoring and safety.

B. Location.

1. Hillside terraces must be located on blocks specified on Map 1J of Chapter 23.49.
2. Hillside terraces must be located on a street connecting parallel avenues in Downtown with a slope of at least 7 percent.
3. Hillside terraces must be located on the portion of the site that is facing south or within 75 degrees of south.

C. Access & Hours.

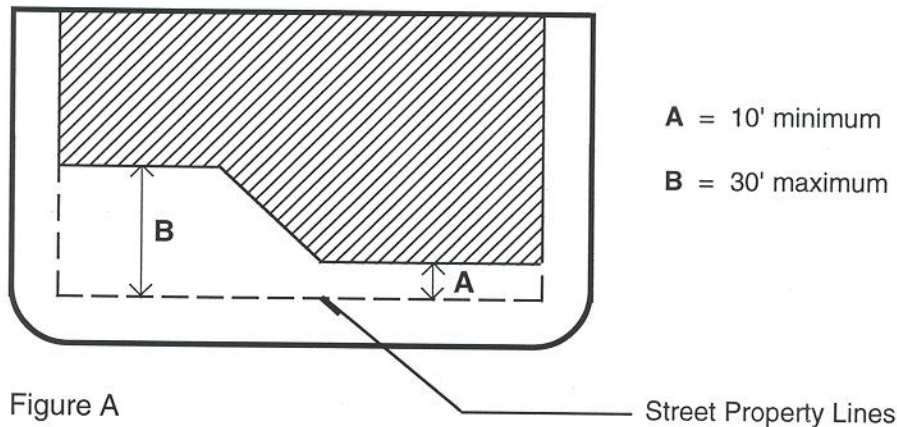
1. The hillside terrace must be directly accessible from the sidewalk at both ends and must have entrances that are directly accessible from the sidewalk such that there is no location along the street lot line more than 40 feet from an entrance.
2. No fences, gates, or barriers, permanent or movable, are allowed in the hillside terrace or at an entrance to the hillside terrace except for the following:
 - a. allowed furnishings no more than 3 feet in height;
 - b. planting beds no more than 20 inches in height, excluding vegetation; or
 - c. fences, railing, or other barriers necessary to accommodate grade changes or comply with ADA standards.
3. Hillside terraces must be open and accessible to the generally public, without charge, 24 hours a day every day.

D. Layout.

1. The hillside terrace must be continuous for the entire length of the street lot line along one side of the lot.

The hillside terrace must also be continuous for at least half of the street block. Driveways and alleys are not considered breaks in the continuity.

2. The area eligible for a bonus must be one contiguous space, except that a driveway or alley may separate parts of the terrace provided that the driveway or alley is not included in the area eligible for a bonus.
3. The minimum depth of the hillside terrace measured at any point from the street lot line is 10 feet, and the maximum depth of any terrace area eligible to achieve extra floor area is 30 feet from the street lot line (see Figure A).



4. The hillside terrace must provide a continuous unobstructed pathway at least 6 feet in width across its entire length.
5. If sidewalk widening is required by Section 23.49.022, the hillside terrace shall be measured from the line established by the new sidewalk width rather than the street lot line.

E. Landscaping and furnishings.

1. Landscaping covering at least 25 percent of the hillside terrace must be provided. Landscaping may consist of trees, shrubs, and/or ground cover. All required landscaping shall be located in permanently installed beds or planters.
2. One lineal foot of seating should be provided for every 60 square feet of neighborhood open space. Seating may include fixed individual seats, fixed benches with and without backs, and/or design-feature seating such as seat walls, planter ledges, or seating steps. Qualifying seats must have a height of 16 to 20 inches and a minimum depth of 18 inches. Steps less than 16 inches in height may not count as seats. Movable seats may not count toward this standard.
3. Art must be provided in the hillside terrace. Artwork may include but is not limited to two- or three-dimensional works in media such as painting, video, textiles, photography, ceramics, wood, paper, metal stone or mixed-media. Artwork may also include fountains, mobiles, special wall or paving surfaces, bas-reliefs, mosaics, murals,

landscaping elements, and other decorative elements. Corporate logos or advertising may not be considered artwork. Public Art may be located in landscaped area.

4. At least one trash, one compost, and one recycling receptacle, each with a minimum capacity of 32 gallons, shall be provided.
5. Hillside terraces shall at all times be illuminated with a minimum level of illumination of not less than two horizontal foot candles (lumens per foot) throughout all walkable and sitting areas, and a minimum level of illumination of not less than 0.5 horizontal foot candles (lumens per foot) throughout all other areas. Uplighting fixtures are not allowed.

F. Coverage.

1. Hillside terraces must be open to the sky, except that up to 20 percent of the hillside terrace may be covered by overhead weather protection. Overhead weather protection is not allowed over a landscaped area.
2. Temporary kiosks, displays, art exhibits, and retail stalls may be permitted, provided they do not result in an unobstructed walking path of less than 6 feet at any point in the mid-block corridor.

Mid-block Corridor

A. Purpose. Mid-block corridors are intended to provide open space and pedestrian circulation across long blocks. Ideally, mid-block corridors should be designed to:

1. have entrances that clearly indicate their purpose and encourage people to use the corridor;
2. provide a clear path for people to walk directly through while also creating places for people to rest or socialize in the corridor;
3. maximize direct and reflected light access to the mid-block corridor and sidewalk;
4. incorporate high-quality design and construction to create spaces that are useable, attractive, and memorable, and reflect the character of the neighborhood;
5. integrate the corridor and adjacent buildings by providing windows and active ground floor uses, particularly retail and restaurants, to help activate the corridor and provide monitoring and safety;
6. allow pedestrians to view the entire mid-block corridor from each entrance.

B. Location.

1. The mid-block corridor must provide a connection between two parallel streets across the shorter dimension of a block.
2. The mid-block corridor must be located:
 - a. in the Chinatown/International District or the University District, a minimum of 200 feet from any street that is oriented generally parallel to the mid-block corridor.

- b. in all other areas, a minimum of 150 feet from any street that is oriented generally parallel to the mid-block corridor.

C. Access & Hours.

1. Each entrance to the mid-block corridor must be directly accessible from the sidewalk.
2. The floor of the mid-block corridor must be generally level, except that in order to provide level open spaces on sloped lots, some separation of multiple levels may be allowed, provided they are physically and visually connected and there is access for persons with disabilities through the entire corridor.
3. No fences, gates, or barriers, permanent or movable, are allowed in the mid-block corridor or between the mid-block corridor and a street with an entrance to the mid-block corridor, except the following:
 - a. allowed furnishings no more than 3 feet in height;
 - b. planting beds no more than 20 inches in height, excluding vegetation,
 - c. fences no more than 42 inches in height to enclose seating reserved for customers of eating and drinking establishments abutting the mid-block corridor as allowed under section C.8; or
 - d. fences, railing, or other barriers necessary to accommodate grade changes or comply with ADA standards.
4. Mid-block corridors must be open and accessible to the general public, without charge, from 6 am to 10 pm every day.
5. Up to 15% of the floor area of the mid-block corridor may be used for seating reserved for customers of eating and drinking establishments abutting the mid-block corridor, provided that the width requirements of D.1 would be met if the seating area was not included in the width calculation.

D. Layout.

1. The average width of the corridor must be at least 25 feet, and its minimum width must be at least 15 feet. Any corridor segment that is fully covered from side to side must be at least 20 feet in width.
2. There must be an unobstructed walking path at least 10 feet wide across the entire length of the mid-block corridor.
3. There must be at least one additional open space area on the lot that abuts the mid-block corridor and has an area of at least 1,500 square feet and a minimum horizontal dimension of 30 feet.
4. The mid-block corridor must be designed such that the entrances on both sides of the mid-block corridor would be visible from the other entrance, not counting any view blockage created by vegetation.

E. Landscaping and furnishings.

1. Landscaping covering at least 25 percent of the mid-block corridor must be provided. Landscaping may consist of trees, shrubs, and/or ground cover. All required landscaping shall be located in permanently installed beds or planters.
2. One lineal foot of seating should be provided for every 120 square feet of the mid-block corridor. Seating may include fixed individual seats, fixed benches with and without backs, and/or design-feature seating such as seat walls, planter ledges, or seating steps. Qualifying seats must have a height of 16 to 20 inches and a minimum depth of 18 inches. Steps less than 16 inches in height may not count as seats. Movable seats may only count toward this standard on mid-block corridors over 6,000 square feet in size and only for up to 30% of the total required seating. Seating reserved for customers of restaurants or other uses abutting the mid-block corridor may not count toward more than 15% of the requirements of this section E.2.
3. Art must be provided in the mid-block corridor. Artwork may include but is not limited to two- or three-dimensional works in media such as painting, video, textiles, photography, ceramics, wood, paper, metal, or stone. Artwork may also include fountains, mobiles, special wall or paving surfaces, bas-reliefs, mosaics, murals, landscaping elements, and other decorative elements. Corporate logos or advertising may not be considered artwork. Public Art may be located in landscaped areas.
4. At least one trash, one compost, and one recycling receptacle, each with a minimum capacity of 32 gallons, shall be provided for every 2,000 square feet of mid-block corridor, except that no more than 3 sets of receptacles shall ever be required. Sets of receptacles shall be evenly distributed through the urban plaza.
5. Mid-block corridors shall at all times be illuminated with a minimum level of illumination of not less than two horizontal foot candles (lumens per foot) throughout all walkable and sitting areas, and a minimum level of illumination of not less than 0.5 horizontal foot candles (lumens per foot) throughout all other areas. Uplighting fixtures are not allowed.

F. Coverage.

1. Mid-block corridors must be open to the sky, except that up to 20 percent of the mid-block corridor may be covered by permanent overhead weather protection or a structure connecting buildings. Any permanent overhead weather protection must be located at least 13 above the floor of the mid-block corridor. Any structure connecting buildings must be located at least 25 feet above the floor of the mid-block corridor. Covered areas are not allowed over a landscaped area.
2. Temporary elements, such as kiosks, art exhibits, and retail use of the setback area may be permitted in mid-block corridors provided they do not result in an unobstructed walking path of less than 10 feet at any point in the mid-block corridor.

Public Restrooms

A. Purpose. Public restrooms enhance the public environment in Downtown by providing for the comfort and convenience of pedestrians.

B. Location. Public restrooms must be directly accessible from one of the following:

1. the sidewalk;
2. an urban plaza, hillside terrace, hillclimb assist corridor, or mid-block corridor meeting the requirements of Section XX;
3. a public atrium or shopping corridor meeting the requirements of XX; or
4. the lobby of building, provided the entrance to the public restroom is directly visible from an entrance that is directly accessible from the sidewalk.

C. Access and Hours.

1. Public restrooms must be open and accessible to the general public, without charge, from at least 7am to 7pm, Monday through Friday. If access is provided from an amenity feature that receives a floor area bonus, the restroom shall remain open during the time of required access to the bonused feature.
2. Restroom access may be restricted by requiring a code to access if an attendant is located at a fixed station within 100 feet of the restroom and on the same floor during all hours the restrooms are open and accessible and signage is posted at the entrance to the restroom stating where the code is available.

D. Facilities. The public restroom shall contain at least one toilet and sink.

E. Signage. In addition to the general signage standards, an additional public access sign meeting the general signage standards must be placed on the doors of the bathrooms or immediately next to the doors to the public restroom.

Space for Human Services

A. Purpose. Space for human services is intended to provide commercial space within a building for human service uses at locations easily accessible to client populations.

B. Location. Space for human service uses shall be eligible for extra floor area in all downtown zones where such a bonus is authorized by SMC 23.49.013.

C. Access. The human services space must either:

1. have direct access to the street; or
2. be on the same floor area as an entrance with direct access to the street and located within 50 feet of that entrance, as measured along the corridor leading to the human services space.

D. Area and dimensions. The minimum area shall be 1,000 square feet of interior space.

E. Special conditions.

1. The space may only be used for human services uses as defined in 23.84A. All tenants must be non-profit organizations with the experience and capacity to provide a human service use as determined by the Director of Human Services.
2. The applicant shall secure at least a five-year lease with a qualified human service organization prior to issuance of the building permit.
3. Rent shall not be charged for use of the space; however, the tenant may be required to pay for utilities, insurance, taxes, and maintenance expenses.
4. The applicant shall finish the space with ceilings, walls, floors, and utility connections. Any additional improvements beyond the minimum requirements needed for specific service activities may be provided either by the applicant or the agency. The specifics shall be included in the lease agreement.
5. On an interim basis not to exceed six months from any time the space is vacated by a qualifying human service use, if the space remains unoccupied, it may be used for non-profit purposes as a community and/or public area, under the following conditions:
 - a. The space shall be made available to community and charitable organizations and used for profit-making activities.
 - b. The space shall be made available for both day and evening use.
 - c. The space shall be made available on a first come, first serve basis to community and charitable organizations.
 - d. There shall be no charge for use of the space, except for any costs that may be necessary by the interim use.
 - e. Availability of the space and the contact persons shall be made known to community and charitable groups through means such as newspaper articles, radio announcements, flyers to organizations, and contacts with umbrella organizations such as the Downtown Human Services Council and the Central Seattle Community Council Federation.

Transit Station Access Easement

A. Purpose. Transit station access easements provide connections from the street to transit stations through private property. The easement defines a volume of space adjacent to a transit station on a lot, either inside or outside of a structure, or both, in which the transit provider would construct a station entrance.

B. Location.

1. The easement must be directly abutting a sidewalk or an urban plaza. If the easement abuts an urban plaza, an unobstructed pathway at least 20 feet wide must be provided directly between the sidewalk and the entrance to the station area access easement.
2. Lots on which the easement for access to the transit station is provided shall abut a station mezzanine or be located within a 300-foot radius of the station mezzanine.
3. The maximum distance from the public sidewalk to the station mezzanine shall be 400 feet. This shall be measured along the shortest path of travel from the sidewalk to the mezzanine as shown on Figure A.

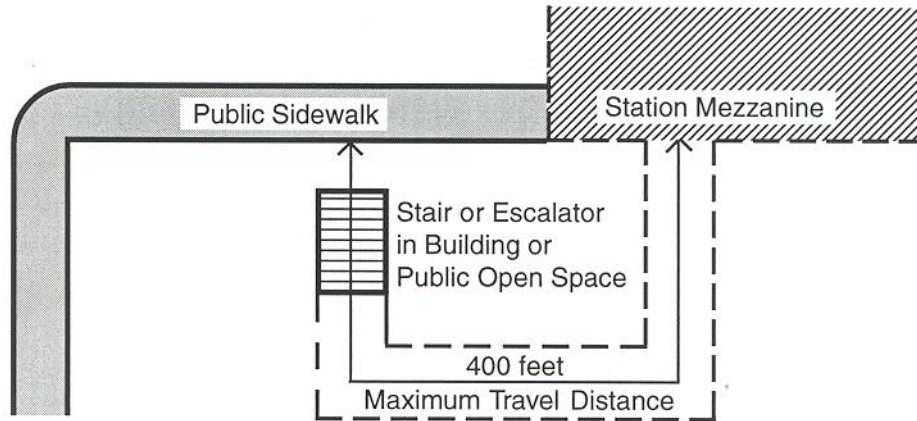


Figure A

4. The minimum distance from the proposed access point in the easement area to the nearest existing or proposed station entrance on the same block, measured along the street lot line, shall be 180 feet.

C. Transit Service Provider Approval

1. The location, size, and suitability of the transit station access easement shall be subject to approval by the transit provider. The configuration and all vertical and horizontal dimensions of the easement shall allow for construction and maintenance of the station access and include sufficient space to accommodate both mechanical and non-mechanical means of travel to the station.
2. The property owner and the transit provider shall execute an agreement specifying all dimensions of the easement. The property owner shall grant in favor of the transit provider, and the transit provider shall accept, a permanent easement for public use of the station access in connection with transit operations. The easement shall be recorded with the King County Recorder.
3. The Director may approve a proposed access that uses a public right-of-way to reach a station mezzanine only when the Director determines that the connection will not adversely affect other uses of the right-of-way, including utilities.

D. Construction of station access. The design and construction of the station access within the easement area shall be the responsibility of the transit provider. The property owner shall deliver

a signed commitment from the transit provider for the construction of the station access to the Director, in a form acceptable to the Director. The property owner shall cooperate as necessary during construction to facilitate installation of the station access, including but not limited to the potential temporary closure of some areas of the site or structure adjacent to the defined easement.

Urban Plazas

A. Purpose. Urban plazas are publicly accessible open spaces that are intended to provide places for passive relaxation, recreation, and gathering; add greenery; increase light access to the street level; and provide beauty and character for all users in the vicinity. Ideally, urban plaza should be designed to:

1. minimize physical barriers between public streets and spaces in order to create welcoming spaces;
2. maximize direct and reflected light access to the urban plaza and sidewalk, particularly during lunch hours for office buildings;
3. incorporate high-quality design and construction to create spaces that are usable, attractive, and memorable, and reflect the character of the neighborhood;
4. respond to the circulation patterns of the sidewalk and adjacent buildings to encourage people to enter and spend time in the plaza while ensuring it does not function only as circulation; and
5. integrate the urban plaza and adjacent buildings by providing windows and active ground floor uses, particularly retail and restaurants, to help activate the urban plaza and provide incidental monitoring and safety

B. Location.

1. The urban plaza must be provided at ground level, except that to provide level open spaces on steep lots, terracing on multiple levels is allowed, provided they are physically and visually connected.
2. The urban plaza should be located to maximize direct and/or reflected solar access. Urban Plazas must be located on the portion of the site that is facing south or within 75 degrees of south. Preferable plaza locations are to the south of tower development, or where the siting of the plaza would improve solar access to the sidewalk.

C. Access & Hours.

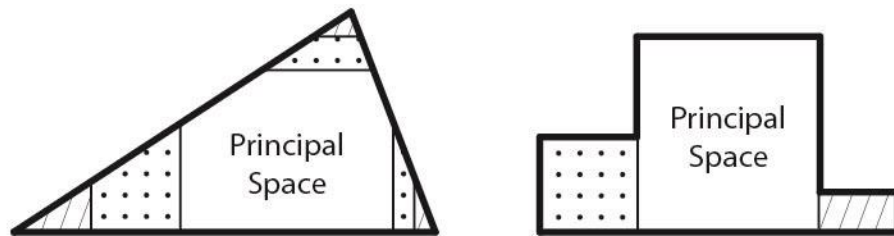
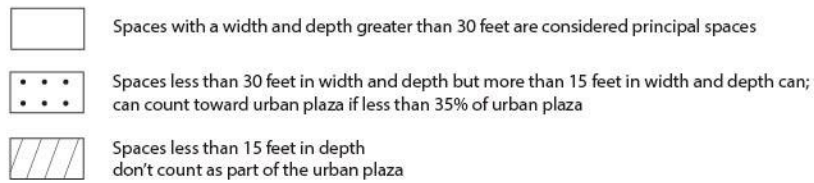
1. The urban plaza must be directly accessible from the sidewalk.
2. The floor of the plaza must be generally level except as needed to accommodate changes in the grade of the sidewalk and allow limited integrated seating like amphitheaters. The level of the plaza should generally match sidewalk grade. At no point may the elevation of the floor, excluding allowed planting beds and furnishings, be:
 - a. more than 2 feet lower than sidewalk grade at the lowest entrance to the plaza
 - b. more than 2 feet higher than the sidewalk grade at the highest entrance to the plaza; or

- c. more than 4 feet lower or higher than the sidewalk grade of the closest street, measured perpendicular to that street.
- 3. Within the first 15 feet from a street line, at least 50 percent of the width measured perpendicular to the street shall be free from obstructions, excluding railings necessary for stairs, light fixtures, and required public access signage.
- 4. The opening of an urban plaza onto a Class 1 Pedestrian Street may not exceed 120 feet in width.
- 5. Urban plazas at corner locations must be accessible from both streets.
- 6. No fences, gates, or barriers, permanent or movable, are allowed in the urban plaza or between the urban plaza and a street with an entrance to the urban plaza except the following:
 - a. allowed furnishings no more than 3 feet in height;
 - b. planting beds no more than 20 inches in height, excluding vegetation,
 - c. fences no more than 42 inches in height that where necessary to enclose seating reserved for customers of restaurants or other uses abutting the urban plaza, allowed under section C.10; or
 - d. fences, railing, or other barriers necessary to accommodate grade changes or comply with ADA standards.
- 7. Urban plazas must be open and accessible to the general public, without charge, from 6 am to 10 pm every day.
- 8. Up to 15% of the urban plaza may be used for seating reserved for customers of eating and drinking establishments abutting the urban plaza.

D. Layout.

- 1. The minimum size of an urban plaza is 2,500 square feet.
- 2. Each urban plaza must have a principal space that contains at least 65 percent of the total plaza area and meets the following criteria:
 - a. the principal space must have a minimum width and depth of 30 feet at all points.
 - b. the principal space must have a shape and dimensions shall be such that all points within the major portion shall be visible when viewed perpendicular from an adjacent street with an entrance to the urban plaza. For purposes of this subsection, visibility between points shall not be affected by permitted obstructions within a plaza or by changes of grade.
 - c. the principle space must be directly accessible from the sidewalk.
- 3. All areas outside of the principle space must be contiguous with the principal space have a minimum dimension of 15 feet.
- 4. Urban plazas should not serve primarily as a forecourt to a project's principal entrance. When a plaza is located between the street and a principal building entrance, a path from the street to the project entrance should be located to the edge of the plaza, and an area along this path fifteen feet wide may not count toward the bonus.

Exhibit: Layout of Urban Plazas



E. Landscaping and Furnishings

1. Landscaping covering at least 25 percent of the urban plaza must be provided. Landscaping may consist of trees, shrubs, and/or ground cover. All required landscaping shall be located in permanently installed beds or planters.
2. One lineal foot of seating should be provided for every 30 square feet of plaza. Seating may include fixed individual seats, fixed benches with and without backs, and/or design-feature seating such as seat walls, planter ledges, or seating steps. Qualifying seats must have a height of 16 to 20 inches and a minimum depth of 18 inches. Steps less than 16 inches in height may not count as seats. Movable seats may only count toward this standard on urban plazas over 6,000 square feet in size and only for up to 30% of the total seating. Seating reserved for customers of restaurants or other uses abutting the urban plaza may not count toward more than 15% of the requirements of this section E.2.
3. Art must be provided in the urban plaza. Artwork may include but is not limited to two- or three-dimensional works in media such as painting, video, textiles, photography, ceramics, wood, paper, metal, or stone. Artwork may also include fountains, mobiles, special wall or paving surfaces, bas-reliefs, mosaics, murals, landscaping elements, and other decorative elements. Corporate logos or advertising may not be considered artwork. Public Art may be located in landscaped areas.
4. At least one trash, one compost, and one recycling receptacle, each with a minimum capacity of 32 gallons, shall be provided for every 2,000 square feet of urban plaza, except that no more than 3 sets of receptacles shall ever be required. Sets of receptacles shall be evenly distributed through the urban plaza.
5. Urban plazas shall at all times be illuminated with a minimum level of illumination of not less than two horizontal foot candles (lumens per foot) throughout all walkable and sitting areas, and a minimum level of illumination of not less than 0.5 horizontal foot candles (lumens per foot) throughout all other areas. Uplighting fixtures are not allowed.

F. Coverage. Urban plazas must be open to the sky, except that up to 20 percent of the urban plaza may be covered by permanent overhead weather protection. Permanent overhead weather protection is not allowed over a landscaped area. Temporary kiosks, displays, art exhibits, table umbrella, and retail stalls may be permitted, provided they are portable and do not restrict public access and use of the amenity feature or restrict pedestrian circulation.

G. Street-level uses. For urban plazas that abut a street where street-level uses are required, street-level uses including direct access to the plaza are required to occupy at least 40 percent of the perimeter of the urban plaza.