

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

..title

AN ORDINANCE amending the Seattle Comprehensive Plan to incorporate changes responding to Resolution 31577 to increase the Plan’s emphasis on race and social equity and improve its readability; modifying or adding new goals and policies in several elements of the Plan that describe the City’s objectives for distributing housing and employment growth; and amending Sections 5.72.020, 23.34.008, 23.45.516, 23.47A.012, 23.47A.013, 23.49.056, 23.49.058, 23.51A.004, 23.58A.040, 23.69.030, 23.75.002, and 23.84A.040 of the Seattle Municipal Code to revise references to the updated Comprehensive Plan.

..body

WHEREAS, the City of Seattle adopted its Comprehensive Plan with Ordinance 117221 in 1994, pursuant to the provisions of the State Growth Management Act, RCW 36.70A; and

WHEREAS, the City has made amendments to its Comprehensive Plan annually, as authorized by the State Growth Management Act; and

WHEREAS, the Department of Planning and Development, now known as the Office of Planning and Community Development, in cooperation with other City agencies including the Seattle Planning Commission, began in 2013 a series of programs and events, under the title Seattle 2035, to engage the public in discussions about potential changes to the Comprehensive Plan, consistent with the Seattle 2035 Public Participation Plan and documented in the Seattle 2035 Public Engagement Report; and

WHEREAS, in May 2015 the Department of Planning and Development published a Draft Environmental Impact Statement analyzing the potential effects of four different growth distributions in the city through 2035, conducted a public hearing, and received comments from the public on this document; and

1 WHEREAS, in May 2015, the Department of Planning and Development published a Growth  
2 and Equity report that analyzed the effects of four growth distributions on the city's  
3 marginalized populations; and

4 WHEREAS, in July 2015 the Department of Planning and Development published a Draft  
5 Comprehensive Plan and provided four months for the public to review and comment;  
6 and

7 WHEREAS, in April 2016 the Puget Sound Regional Council certified that the City's  
8 Comprehensive Plan, as amended in 2015, is consistent with multicounty planning  
9 policies and the regional transportation plan and conforms to Growth Management Act  
10 requirements for transportation planning; and

11 WHEREAS, the Director's Report accompanying this ordinance shows the recommended  
12 changes to goals and policies between the current Comprehensive Plan and the updated  
13 Plan; and

14 WHEREAS, in April 2016 the Office of Planning and Community Development published a  
15 Final Environmental Impact Statement that included analysis of five growth scenarios,  
16 including a preferred alternative; and

17 WHEREAS, the Council has considered public testimony made at public hearings and other  
18 pertinent materials regarding the proposed amendments; and

19 WHEREAS, the Council finds that the amendments to be adopted are consistent with the Growth  
20 Management Act, and will promote the health, safety and welfare of the general public;

21 NOW, THEREFORE,

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



1 The amount of TDP that may be transferred from a lot is limited to the amount by which the base  
2 FAR under Section 23.45.510 exceeds floor area on the lot that is not exempt under Section  
3 23.45.510.

4 2. Receiving lots. Any lot located in an HR zone within ~~((the))~~ First Hill ~~((Urban~~  
5 ~~Center Village))~~ is eligible for extra residential floor area according to the provisions of this  
6 Section 23.45.516 to receive TDP from an eligible sending lot, subject to the limits and  
7 conditions in this Chapter 23.45 and Chapter 23.58A.

8 \* \* \*

9 Section 4. Subsection 23.47A.012.A of the Seattle Municipal Code, which section was  
10 last amended by Ordinance 124883, is amended as follows:

11 **23.47A.012 Structure height**

12 A. The height limit for structures in NC zones or C zones is 30 feet, 40 feet, 65 feet, 85  
13 feet, 125 feet, or 160 feet, as designated on the Official Land Use Map, Chapter 23.32. Structures  
14 may not exceed the applicable height limit, except as otherwise provided in this Section  
15 23.47A.012.

16 1. In zones with a 30 foot or 40 foot mapped height limit:

17 a. The height of a structure may exceed the otherwise applicable limit by  
18 up to 4 feet, subject to subsection 23.47A.012.A.1.c, provided the following conditions are met:

19 1) Either:

20 a) A floor-to-floor height of 13 feet or more is provided for  
21 non-residential uses at street level; or

22 b) A residential use is located on a street-level, street-facing  
23 facade, provided that the average height of the exterior facades of any portion of a story that is

1 partially below-grade does not exceed 4 feet, measured from existing or finished grade,  
2 whichever is less, and the first floor of the structure at or above grade is at least 4 feet above  
3 sidewalk grade; and

4                                   2) The additional height allowed for the structure will not allow an  
5 additional story beyond the number that could be built under the otherwise applicable height  
6 limit.

7                                   b. The height of a structure may exceed the otherwise applicable limit by  
8 up to 7 feet, subject to subsection 23.47A.012.A.1.c, provided all of the following conditions are  
9 met:

10                                   1) Residential and multipurpose retail sales uses are located in the  
11 same structure;

12                                   2) The total gross floor area of at least one multi-purpose retail  
13 sales use exceeds 12,000 square feet;

14                                   3) A floor-to-floor height of 16 feet or more is provided for the  
15 multi-purpose retail sales use at street level;

16                                   4) The additional height allowed for the structure will not allow an  
17 additional story beyond the number that could be built under the otherwise applicable height  
18 limit if a floor-to-floor height of 16 feet were not provided at street level; and

19                                   5) The structure is not allowed additional height under subsection  
20 23.47A.012.A.1.a.

21                                   c. The Director shall reduce or deny the additional structure height  
22 allowed by this subsection 23.47A.012.A.1 if the additional height would significantly block  
23 views from neighboring residential structures of any of the following: Mount Rainier, the

1 Olympic and Cascade Mountains, the downtown skyline, Green Lake, Puget Sound, Lake  
2 Washington, Lake Union, or the Ship Canal.

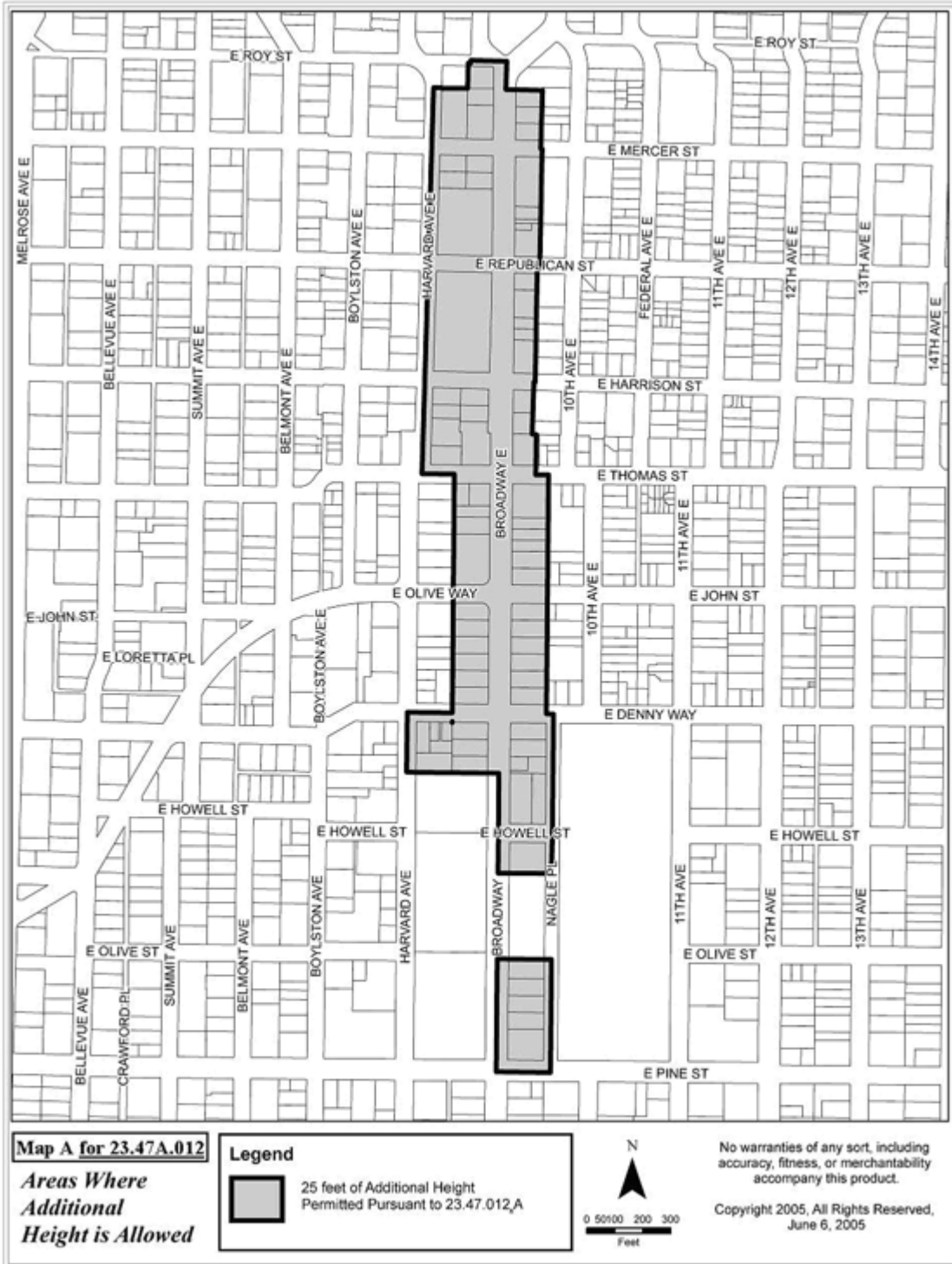
3                   2. For any lot within the designated areas shown on Map A for 23.47A.012, the  
4 height limit in NC zones or C zones designated with a 40-foot height limit on the Official Land  
5 Use Map may be increased to 65 feet and may contain floor area as permitted for a 65 foot zone,  
6 according to Section 23.47A.013, provided that all portions of the structure above 40 feet contain  
7 only residential uses, and provided that no additional height is allowed under subsection  
8 23.47A.012.A.1.

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### Map A for 23.47A.012

### Areas Where Additional Height is Allowed



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1                   3. Within the Station Area Overlay District within the University (~~District~~  
2 ~~Northwest~~) Community Urban Center (~~Village~~), maximum structure height may be increased  
3 to 125 feet when all of the following are met:

4                   a. The lot is within two blocks of a planned or existing light rail station;

5                   b. The proposed use of the lot is functionally related to other office  
6 development, permitted prior to 1971, to have over 500,000 square feet of gross floor area to be  
7 occupied by a single entity;

8                   c. A transportation management plan for the life of the use includes  
9 incentives for light rail and other transit use by the employees of the office use;

10                  d. The development shall provide street-level amenities for pedestrians  
11 and shall be designed to promote pedestrian interest, safety, and comfort through features such as  
12 landscaping, lighting, and transparent facades, as determined by the Director; and

13                  e. This subsection 23.47A.012.A.3 can be used only once for each  
14 development that is functionally related.

15                  4. On a lot containing a peat settlement-prone environmentally critical area, the  
16 height of a structure may exceed the otherwise applicable height limit and the other height  
17 allowances provided by this Section 23.47A.012 by up to 3 feet. In addition, 3 more feet of  
18 height may be allowed for any wall of a structure on a sloped lot, provided that on the uphill  
19 sides of the structure, the maximum elevation of the structure height shall be no greater than the  
20 height allowed by the first sentence of subsection 23.47A.012.A.4. The Director may apply the  
21 allowances in subsection 23.47A.012.A.4 only if the following conditions are met:

22                  a. The Director finds that locating a story of parking underground is  
23 infeasible due to physical site conditions such as a high water table;





1                   2. If there are multiple structures on a lot, the highest FAR limit applicable to any  
2 structure on the lot applies to the combined non-exempt gross floor area of all structures on the  
3 lot, subject to subsection 23.47A.013.A.4.

4                   3. Except as provided in subsection 23.47A.013.D.7, parking that is within or  
5 covered by a structure or portion of a structure and that is within a story that is not underground  
6 shall be included in gross floor area calculations.

7                   4. If a lot is in more than one zone, the FAR limit for each zone applies to the  
8 portion of the lot located in that zone, and the floor area on the portion of the lot with the lower  
9 FAR limit may not exceed the amount that would be permitted if it were a separate lot. If a lot is  
10 in both a multifamily zone and a commercial zone, the floor area on the commercial portion of  
11 the lot may not exceed the maximum that would be allowed if the commercial portion of the lot  
12 were a separate lot.

13                 B. Except as provided in subsections 23.47A.013.C, 23.47A.013.D, 23.47A.013.E,  
14 23.47A.013.F, and 23.47A.013.G, maximum FAR allowed in C zones and NC zones is shown in  
15 Table A for 23.47A.013, provided that if the commercial zone designation includes an incentive  
16 zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to  
17 obtain gross floor area exceeding that allowed by the FAR shown in the suffix designation.

18

**Table A for 23.47A.013((?))  
 Maximum Floor Area Ratio (FAR) outside of the Station Area Overlay District**

	Height ((Limit)) <u>limit</u> (in feet)					
	30	40	65	85	125	160
	Maximum FAR					
1. Total FAR permitted on a lot that is solely occupied by residential use or non-residential use.	2.25	3	4.25	4.5	5	5
2. Total permitted for any single use within a mixed-use structure.	n/a	n/a	4.25	4.5	5	5
3. Total FAR permitted for all uses on a lot that is occupied by a mix of uses, provided that the FAR limit for either all residential uses or the FAR limit for all non-residential uses shall not exceed the FAR limit established in Row 1.	2.5	3.25	4.75	6	6	7

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C. Maximum FAR allowed in NC zones or C zones within the Station Area Overlay

District is shown in Table B for 23.47A.013 provided that, if the commercial zone designation includes an incentive zoning suffix, then the applicant shall comply with Chapter 23.58A, Incentive Provisions, to obtain gross floor exceeding that allowed by the FAR shown in the suffix designation.

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**Table B for 23.47A.013((?))  
 Maximum Floor Area Ratio (FAR) in the Station Area Overlay District**

	Height ((Limit)) <u>limit</u> (in feet)					
	30((?))	40((?))	65((?))	85((?))	125((?))	160((?))
Maximum FAR	3	4	5.75	6	6	7

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D. The following gross floor area is not counted toward maximum FAR:

1. All underground stories or portions of stories;
2. All portions of a story that extend no more than 4 feet above existing or finished grade, whichever is lower, excluding access;

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1                   3. Gross floor area of a transit station, including all floor area open to the general  
2 public during normal hours of station operation but excluding retail or service establishments to  
3 which public access is limited to customers or clients, even where such establishments are  
4 primarily intended to serve transit riders;

5                   4. Within the South Lake Union Urban Center, gross floor area occupied by  
6 mechanical equipment located on the roof of a structure;

7                   5. Within the South Lake Union Urban Center, mechanical equipment that is  
8 accessory to a research and development laboratory, up to 15 percent of the gross floor area of a  
9 structure. The allowance is calculated on the gross floor area of the structure after all space  
10 exempt under this subsection 23.47A.013.D is deducted; ~~((and))~~

11                   6. Within ~~((the))~~ First Hill ~~((Urban Center Village))~~, on lots zoned NC3, with a  
12 160 foot height limit, all gross floor area occupied by a residential use ~~((;-))~~ ;

13                   7. On a lot containing a peat settlement-prone environmentally critical area,  
14 above-grade parking within or covered by a structure or portion of a structure if the Director  
15 finds that locating a story of parking below grade is infeasible due to physical site conditions  
16 such as a high water table, if either:

17                   a. the above-grade parking extends no more than 6 feet above existing or  
18 finished grade and no more than 3 feet above the highest existing or finished grade along the  
19 structure footprint, whichever is lower, as measured to the finished floor level or roof above,  
20 pursuant to subsection 23.47A.012.A.5; or

21                   b. all of the following conditions are met:

22                   1) ~~((no))~~ No above-grade parking is exempted by subsection  
23 23.47A.013.D.7.a;

1 2) ~~((the))~~ The parking is accessory to a residential use on the lot;

2 3) ~~((total))~~ Total parking on the lot does not exceed one space for  
3 each residential dwelling unit plus the number of spaces required for non-residential uses; and

4 4) ~~((the))~~ The amount of gross floor area exempted by this  
5 subsection 23.47A.013.D.7.b does not exceed 25 percent of the area of the lot in zones with a  
6 height limit less than 65 feet, or 50 percent of the area of the lot in zones with a height limit 65  
7 feet or greater ~~((:))~~ ; and

8 8. Rooftop greenhouse areas meeting the standards of subsection 23.47A.012.C.6  
9 and 23.47A.012.C.7.

10 E. Within the Station Area Overlay District within the University ~~((District Northwest))~~  
11 Community Urban Center ~~((Village))~~, for office structures permitted prior to 1971, the area of  
12 the lot for purposes of calculating permitted FAR is the tax parcel created prior to the adoption of  
13 Ordinance 121846 on which the existing structure is located, provided the office structure is to  
14 be part of a functionally related development occupied by a single entity with over 500,000  
15 square feet of area in office use. The floor area of above grade pedestrian access is exempt from  
16 the FAR calculations of this subsection 23.47A.013.E, and the maximum permitted FAR is 8.

17 F. Within the West Seattle Junction Hub Urban Village, on lots zoned NC3 85(4.75), the  
18 total permitted FAR for all uses within a mixed use structure containing residential and non-  
19 residential uses is 5.5.

20 G. Within the portion of the Greenwood Residential Urban Village on lots zoned NC2 40  
21 that are located abutting NW 85<sup>th</sup> Street between 1<sup>st</sup> Avenue NW and 3<sup>rd</sup> Avenue NW, the total  
22 permitted FAR within a mixed use structure containing residential and non-residential uses is 4.

23 H. Minimum FAR

1                   1. A minimum FAR shown in Table C for 23.47A.013 is required whenever more  
2 than 1,000 square feet of gross floor area is added to or removed from a lot located in:

3                   a. (~~located in~~) a pedestrian-designated zone in an Urban Center, Urban  
4 Village, or Station Area Overlay District; or

5                   b. (~~located in~~) the Northgate Overlay District and abutting a Major  
6 Pedestrian Street as shown on Map A for (~~subsection~~) 23.71.004.

<b>Table C for 23.47A.013(<del>(*)</del>) Minimum Floor Area Ratio (FAR)</b>						
<b>Height (<del>(Limit)</del>) <u>limit (in feet)</u></b>	<b>30 <del>((feet))</del></b>	<b>40 <del>((feet))</del></b>	<b>65 <del>((feet))</del></b>	<b>85 <del>((feet))</del></b>	<b>125 <del>((feet))</del></b>	<b>160 <del>((feet))</del></b>
Minimum FAR	1.5	1.5	2	2	2.5	2.5

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8                   2. The minimum FAR requirement provided in subsection 23.47A.013.H.1 does  
9 not apply if:

10                   a. additional floor area is added to an existing structure on a lot that is  
11 nonconforming with respect to the minimum FAR shown in Table C for 23.47A.013;

12                   b. the lot is larger than five acres;

13                   c. all existing gross floor area is demolished to create a vacant lot; or

14                   d. parks and open space is the principal use of the lot.

15                   3. Portions of the lot designated as a steep slope, wetland, or riparian corridor or  
16 as a buffer to one of these areas, as defined in Chapter 25.09, shall not be included when  
17 calculating lot size for the purpose of determining the minimum FAR requirement provided in  
18 subsection 23.47A.013.H.1.

19                   4. The Director, in consultation with the Director of the Department of  
20 Neighborhoods, may waive the minimum FAR requirement provided in subsection

1 23.47A.013.H.1 for lots that contain a designated (~~(landmark)~~) Landmark, or for lots within a  
2 Landmark District pursuant to Title 25 or within a Special Review District pursuant to Chapter  
3 23.66, if the Director determines a waiver is necessary to preserve the integrity of a (~~(landmark)~~)  
4 Landmark or meet adopted District design and development guidelines.

5           5. The Director may waive the minimum FAR requirement provided in subsection  
6 23.47A.013.H.1 for lots within the Pike/Pine Conservation Overlay District pursuant to Chapter  
7 23.32, if the Director determines that the proposed development promotes neighborhood  
8 conservation objectives.

9           6. The following gross floor area is not counted toward the minimum FAR  
10 requirement provided in subsection 23.47A.013.H.1:

- 11                   a. Gross floor area below grade; and
- 12                   b. Gross floor area containing parking.

13           7. In zones with an incentive zoning suffix, the minimum FAR requirement is the  
14 FAR indicated by the incentive zoning suffix if that FAR is less than the FAR required by  
15 subsection 23.47A.013.H.1.

16           Section 6. Section 23.49.056 of the Seattle Municipal Code, last amended by Ordinance  
17 124680, is amended as follows:

18 **23.49.056 Downtown Office Core 1 (DOC1), Downtown Office Core 2 (DOC2), and**  
19 **Downtown Mixed Commercial (DMC) street facade, landscaping, and street setback**  
20 **requirements**

21 Standards are established in this Section 23.49.056 for DOC1, DOC2, and DMC zones, for the  
22 following elements:

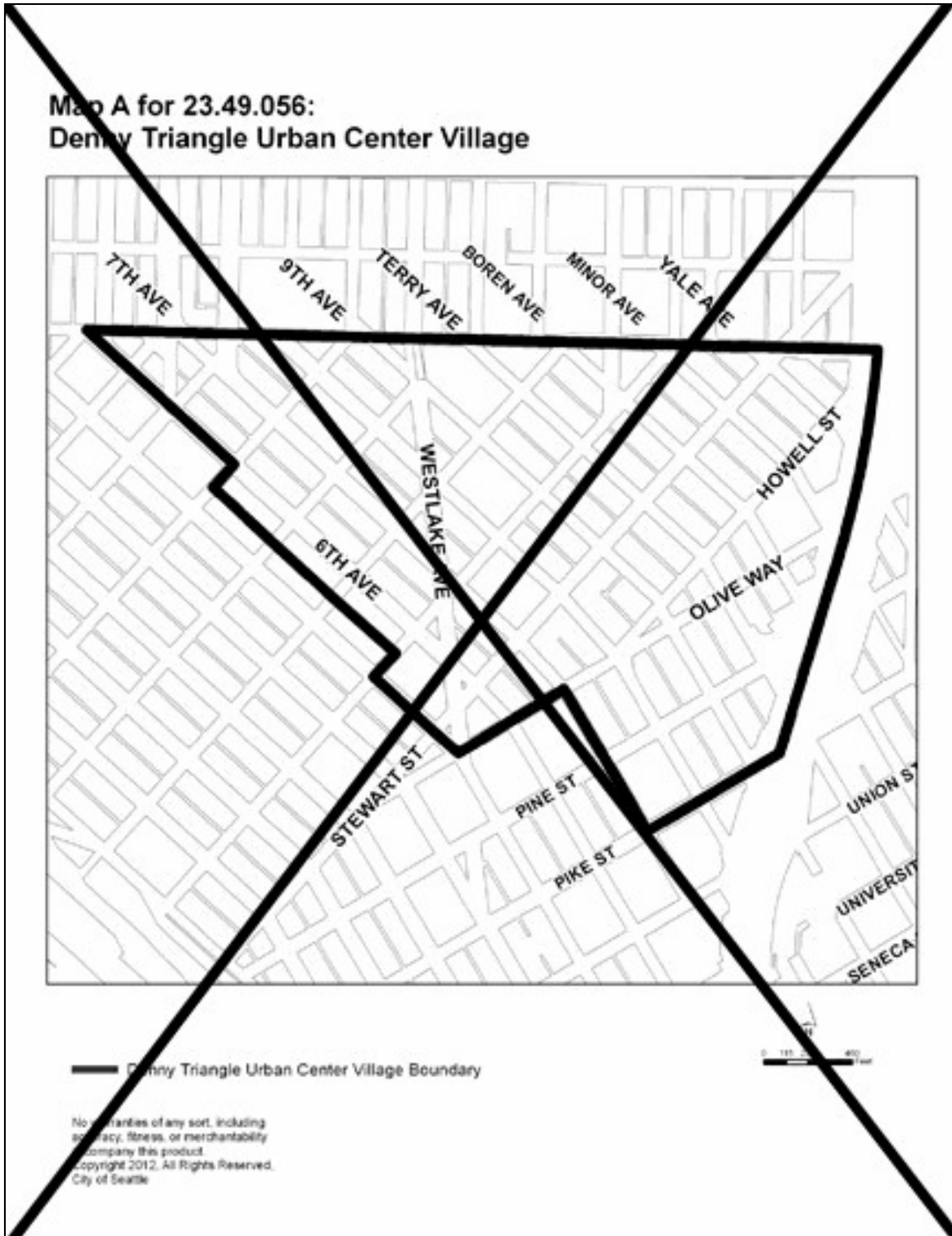
23           (~~(minimum)~~) Minimum facade heights,

- 1            ~~((setback))~~ Setback limits,
- 2            ~~((facade))~~ Facade transparency,
- 3            ~~((blank))~~ Blank facade limits,
- 4            ~~((street))~~ Street trees, and
- 5            ~~((setback))~~ Setback and landscaping requirements in the Denny Triangle ~~((Urban Center~~
- 6            ~~Village))~~.

7 These standards apply to each lot line that abuts a street designated on Map 1F or another map  
8 identified in a note to Map 1F as having a pedestrian classification, except lot lines of open space  
9 TDR sites, and apply along other lot lines and to circumstances as expressly stated in this Section  
10 23.49.056. The standards for each street frontage shall vary according to the pedestrian  
11 classification of the street on Map 1F or another map identified in a note to Map 1F and to  
12 whether property line facades are required by Map 1H. Standards for street landscaping and  
13 setback requirements in subsection 23.49.056.F also apply along lot lines abutting streets in the  
14 Denny Triangle ~~((Urban Center Village))~~, as shown on Map A for 23.49.056.

15                    **Map A for 23.49.056: Denny Triangle ~~((Urban Center Village))~~**



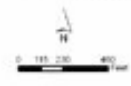


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## Map A for 23.49.056 Denny Triangle



**— Denny Triangle Boundary**



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City of Seattle

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1           A. Minimum facade height

2                   1. Minimum facade height(s) are prescribed in Table A for 23.49.056 and Exhibit  
3 A for 23.49.056, but minimum facade heights do not apply if all portions of the structure are  
4 lower than the elevation of the required minimum facade height.

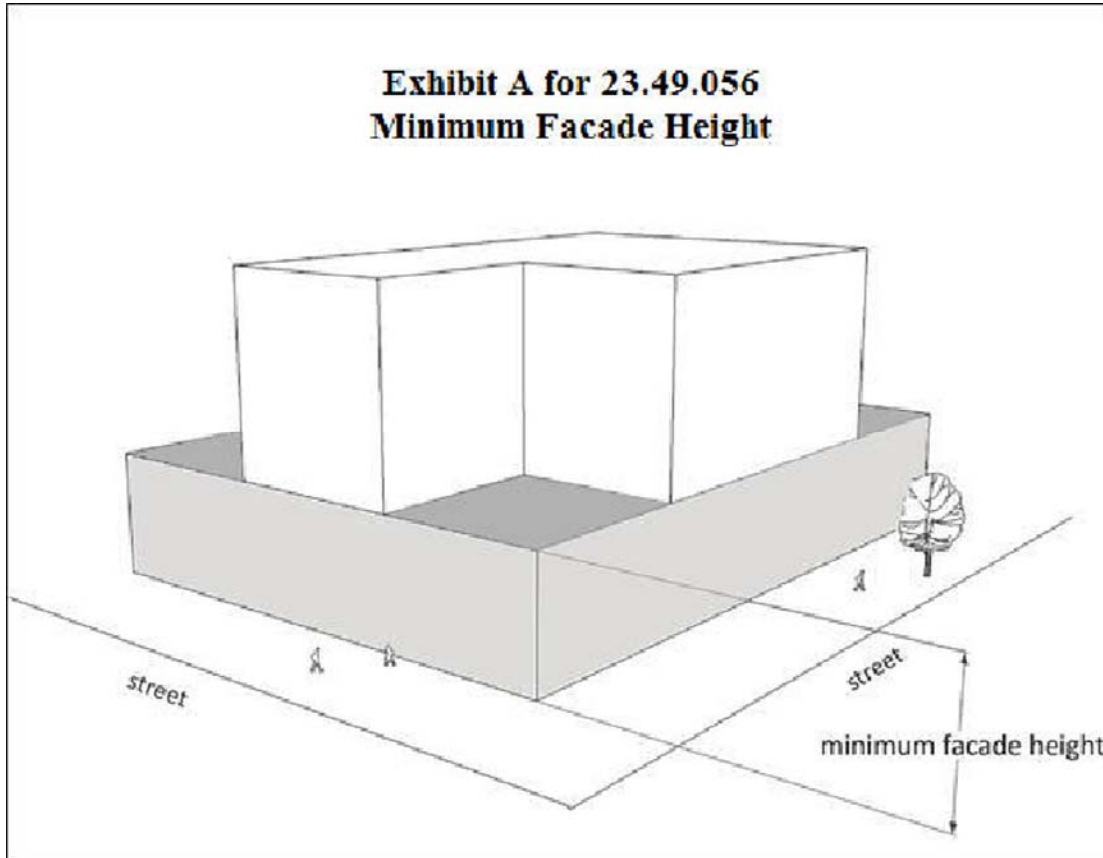
5 ~~((Table A for 23.49.056~~  
6 ~~Minimum Façade Height))~~

<b><u>Table A for 23.49.056</u></b>	
<b><u>Minimum Façade Height</u></b>	
<b>Street classification</b>	<b>Minimum facade height* within designated zone</b>
Streets requiring property line facades	DOC1, DOC2, DMC: 35 feet
Class I pedestrian streets	DOC 1, DOC 2: 35 feet DMC: 25 feet
Class II pedestrian streets	DOC 1, DOC 2: 25 feet DMC: 15 feet
Designated green streets	DOC1, DOC2, DMC: 25 feet
<b><u>Footnote to Table A for 23.49.056</u></b> *Except as provided in subsection 23.49.056.A.2 regarding view corridor requirements.	

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8                   2. On designated view corridors specified in Section 23.49.024, the minimum  
9 facade height is the maximum height permitted in the required setback, if it is less than the  
10 minimum facade height required in subsection 23.49.056.A.1.

1 **Exhibit A for 23.49.056**

2 **Minimum Facade Height**



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**B. Facade setback limits**

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1. Setback limits for property line facades. The following setback limits apply to all streets designated on Map 1H as requiring property line facades, except as specified in subsection 23.49.056.B.1.d.

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a. The facades of structures 15 feet or less in height shall be located within 2 feet of the street lot line.

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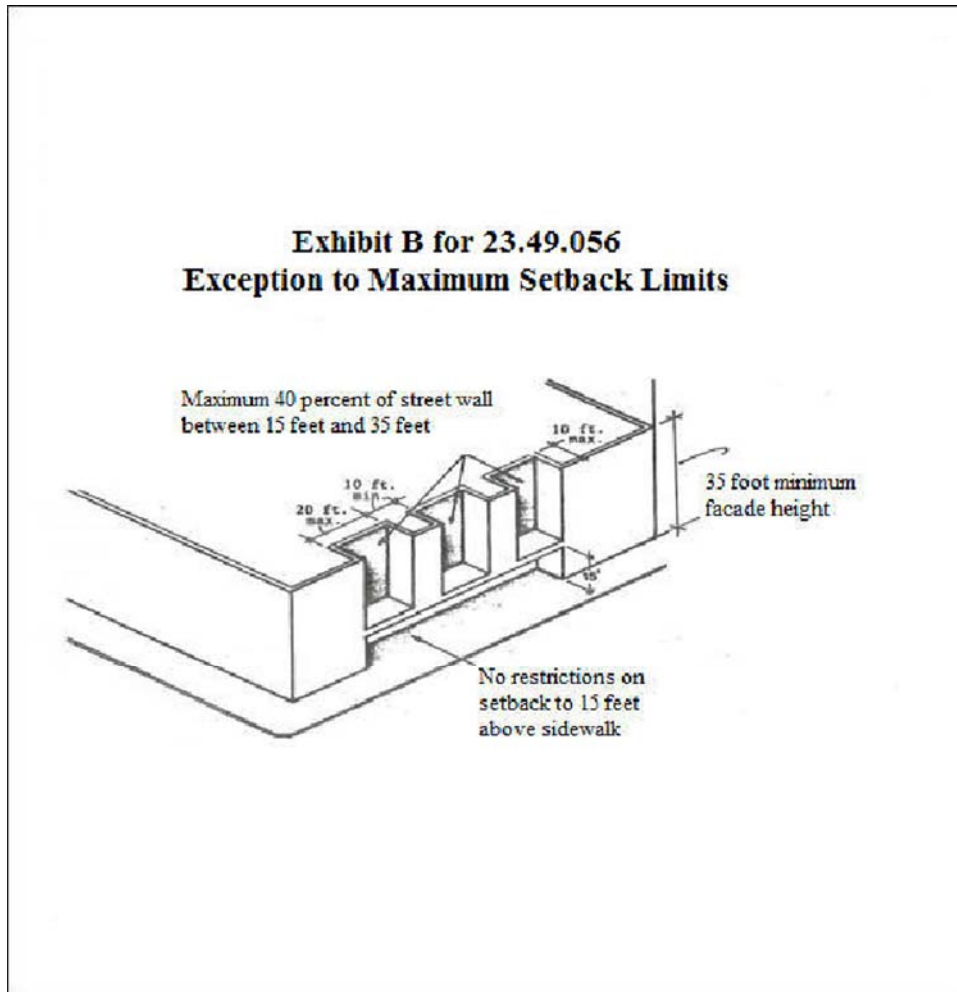
b. Structures greater than 15 feet in height are governed by the following criteria:

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1 **Exhibit B for 23.49.056**

2 **Exception to Maximum Setback Limits**



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c. If sidewalk widening is required by Section 23.49.022, setback standards shall be measured to the line established by the new sidewalk width rather than the street lot line.

d. In the DMC 160 zone, on lots that abut Alaskan Way, as an alternative to the standards for required property line facades in subsections 23.49.056.B.1.a, 23.49.056.B.1.b, and 23.49.056.B.1.c, a continuous setback of up to 16 feet from the lot line abutting Alaskan Way is allowed for the street-facing facade. If the alternative setback allowed by this subsection 23.49.056.B.1.d is provided, the setback area shall be used for outdoor uses

1 related to abutting street-level uses, for landscaped open space, for a partially above-grade story  
2 that meets the conditions of subsection 23.49.011.B.1.u, or to widen the abutting sidewalk for  
3 pedestrian use.

4 2. General (~~(Setback Limits)~~) setback limits. The following setback limits apply  
5 on streets not requiring property line facades, as shown on Map 1H:

6 a. The portion of a structure subject to setback limits shall vary according  
7 to the structure height and required minimum facade height, as follows:

8 1) Except as provided in subsection 23.49.056.B.2.a.3, if the  
9 structure is greater than 15 feet in height, the setback limits apply to the facade between an  
10 elevation of 15 feet above sidewalk grade and the minimum facade height established in  
11 subsection 23.49.056.A and illustrated in Exhibit C for 23.49.056.

12 2) If the entire structure is 15 feet or less in height, the setback  
13 limits apply to the entire street-facing facade.

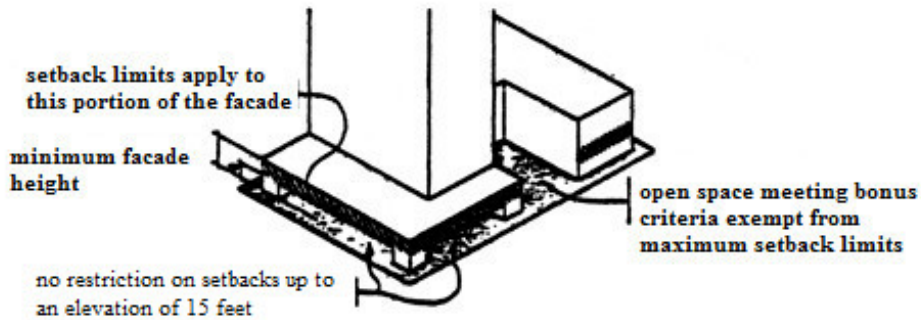
14 3) If the minimum facade height is 15 feet, the setback limits apply  
15 to the portion of the street-facing facade that is 15 feet or less in height.

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1 **Exhibit C for 23.49.056**

2 **Application of Maximum Setback Limits**

**Exhibit C for 23.49.056  
Application of Maximum Setback Limits**



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4 b. The maximum area of all setbacks between the street lot line and facade  
5 along each street frontage of a lot shall not exceed the area derived by multiplying the averaging  
6 factor by the width of the street frontage of the structure along that street (see Exhibit D for  
7 23.49.056). The averaging factor is five on Class I pedestrian streets and ten on Class II  
8 pedestrian streets and designated green streets.

9 c. The maximum width, measured along the street lot line, of any setback  
10 area exceeding a depth of 15 feet from the street lot line shall not exceed 80 feet, or 30 percent of  
11 the lot frontage on that street, whichever is less. (See Exhibit D for 23.49.056.)

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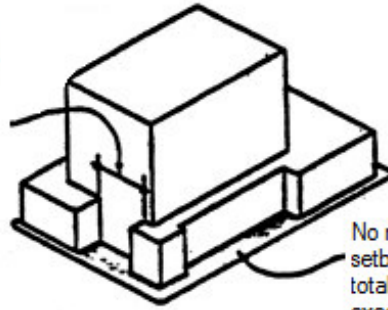


1 **Exhibit D for 23.49.056**

2 **Maximum Width of Setback**

**Exhibit D of 23.49.056  
Maximum Width of Setback**

Maximum width  
80 feet or 30% of  
lot frontage  
when setback  
exceeds 15 feet



No maximum width when  
setback is less than 15 feet;  
total area of setback shall not  
exceed street frontage  
dimension times the averaging  
factor

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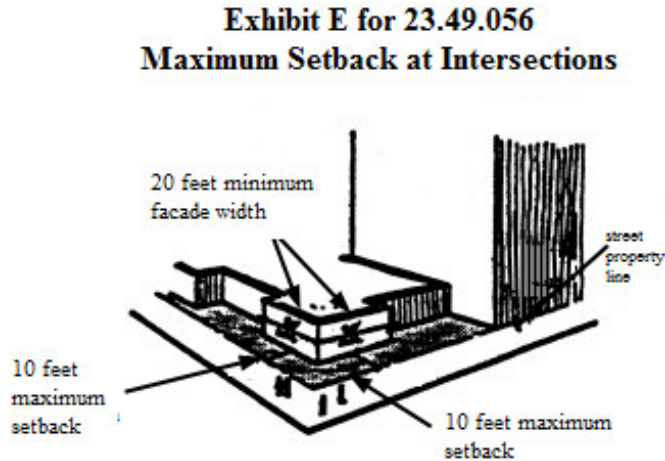
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d. The maximum setback of the facade from the street lot lines at intersections is 10 feet. The minimum distance the facade must conform to this limit is 20 feet along each street. (See Exhibit E for 23.49.056.)

1 **Exhibit E for 23.49.056**

2 **Maximum Setback at Intersections**



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4 e. Any exterior public open space that meets the Downtown Amenity  
5 Standards, whether it receives a bonus or not, and any outdoor common recreation area required  
6 for residential uses, is not considered part of a setback. (See Exhibit C for 23.49.056.)

7 f. If a sidewalk is widened into the lot as a condition to development,  
8 setback standards shall be measured to the line established by the new sidewalk width rather than  
9 the street lot line.

10 C. Facade (~~(Transparency Requirements-)~~) transparency requirements

11 1. Facade transparency requirements apply to the area of the facade between 2  
12 feet and 8 feet above the sidewalk, except that if the slope along the street frontage of the facade  
13 exceeds 7.5 percent, the transparency requirements apply to the area of the facade between 4 feet  
14 and 8 feet above sidewalk grade. Only clear or lightly tinted glass in windows, doors, and display  
15 windows is considered to be transparent. Transparent areas shall allow views into the structure or  
16 into display windows from the outside.

1                   2. Facade transparency requirements do not apply to portions of structures in  
2 residential use.

3                   3. If the transparency requirements of this subsection 23.49.056.C are inconsistent  
4 with the glazing limits in the Energy Code, this subsection 23.49.056.C applies to the extent  
5 permitted by applicable law.

6                   4. Transparency requirements are as follows:

7                   a. Class I pedestrian streets and designated green streets: A minimum of  
8 60 percent of the street-level, street-facing facade shall be transparent.

9                   b. Class II pedestrian streets: A minimum of 30 percent of the street-level,  
10 street-facing facade shall be transparent.

11                   c. Where the slope along the street frontage of the facade exceeds 7.5  
12 percent, the required amount of transparency shall be reduced to 50 percent on Class I pedestrian  
13 streets and designated green streets and 25 percent on Class II pedestrian streets.

14                   D. Blank (~~Facade Limits~~) facade limits

15                   1. General (~~Provisions~~) provisions

16                   a. Blank facade limits apply to the area of the facade between 2 feet and 8  
17 feet above the sidewalk, except that where the slope along the street frontage of the facade  
18 exceeds 7.5 percent, blank facade limits apply to the area of the facade between 4 feet and 8 feet  
19 above sidewalk grade.

20                   b. Any portion of a facade that is not transparent shall be considered to be  
21 a blank facade.

22                   c. Blank facade limits do not apply to portions of structures in residential  
23 use.

1                   2. Blank (~~Facade Limits~~) facade limits for Class I (~~Pedestrian Streets~~)  
2 pedestrian streets and (~~Designated Green Streets~~) designated green streets

3                   a. Blank facades shall be no more than 15 feet wide except segments with  
4 garage doors may exceed a width of 15 feet and may be as wide as the driveway plus 5 feet.  
5 Blank facade segment width may be increased to 30 feet if the Director in a Type I decision  
6 determines that the facade segment is enhanced by features with visual interest such as  
7 architectural detailing, artwork, landscaping, or similar features.

8                   b. Any blank segments of the facade shall be separated by transparent  
9 areas at least 2 feet wide.

10                  c. The total width of all blank facade segments, including garage doors,  
11 shall not exceed 40 percent of the street-facing facade of the structure on each street frontage, or  
12 50 percent if the slope of the street frontage of the facade exceeds 7.5 percent.

13                   3. Blank (~~Facade Limits~~) facade limits for Class II (~~Pedestrian Streets~~)  
14 pedestrian streets

15                   a. Blank (~~facade~~) facade segments shall be no more than 30 feet wide,  
16 except for garage doors, which may exceed 30 feet. Blank facade segment width may be  
17 increased to 60 feet if the Director in a Type I decision determines that the facade segment is  
18 enhanced by architectural detailing, artwork, landscaping, or similar features that have visual  
19 interest. The width of garage doors shall be limited to the width of the driveway plus 5 feet.

20                   b. Any blank segments of the facade shall be separated by transparent  
21 areas at least 2 feet wide.

1 c. The total of all blank facade segments, including garage doors, shall not  
2 exceed 70 percent of the street facade of the structure on each street frontage; or 75 percent if the  
3 slope of the street frontage of the facade exceeds 7.5 percent.

4 E. Street ~~((Tree Requirements))~~ tree requirements. Street trees are required on all streets  
5 that have a pedestrian classification and abut a lot. If areaways are located beneath the sidewalk,  
6 the street trees shall be planted in below-grade containers with provisions for watering the trees.  
7 Street trees shall be planted according to street tree planting standards in the Right-of-Way  
8 Improvements Manual.

9 F. Setback and landscaping requirements for lots located within the Denny Triangle  
10 ~~((Urban Center Village))~~

11 1. Landscaping in the street right-of-way for all streets other than those with green  
12 street plans approved by Director's Rule. All new development in DMC zones in the Denny  
13 Triangle ~~((Urban Center Village))~~, as shown on Map A for 23.49.056, shall provide landscaping  
14 in the sidewalk area of the street right-of-way, except on streets with a green street plan approved  
15 by Director's Rule. The square footage of landscaped area provided shall be at least 1.5 times the  
16 length of the street lot line (in linear feet). The following standards apply to the required  
17 landscaped area:

18 a. The landscaped area shall be at least 18 inches wide and shall be located  
19 in the public right-of-way along the entire length of the street lot line, except for building  
20 entrances, vehicular access or other connections between the sidewalk and the lot, provided that  
21 the exceptions may not exceed 50 percent of the total length of the street lot line(s).

1                                   b. As an alternative to locating the landscaping at the street lot line, all or a  
2 portion of the required landscaped area may be provided in the sidewalk area within 5 feet of the  
3 curb line.

4                                   c. Landscaping provided within 5 feet of the curb line shall be located and  
5 designed in relation to the required street tree planting and be compatible with use of the curb  
6 lane for parking and loading.

7                                   d. All plant material shall be planted directly in the ground or in  
8 permanently installed planters if planting in the ground is not feasible. A minimum of 50 percent  
9 of the plant material shall be perennial.

10                                 2. Landscaping on a designated green street. If required landscaping is on a  
11 designated green street with a green street plan approved by Director's Rule, the planting shall be  
12 consistent with designs identified in that green street plan.

13                                 3. Landscaping in setbacks

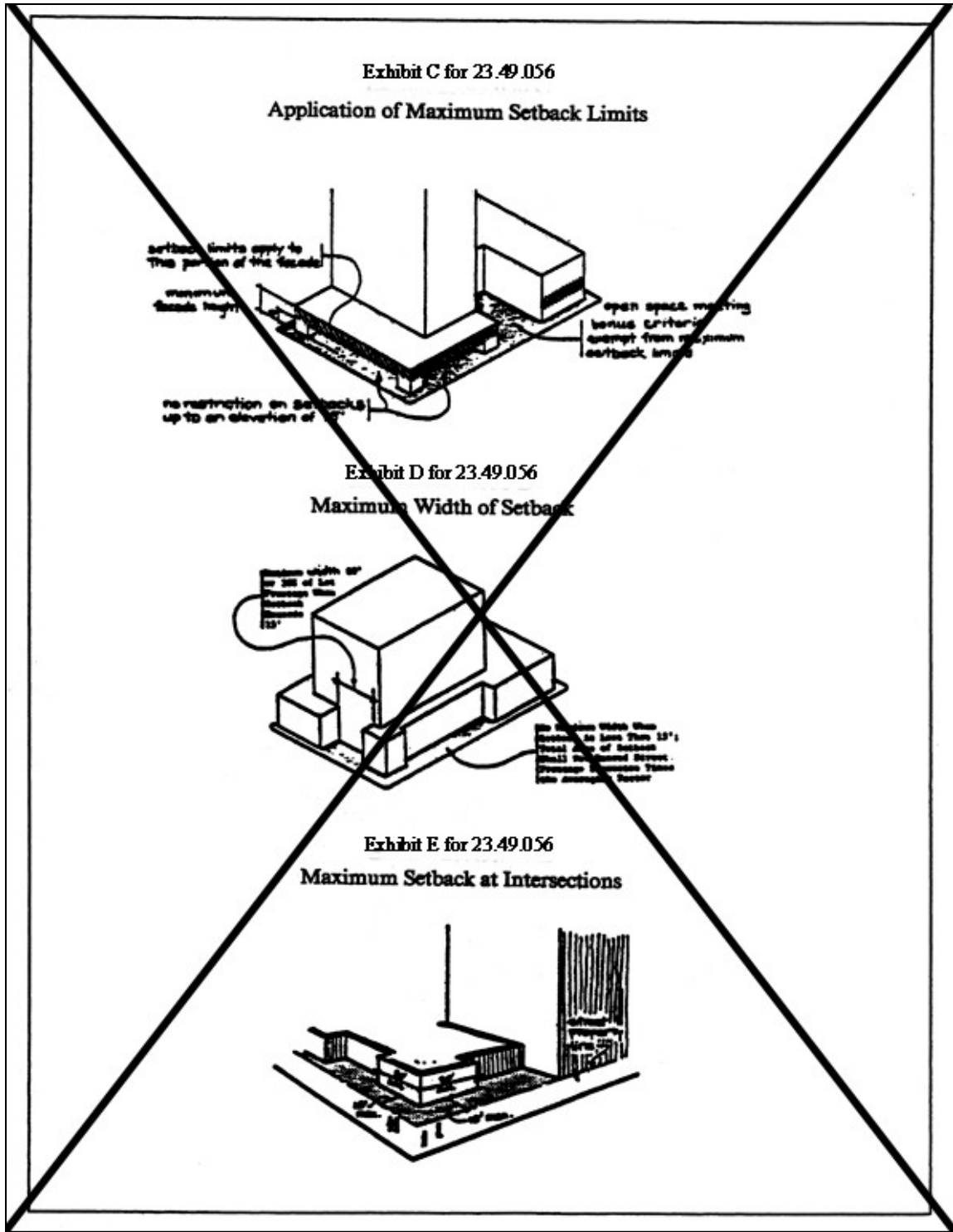
14                                   a. In the Denny Triangle (~~Urban Center Village~~), as shown on Map A  
15 for 23.49.056, at least 20 percent of the total square footage of all areas abutting the street lot line  
16 that are not covered by a structure, have a depth of 10 feet or more from the street lot line and are  
17 larger than 300 square feet, shall be landscaped. Any area under canopies or marquees is  
18 considered uncovered. Any setback provided to meet the minimum sidewalk widths established  
19 by Section 23.49.022 is exempt from the calculation of the area to be landscaped.

20                                   b. All plant material shall be planted directly in the ground or in  
21 permanently installed planters if planting in the ground is not feasible. A minimum of 50 percent  
22 of the plant material shall be perennial and shall include trees if a contiguous area, all or a  
23 portion of which is landscaped pursuant to subsection 23.49.056.F.1.a, exceeds 600 square feet.

1                                   4. Terry and 9th Avenues (~~(green-street))~~ Green Street setbacks

2                                   a. In addition to the requirements of subsections 23.49.056.F.2 and  
3 23.49.056.F.3, a 2 foot wide setback from the street lot line is required along the Terry and 9th  
4 Avenue Green Streets within the Denny Triangle (~~(Urban Center Village))~~) as shown on Map A  
5 for 23.49.056. The Director may allow averaging of the setback requirement of this subsection  
6 23.49.056.F.4.a to provide greater conformity with an approved green street plan.

7                                   b. Fifty percent of the setback area shall be landscaped.



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2 ((Exhibits C, D, and E for 23.49.056))

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Section 7. Subsection 23.49.058.F of the Seattle Municipal Code, which section was last amended by 124680, is amended as follows:

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

\* \* \*

F. Tower spacing for all structures over 160 feet in height in those DMC zoned areas specified below:

1. For the purposes of this Section 23.49.058, no separation is required:

- a. between structures on different blocks, except as may be required by view corridor or designated green street setbacks ((-)) ; or
- b. from a structure on the same block that is not located in a DMC zone; or
- c. from a structure allowed pursuant to the Land Use Code in effect prior to May 12, 2006; or
- d. from a structure on the same block that is 160 feet in height or less, excluding rooftop features permitted above the applicable height limit for the zone pursuant to Section 23.49.008; or
- e. from a structure in a DMC 160 zone that gains additional height through subsection 23.49.008.E.

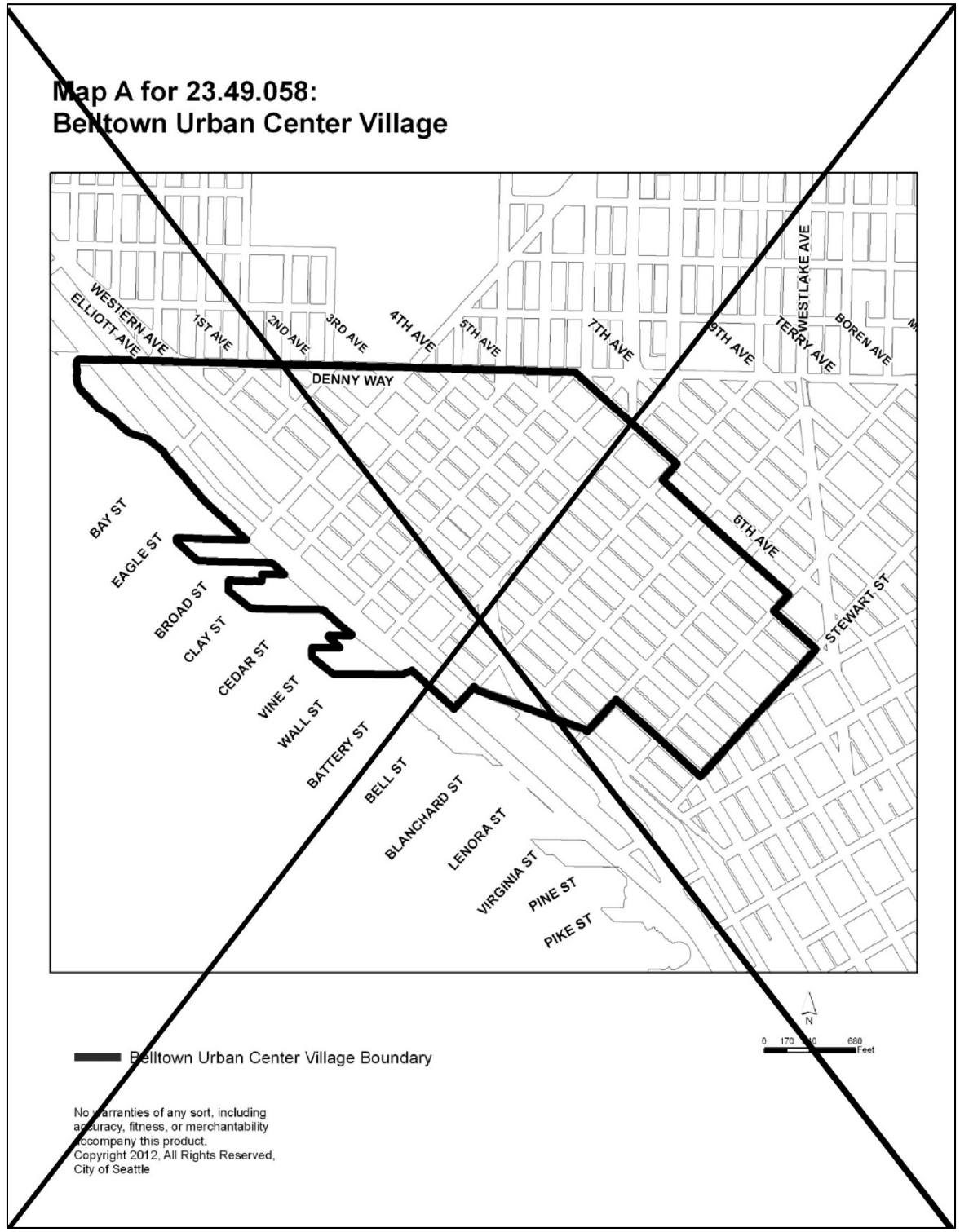
2. Except as otherwise provided in this subsection 23.49.058.F, in the DMC 240/290-400 zone located between Stewart Street, Union Street, Third Avenue, and First Avenue, if any part of a tower exceeds 160 feet in height, then all portions of the tower that are above 125 feet in height shall be separated from any other existing tower that is above 160 feet in

1 height, and the minimum separation required between towers from all points above the height of  
2 125 feet in each tower is 200 feet.

3           3. Except as otherwise provided in this subsection 23.49.058.F, in the DMC zone  
4 with a mapped height limit of more than 160 feet located either in ~~((the))~~ Belltown ~~((Urban~~  
5 ~~Center Village))~~, as shown on Map A for 23.49.058, or south of Union Street, if any part of a  
6 tower exceeds 160 feet in height, then all portions of the tower that are above 125 feet in height  
7 must be separated from any other existing tower that is above 160 feet in height, and the  
8 minimum separation required between towers from all points above the height of 125 feet in  
9 each tower is 80 feet.

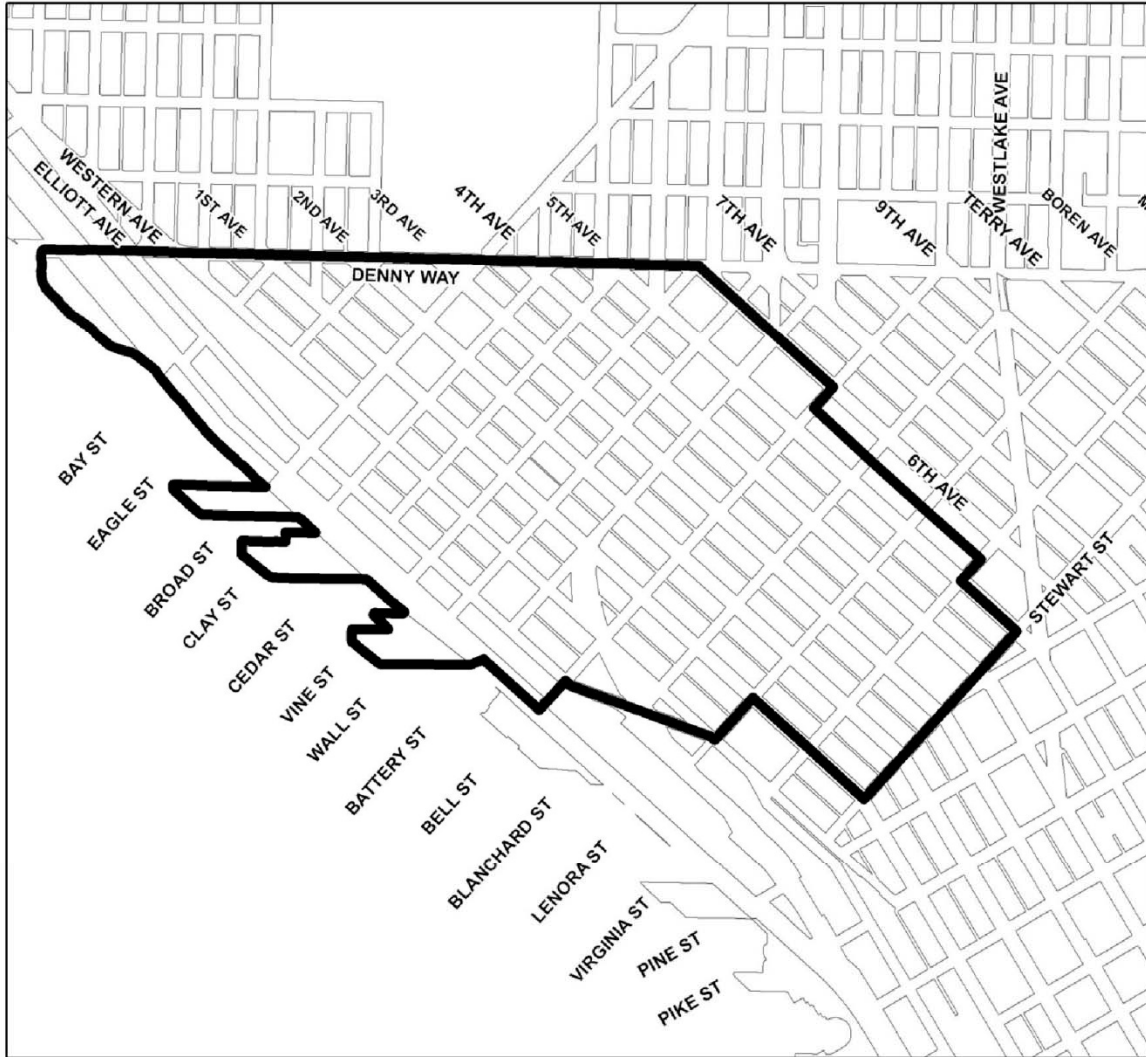
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- 1 **Map A for 23.49.058((?:))**
- 2 **Belltown ((Urban Center Village))**

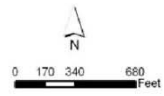


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# Map A for 23.49.058 Belltown



**— Belltown Boundary**



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

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

9                   6. If the presence of an existing tower would preclude the addition of another  
10 tower proposed on the same block, as a special exception, the Director may waive or modify the  
11 tower spacing requirements of this Section 23.49.058 to allow a maximum of two towers to be  
12 located on the same block that are not separated by at least the minimum spacing required in  
13 subsections 23.49.058.F.2, 23.49.058.F.3, and 23.49.058.F.4, other than towers described in  
14 subsection 23.49.058.F.1. The Director shall determine that issues raised in the design review  
15 process related to the presence of the additional tower have been adequately addressed before  
16 granting any exceptions to tower spacing standards. The Director shall consider the following  
17 factors in determining whether such an exception shall be granted:

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

21                   b. ~~((potential))~~ Potential public benefits that offset the impact of the  
22 reduction in required separation between towers, including the provision of public open space,  
23 designated green street or other streetscape improvements, preservation of landmark structures,

1 and provision of neighborhood commercial services, such as a grocery store, or community  
2 services, such as a community center or school;

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

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

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

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

12 7. For purposes of this Section 23.49.058, an "existing" tower is either:

13 a. a tower that is physically present, except as provided below in this  
14 subsection 23.49.058.F.7~~((;))~~<sub>1</sub>; or

15 b. a proposed tower for which a Master Use Permit decision that includes  
16 approval of the Design Review element has been issued, unless and until either

17 ~~((i))~~ 1) the Master Use Permit issued pursuant to such decision  
18 expires or is cancelled, or the related application is withdrawn by the applicant, without the  
19 tower having been constructed; or

20 ~~((ii))~~ 2) a ruling by a hearing examiner or court of competent  
21 jurisdiction reversing or vacating such decision, or determining such decision or the Master Use  
22 Permit issued thereunder to be invalid, becomes final and no longer subject to judicial review.



1                   6. Youth service centers existing as of January 1, 2013, in public facilities  
2 operated by King County in an LR3 zone within an Urban Center ((~~Village~~)) and replacement,  
3 additions or expansions to such King County public facilities. For youth service centers, the  
4 development standards for institutions in Section 23.45.570 apply, and subsections 23.45.570.D  
5 and 23.45.570.F relating to structure width and setbacks may be waived or modified by the  
6 Director as a Type II decision. The Director's decision to waive or modify standards shall be  
7 based on a finding that the waiver or modification is needed to accommodate unique  
8 programming, public service delivery, or structural needs of the facility and that the following  
9 urban design objectives are met. The Director's decision shall include conditions to mitigate all  
10 substantial impacts caused by such a waiver or modification.

11                   a. Objective 1: Create visual interest along and activate each street  
12 frontage. Examples for achieving this objective include, but are not limited to, the following:

13                                 1) Incorporate prominent entrances and other features that  
14 welcome pedestrians;

15                                 2) Add visual interest using architectural detailing of the facade,  
16 transparency, decorative materials, or design features; and

17                                 3) Use signage consistent with the Sign Code, Chapter 23.55, that  
18 helps orient pedestrians and adds interest to the street environment.

19                   b. Objective 2: Create a continuous pedestrian environment along each  
20 frontage of the development in LR3. Examples for achieving this objective include, but are not  
21 limited to, the following:

22                                 1) Incorporate shade and rain protection, such as awnings, building  
23 overhangs, benches, freestanding pavilions, or kiosks;





1                   2. The impact of the public facility on surrounding properties has been addressed  
2 in the design, siting, landscaping, and screening of the facility.

3                   D. The following public facilities are prohibited in all multifamily zones:

4                   1. Jails, except for youth service centers existing as of January 1, 2013, in public  
5 facilities operated by King County within an Urban Center (~~Village~~);

6                   2. Work-release centers;

7                   3. Bus bases;

8                   4. Park and ride lots;

9                   5. Sewage treatment plants;

10                  6. Animal control shelters; and

11                  7. Post office distribution centers.

12                  E. Expansion of uses in public facilities

13                  1. Major expansion. Major expansion of public facilities that are permitted by  
14 subsection 23.51A.004.C may be approved by the City Council, with public projects considered  
15 as Type IV quasi-judicial decisions and City facilities considered as Type V land use decisions,  
16 subject to the criteria of subsections 23.51A.004.C.1 and 23.51A.004.C.2. A major expansion of  
17 a public facility occurs if an expansion would not meet development standards or, except for  
18 expansion of the Washington State Convention and Trade Center, the area of the expansion  
19 would exceed either 750 square feet or 10 percent of the existing area of the use, whichever is  
20 greater. A major expansion of the Washington State Convention and Trade Center is one that is  
21 12,000 square feet or more in size. For the purposes of this subsection 23.51A.004.E.1, "area of  
22 the use" includes gross floor area and outdoor area devoted actively to that use, excluding  
23 parking.

1                   2. Minor expansion. An expansion of a public facility that is not a major  
2 expansion is a minor expansion. Minor expansions to uses in public facilities that are permitted  
3 by subsections 23.51A.004.A, 23.51A.004.B, or 23.51A.004.C are permitted outright.

4                   F. Essential public facilities will be reviewed according to the provisions of Chapter  
5 23.80, Essential Public Facilities.

6                   G. Uses in existing or former public schools

7                   1. Child-care centers, preschools, public or private schools, educational and  
8 vocational training for the disabled, adult evening education classes, nonprofit libraries,  
9 community centers, community programs for the elderly, and similar uses are permitted in  
10 existing or former public schools.

11                   2. Other non-school uses are permitted in existing or former public schools  
12 pursuant to procedures established in Chapter 23.78, Establishment of Criteria for Joint Use or  
13 Reuse of Schools.

14                   Section 9. Subsection 23.58A.040.A of the Seattle Municipal Code, which section was  
15 last amended by Ordinance 124513, is amended as follows:

16 **23.58A.040 Bonus floor area for open space amenities**

17                   A. Findings. The City Council finds that:

18                   1. Amenities, including public open space, are an important aspect of livability in  
19 areas targeted in the Comprehensive Plan for concentrated housing and employment growth.

20 ~~((To address this need, the Comprehensive Plan establishes goals for the amount and distribution  
21 of open space. These goals are consistent with national standards developed to assist  
22 communities with planning to provide adequate open space serving specified population needs.))~~



1 a. The height, description, gross floor area, and location of existing and  
2 planned physical development, and

3 b. The location of existing open space landscaping and screening, and  
4 areas of the MIO District to be designated open space. Designated open space shall be open  
5 space within the MIO District that is significant and serves as a focal point for users of the Major  
6 Institution. Changes to the size or location of designated open space requires an amendment  
7 pursuant to Section 23.69.035, and

8 c. Existing public and private street layout, and

9 d. Existing and planned parking areas and structures; and

10 5. A site plan showing: property lines and ownership of all properties within the  
11 applicable MIO District, or areas proposed to be included in an expanded MIO District, and all  
12 structures and properties a Major Institution is leasing or using or owns within 2,500 feet of the  
13 MIO District; and

14 6. Three-dimensional drawings to illustrate the height, bulk, and form of existing  
15 and planned physical development. Information on architectural detailing such as window  
16 placement and color and finish materials is not required; and

17 7. A site plan showing any planned infrastructure improvements and the timing of  
18 those improvements; and

19 8. A description of planned development phases and plans, including development  
20 priorities, the probable sequence for such planned development and estimated dates of  
21 construction and occupancy; and

22 9. A description of any planned street or alley vacations or the abandonment of  
23 existing rights-of-way; and



1 Section 11. Section 23.75.002 of the Seattle Municipal Code, enacted by Ordinance  
2 123963, is amended as follows:

3 **23.75.002 Purpose and intent**

4 The Comprehensive Plan Land Use Element (~~(Section C)~~) establishes a Master Planned  
5 Community designation (MPC). The purpose of this Chapter 23.75 and the (~~Master Planned~~  
6 ~~Community~~) MPC zone is to implement the Comprehensive Plan by regulating land use within  
7 MPC zones. By allowing greater flexibility in the application of zoning and development  
8 requirements, an MPC zone designation is intended to support highly coordinated infill  
9 development with a higher level of environmental sustainability, affordable housing, and  
10 publicly accessible open space than is typically provided through conventional lot-by-lot  
11 development.

12 Section 12. Section 23.84A.040 of the Seattle Municipal Code, last amended by  
13 Ordinance 124919, is amended by deleting the following definition:

14 **23.84A.040 “U”**

15 \* \* \*

16 (~~“Urban center village” means a portion of a larger urban center designated in Seattle’s~~  
17 ~~Comprehensive Plan as an urban center village.~~)

18 \* \* \*

19 Section 13. Subsection 5.72.020.L of the Seattle Municipal Code, which section was last  
20 amended by Ordinance 121700, is amended as follows:

21 **5.72.020 Definitions.**

22 L. “Urban village” as used in this (~~chapter~~) Chapter 5.72 means a neighborhood that:  
23 (1) is within an area designated as either (~~an urban center village,~~) a hub urban village or a

1 residential urban village in the City’s Comprehensive Plan; and (2) meets the definition of an  
2 “urban center” as defined in RCW ((Section)) 84.14.010.

3



