

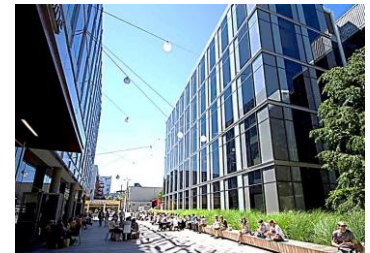
# SEATTLE MIXED ZONE



# Seattle Mixed Amendments

2

- Purpose
  - ▣ Clarify existing provisions
  - ▣ Reorganize and simplify
  - ▣ Correct omissions/errors
- Benefits
  - ▣ Clarity regarding what provisions apply where/which neighborhood
  - ▣ Standard format to facilitate use of SM in other neighborhoods
  - ▣ Ability to tailor neighborhood - specific provisions based on community vision

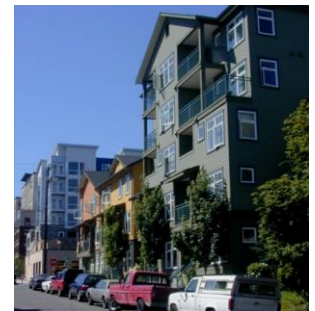


# Seattle Mixed Use

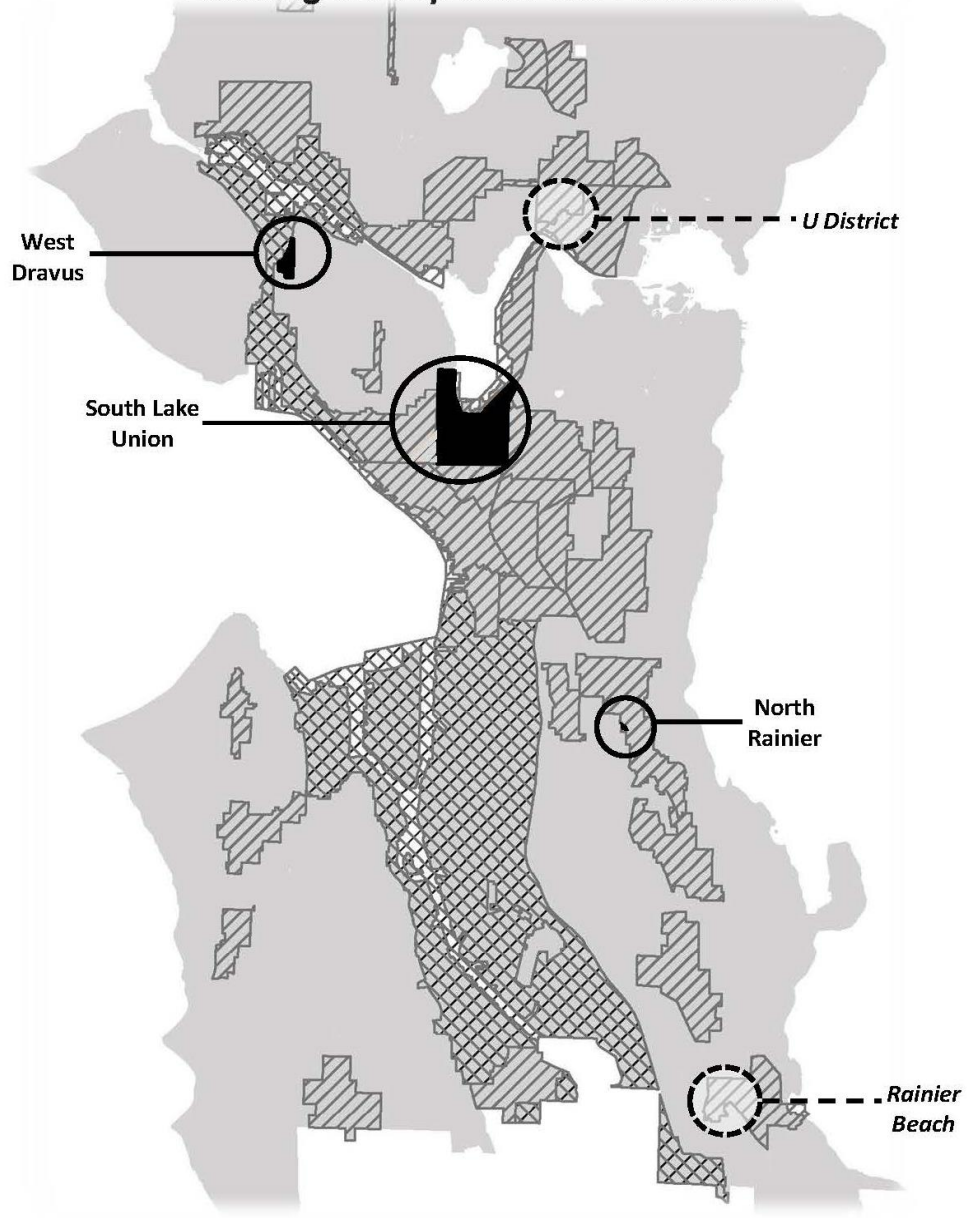
3

## □ Use of SM:

- Translate community vision into neighborhood-specific provisions;
- Provide flexibility among uses (housing, commercial, and light-industrial/manufacturing);
- Allow for a variety of building types: towers, mid-rise, and ground-related housing; and
- Provide for street-level character and active uses.



# Existing & Proposed SM Locations



West Dravus

South Lake Union

U District

North Rainier

Rainier Beach

Urban Center/Urban Village



Existing SM Locations



Manufacturing Industrial Center

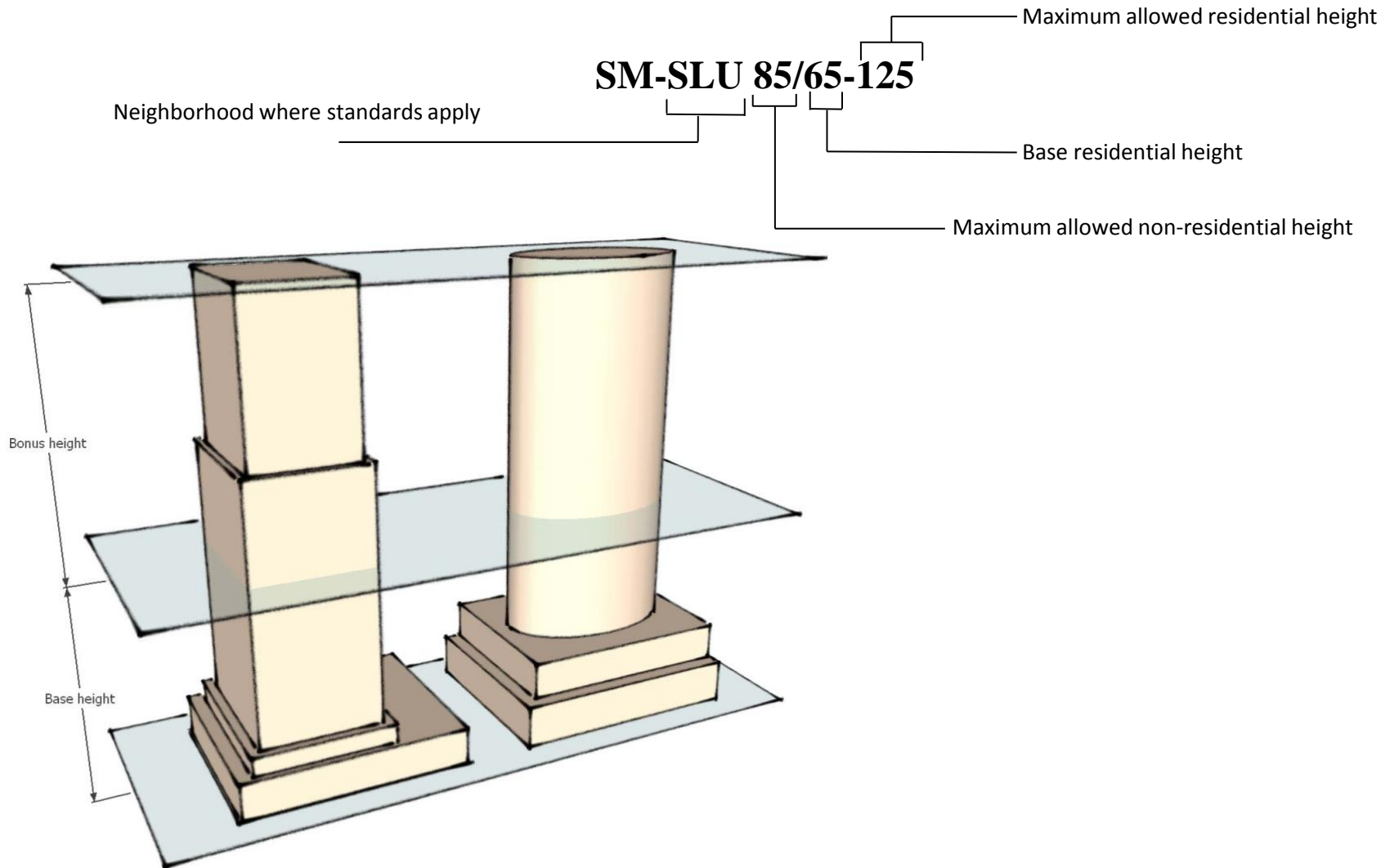


Proposed SM Locations



# Seattle Mixed Zone Names

5



# Seattle Mixed Clarifications

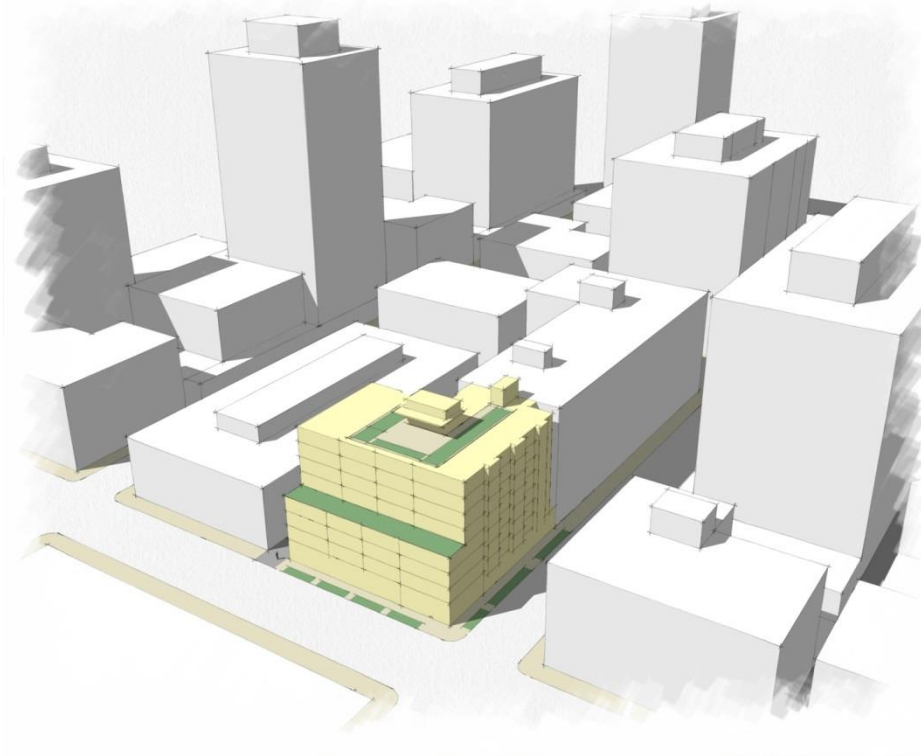
6

- Key clarifications for SLU
  - Exempt pharmaceutical manufacturing from a maximum size limit;
  - Strengthen existing limits on commercial parking;
  - Allow existing religious institutions to expand or redevelop within/on their existing locations; and
  - Allow residential towers on lots less than 21,000sf to achieve a maximum footprint up to 75% of the lot area (compared with the current 50%), through Design Review.



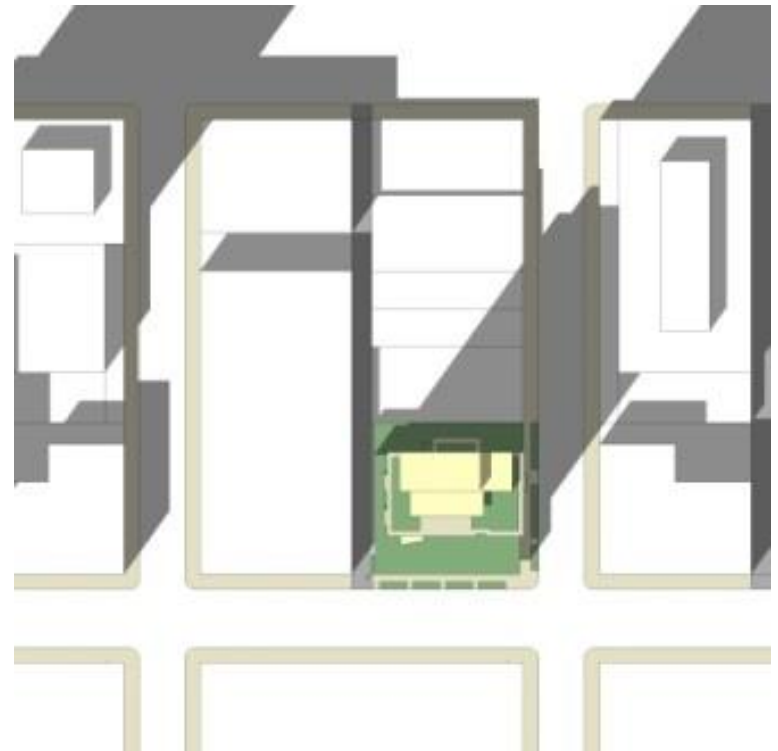
# Lot Coverage – Currently Allowed

7



# Lot Coverage – Currently Allowed

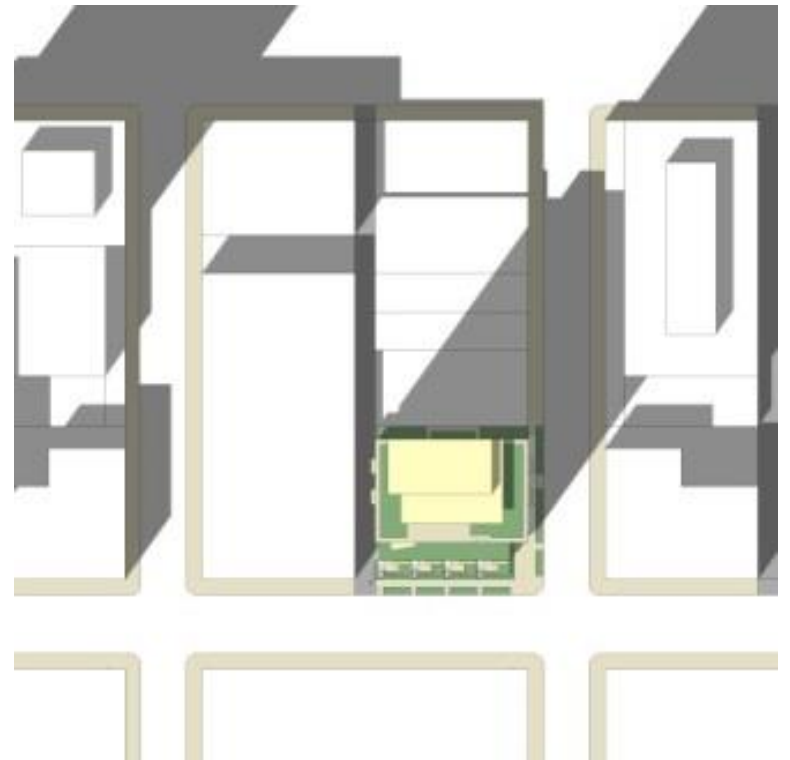
8





# Lot Coverage – *Proposed Change*

9



# Seattle Mixed Amendments

10

Thank you

Ryan Moore, Senior Planner

206.233.2537

[ryan.moore@seattle.gov](mailto:ryan.moore@seattle.gov)

[www.seattle.gov/dpd/cityplanning/completenesslist/seattlemixedzoneupdate/whatwhy/default.htm](http://www.seattle.gov/dpd/cityplanning/completenesslist/seattlemixedzoneupdate/whatwhy/default.htm)