



Center City Seattle
Livable... Walkable... 24/7



DAILY JOURNAL OF COMMERCE
WWW.DJC.COM

November 14, 2005

State population to hit 6.8M by 2010

OLYMPIA (AP) — The state's population is expected to grow by more than 100,000 per year through the end of the decade, reaching 6.8 million by 2010, the Office of Financial Management said in its annual population forecast Thursday.

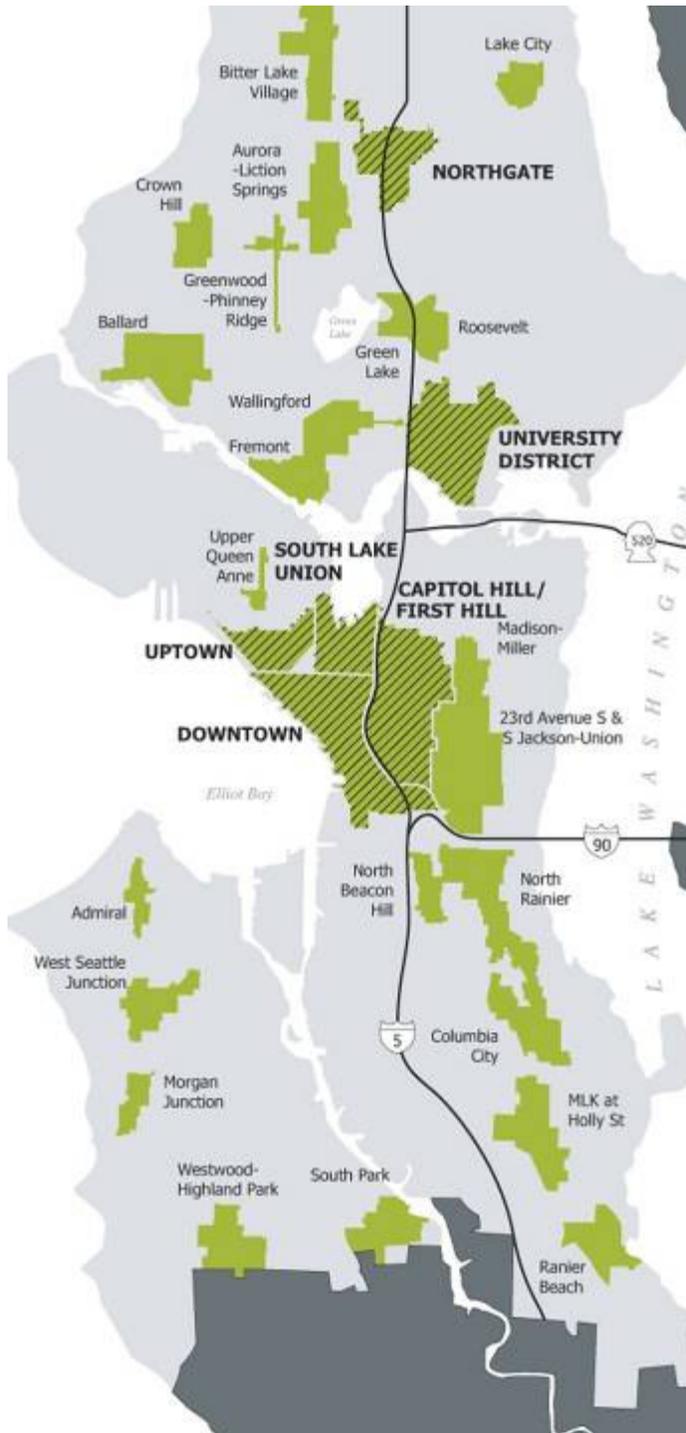
The office pegged the increase on strong migration to Washington as its economy improves. An estimated 85,000 jobs were created in the state in the past year -- an increase of 3.1 percent, which compares to national job growth of 1.7 percent over the same period.

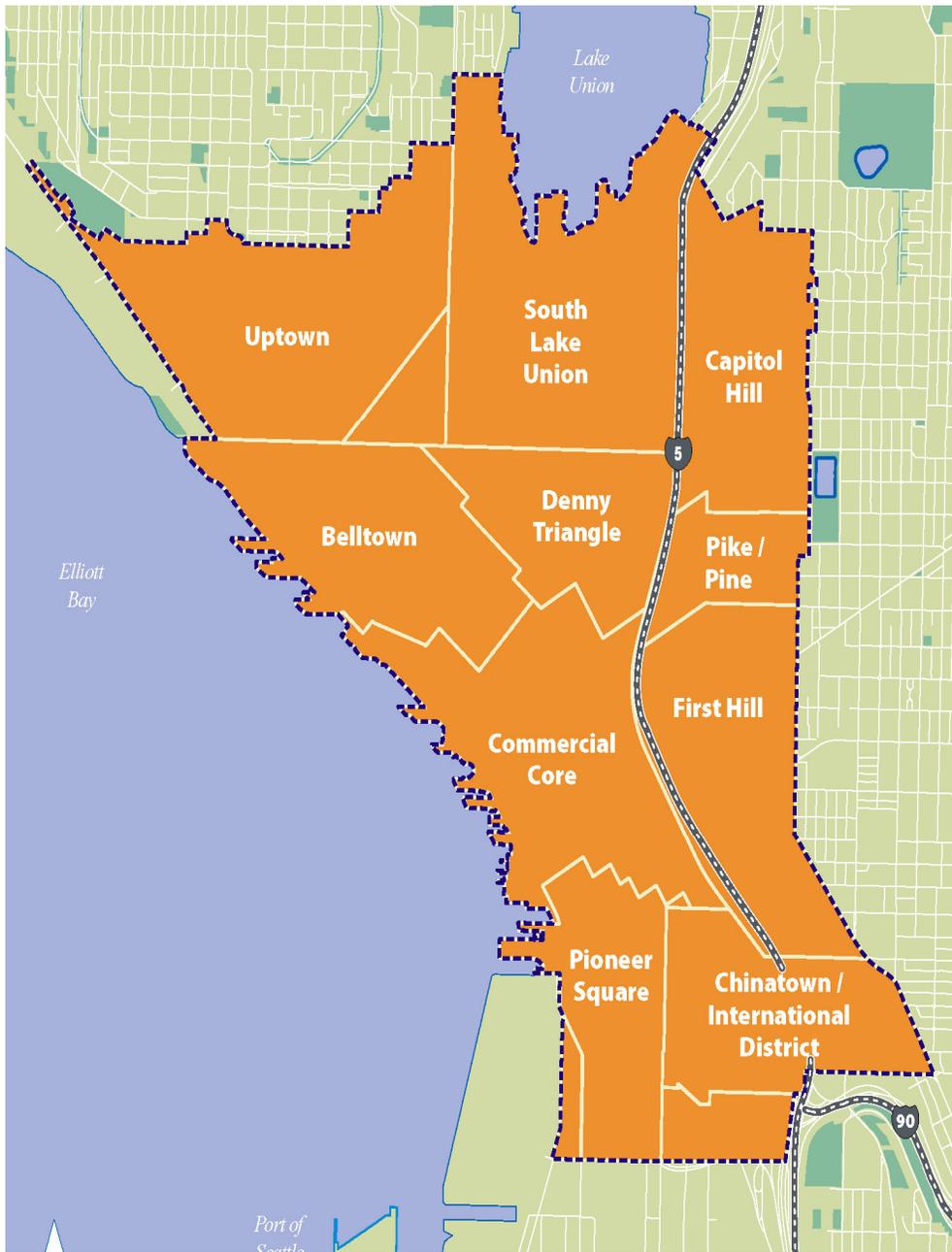
In 2003, when Washington's economy started to improve, 22,000 more people moved to the state than moved out. That number more than doubled to 50,600 this year and is projected to jump to nearly 80,000 next year.

Comprehensive Plan –

“Toward a Sustainable Seattle”

- State Growth Management Act
- Comprehensive Plan
 - Urban Village Strategy - Grow around existing infrastructure, densities and public transportation*
- Neighborhood Plans
 - Plans cover 38 neighborhoods*





- Uptown
- South Lake Union
- Capitol Hill
- Denny Triangle
- Pike/Pine
- Belltown
- Commercial Core
- First Hill
- Pioneer Square
- Chinatown/I.D.

Center City Neighborhoods

Downtown Zoning Objectives

- Create More Vibrant Neighborhoods
- Encourage Affordable Housing
- Stimulate Job Growth
- Support Transit
- Encourage Urban Sustainability
- Support Historic Preservation



Shaping Downtown

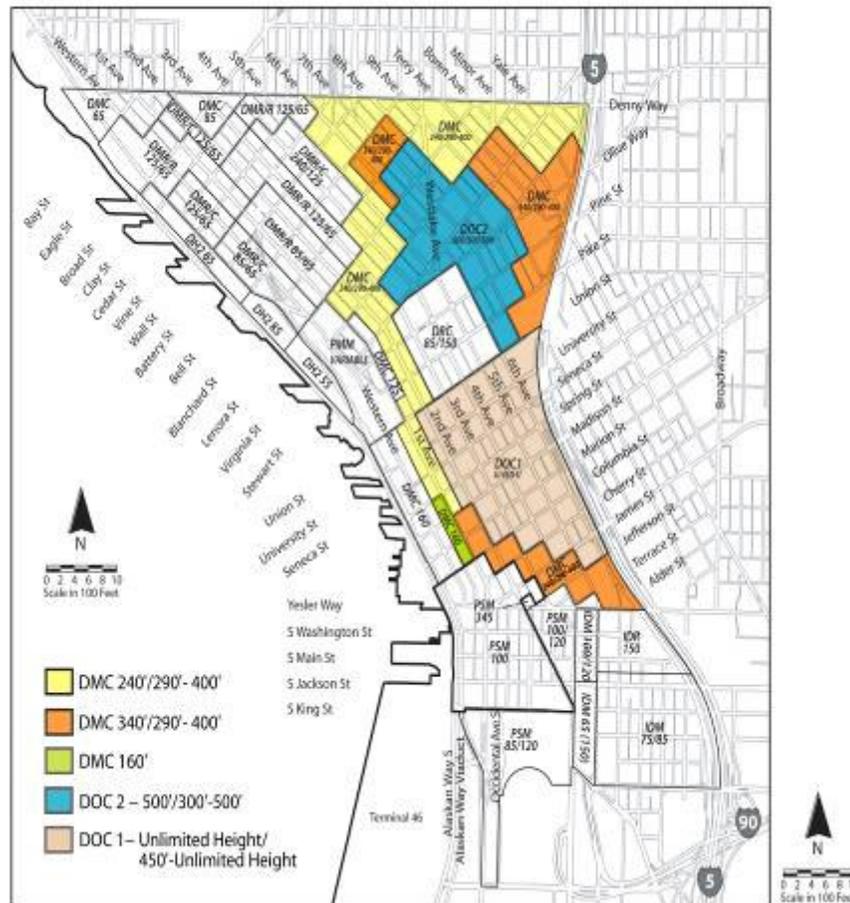
Existing Zoning



Adopted Legislation

Downtown Zoning Adopted by City Council

April 3, 2006



Proposed Zoning	Base FAR	Proposed max. FAR	Proposed Height Limits
DOC 1	6	20	Non-residential Uses: Unlimited Residential Uses: Base height 450' Height with bonus unlimited
DOC 2	5	14	Non-residential Uses: 500' Residential Uses: Base height 300' Height limit with bonus 500'
DMC 340/ 290-400	5	10	Non-residential Uses: 340' Residential Uses: Base height 290' Height limit with bonus 400'
DMC 240/ 290-400	5	7	Non-residential Uses: 240' Residential Uses: Base height 290' Height limit with bonus 400'

25% Other

- Open Space TDR
- Landmark TDR
- On-Site Amenities
- Within-block TDR

1/5 Landmark TDR if available

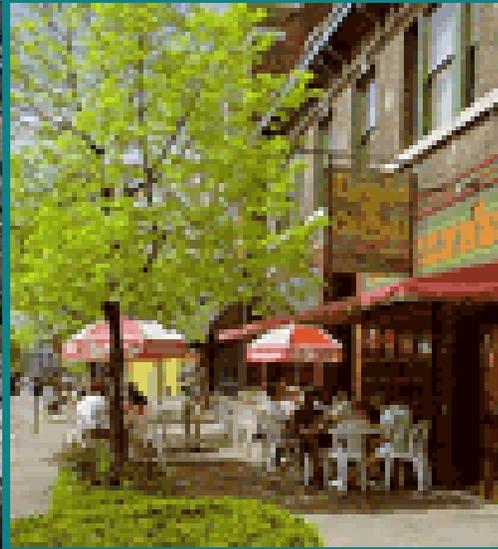
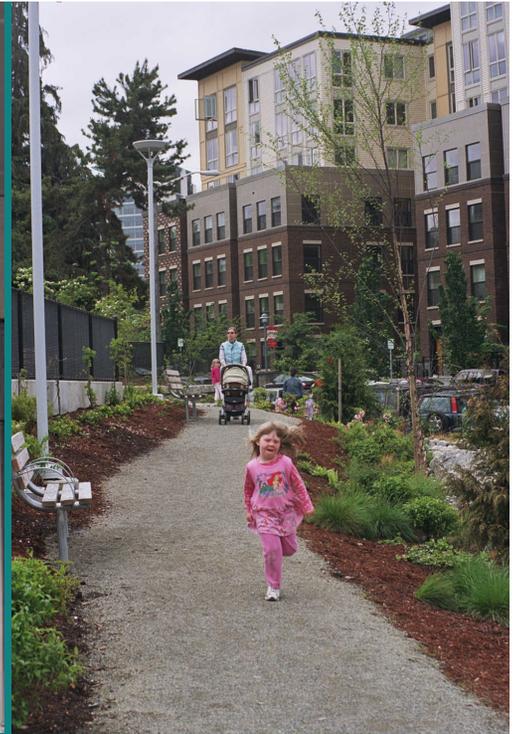
75% Housing/Childcare

- Housing TDR
- Housing/Childcare Bonus
 - Cash Option
 - Performance Option
- Landmark Housing TDR

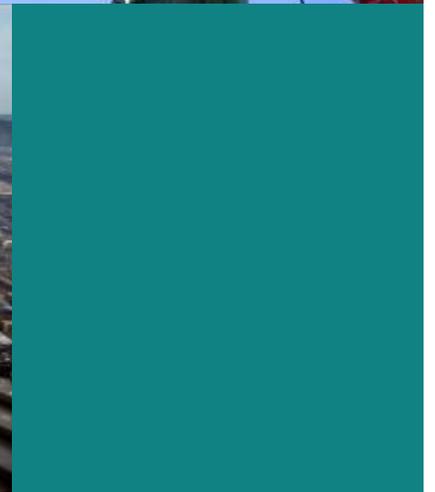
First increment above Base Development for LEED certification

Base Development





South Lake Union



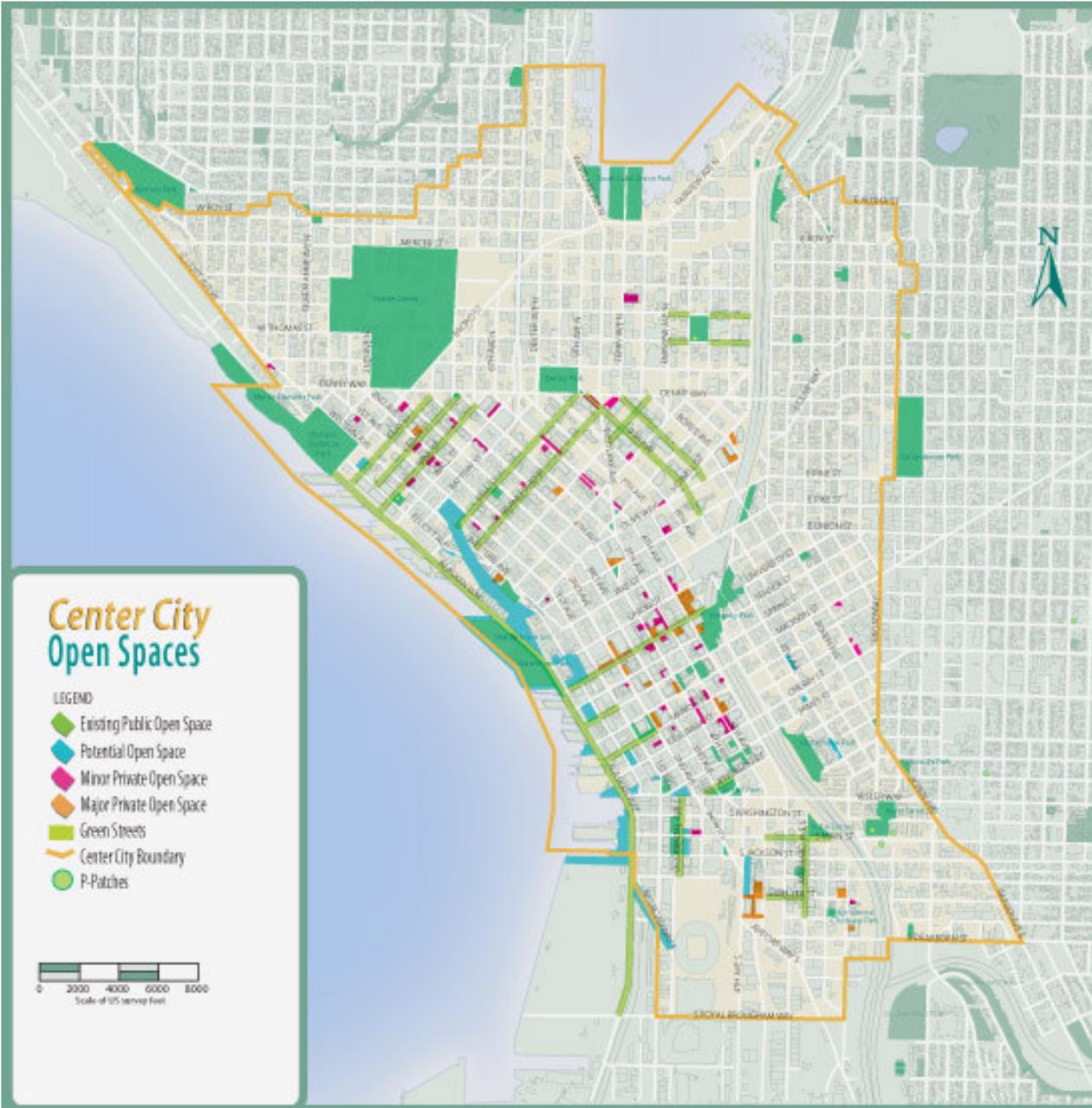
Livable
South Downtown
...a project of the Mayor's Center City Seattle strategy



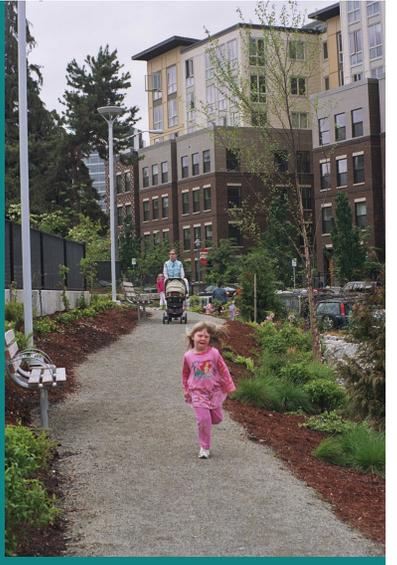
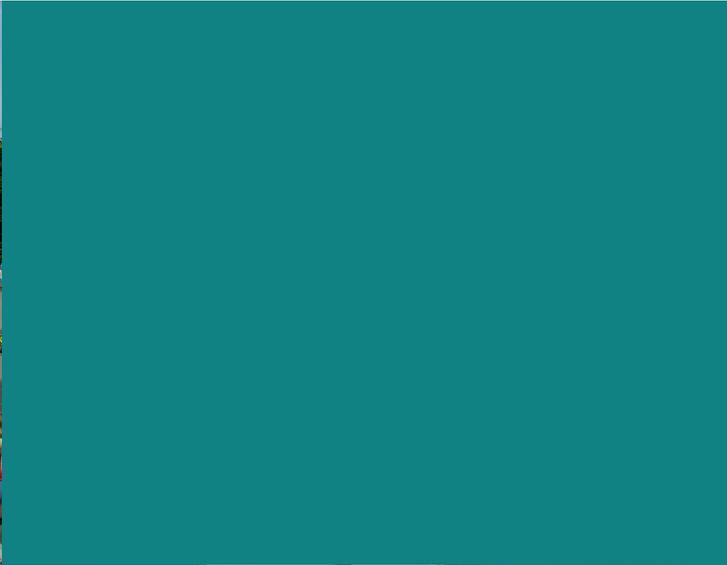
Transportation Initiatives



Parks & Open Space



Open Space Impact Fee

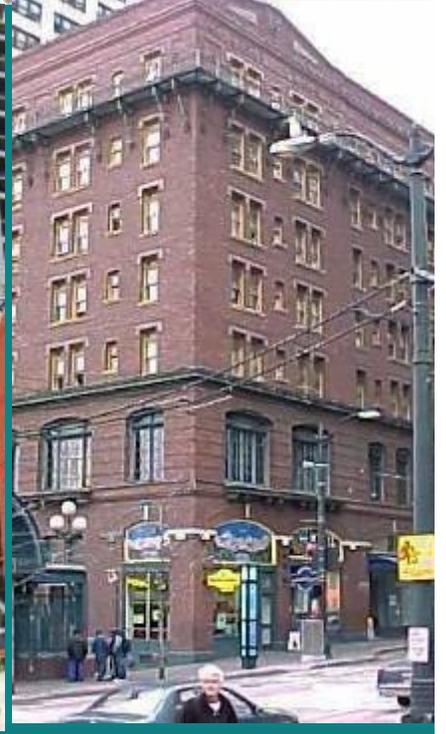


Livability/Family Friendly

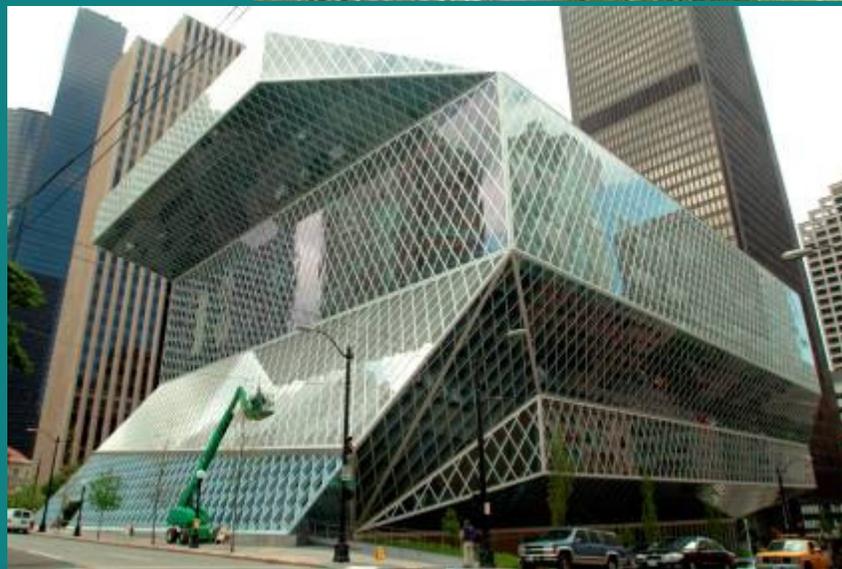


Image by Fred Housel

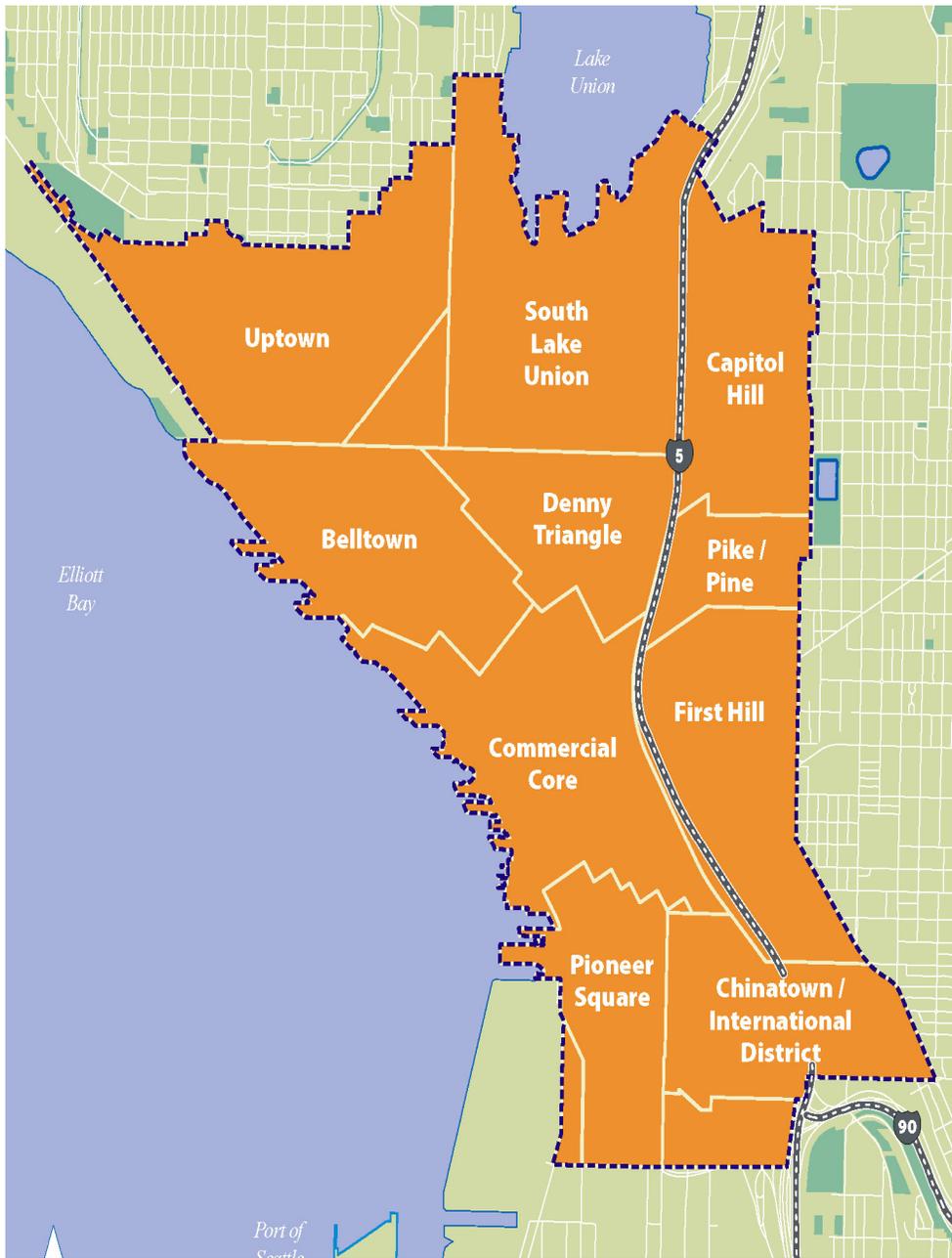
Livability/Culture & Arts



Housing Diversity



Sustainability



“Seattle’s center city area is at the start of a great transformation. We are building for the next 100 years.”

- Mayor Greg Nickels

