



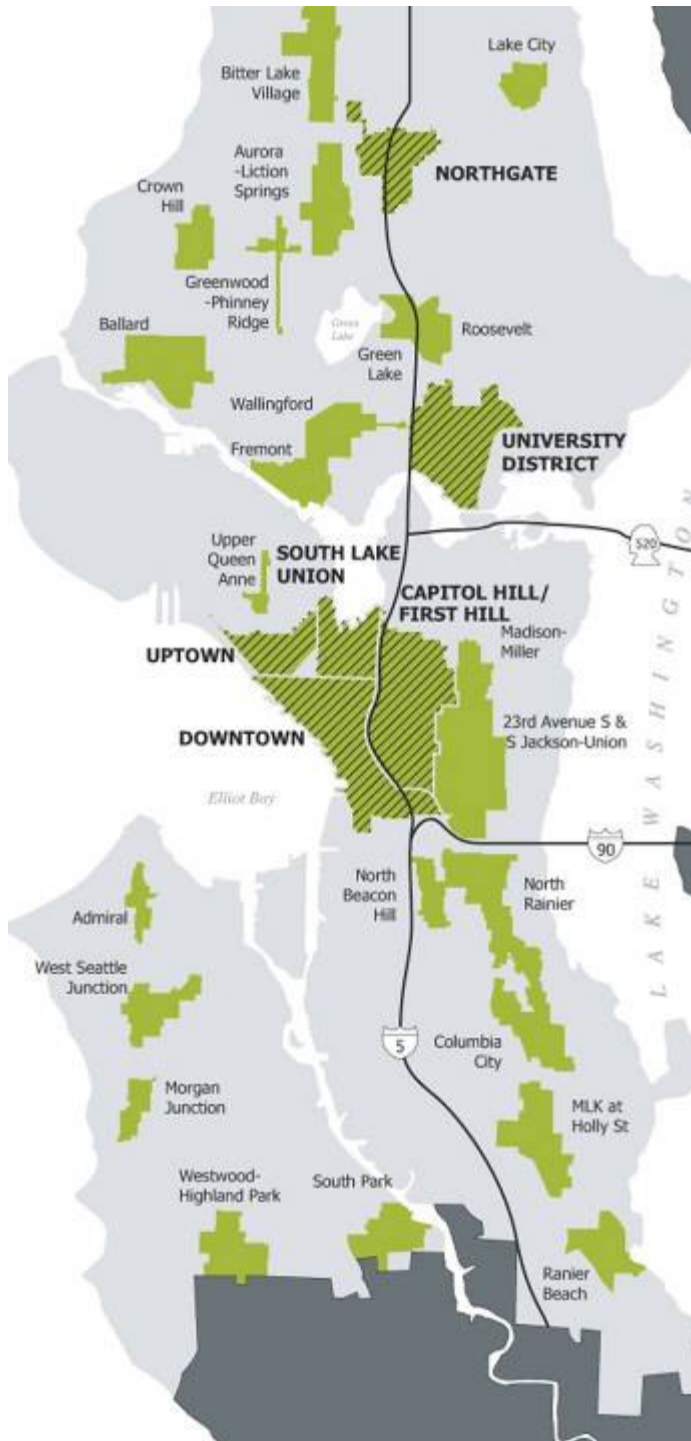
November 14, 2005

## **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.

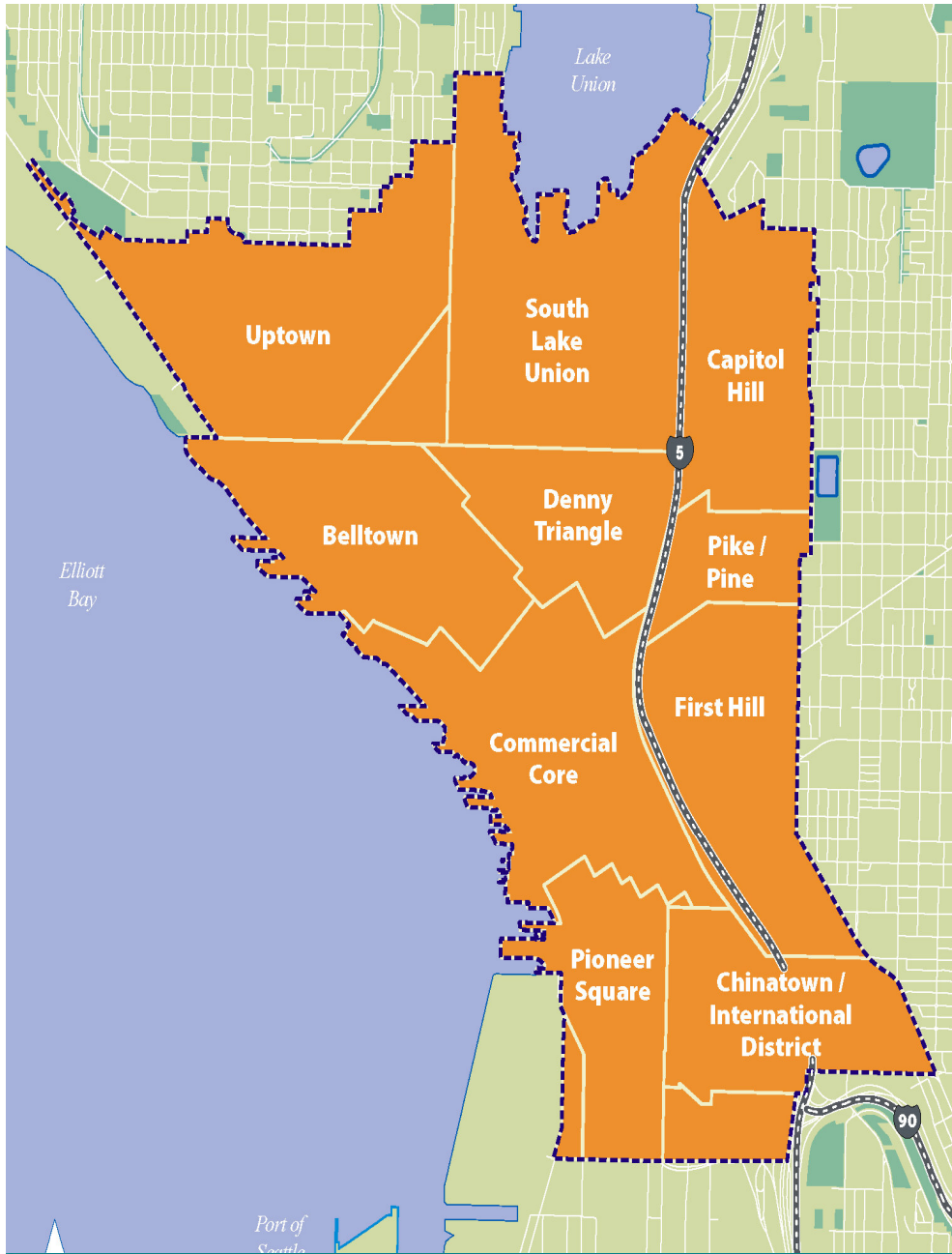


# Comprehensive Plan –

*“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



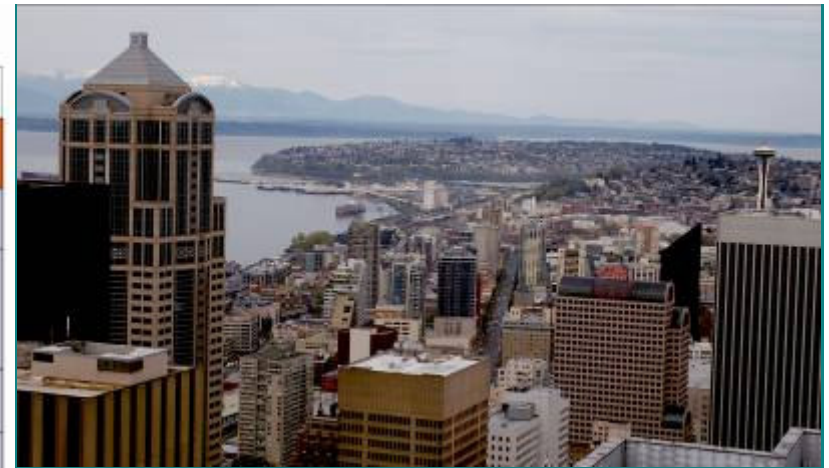
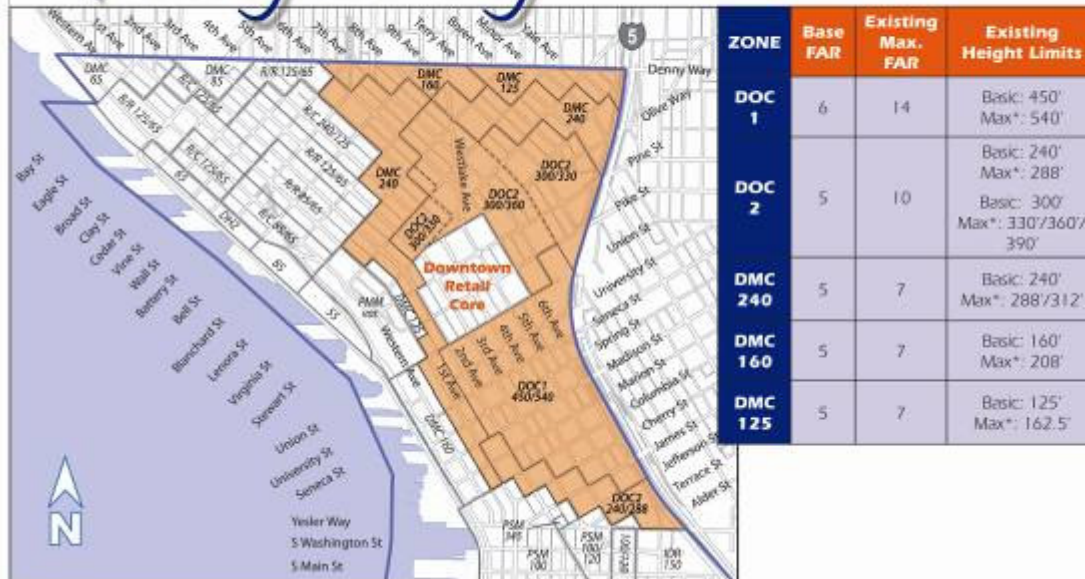
## Downtown Zoning Objectives

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



## Shaping Downtown

# Existing Zoning

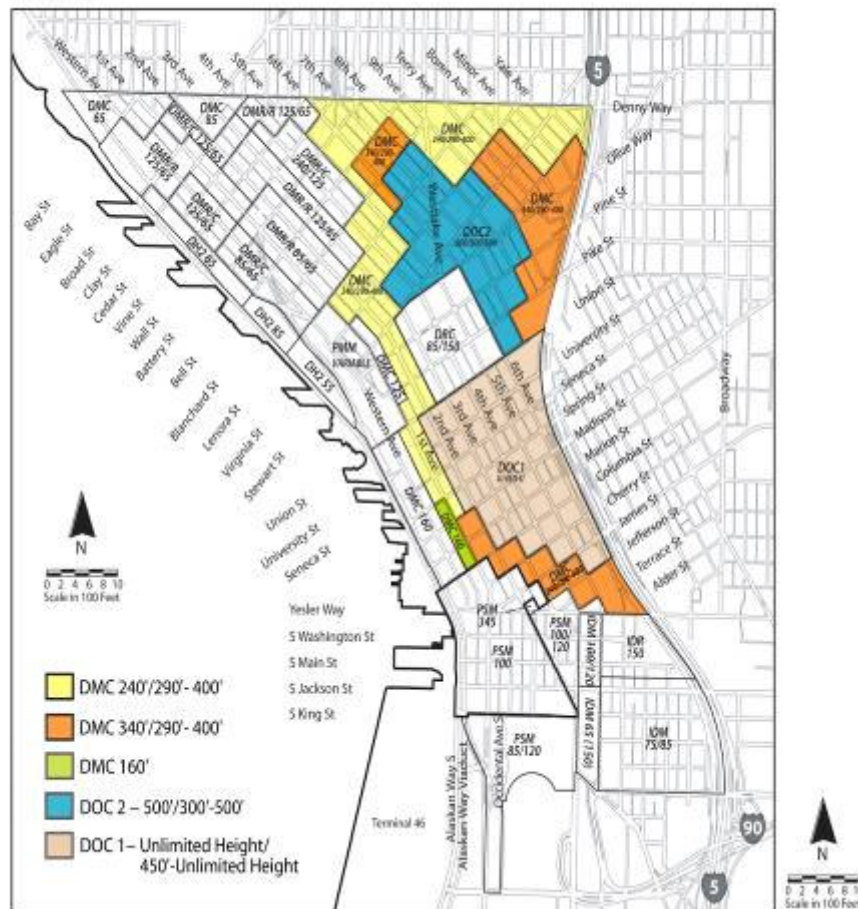




# Adopted Legislation

### 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

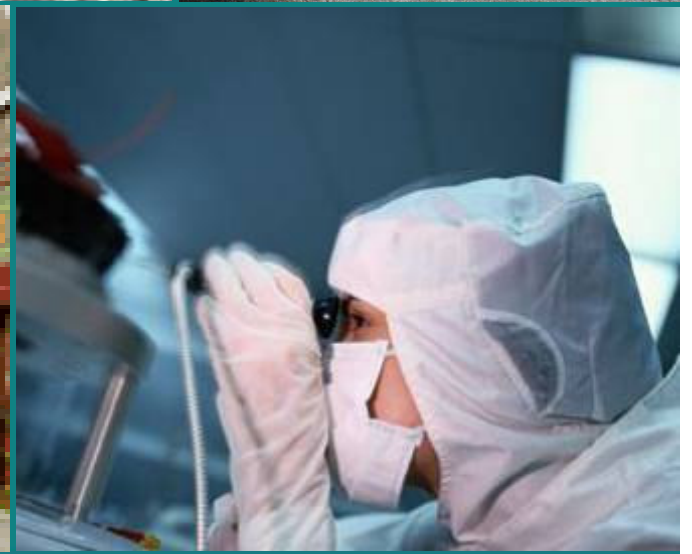
- Housing TDR
- Housing/Childcare Bonus
  - Cash Option
  - Performance Option
- Landmark Housing TDR

First increment above Base Development  
for LEED certification

Base Development

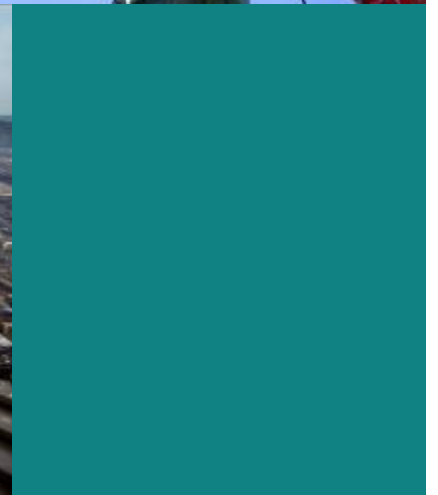






# South Lake Union





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





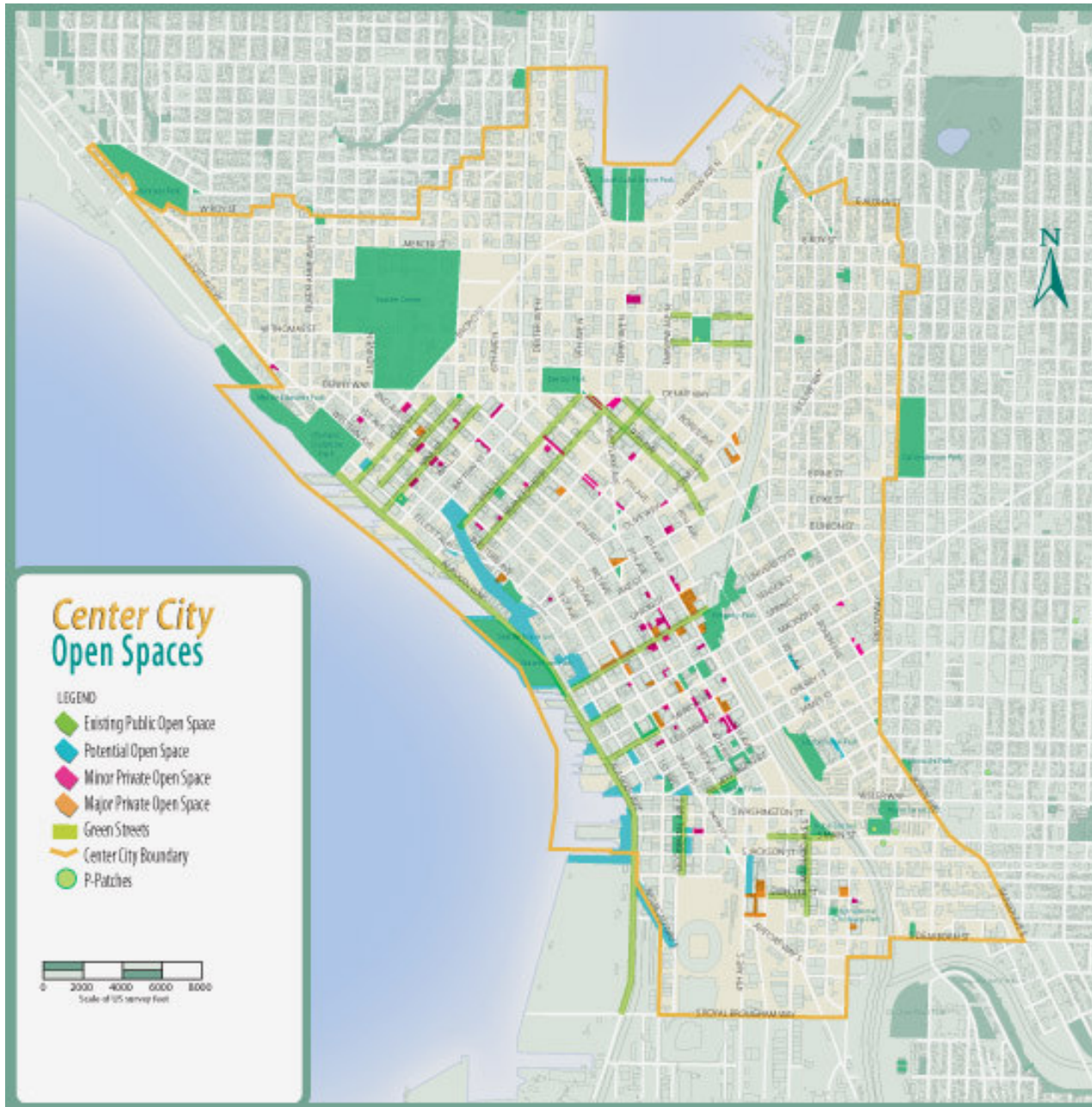
# Transportation Initiatives





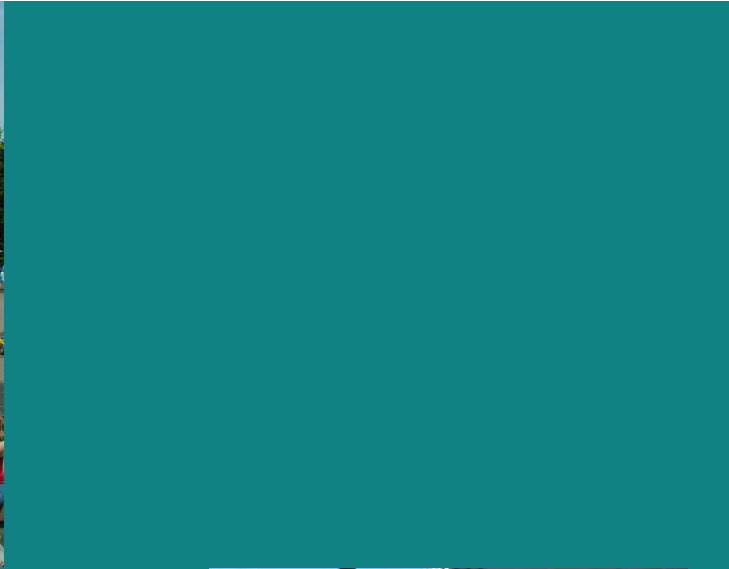
# Parks & Open Space





# Open Space Impact Fee





Livability/Family Friendly





Image by Fred Housel

# Livability/Culture & Arts



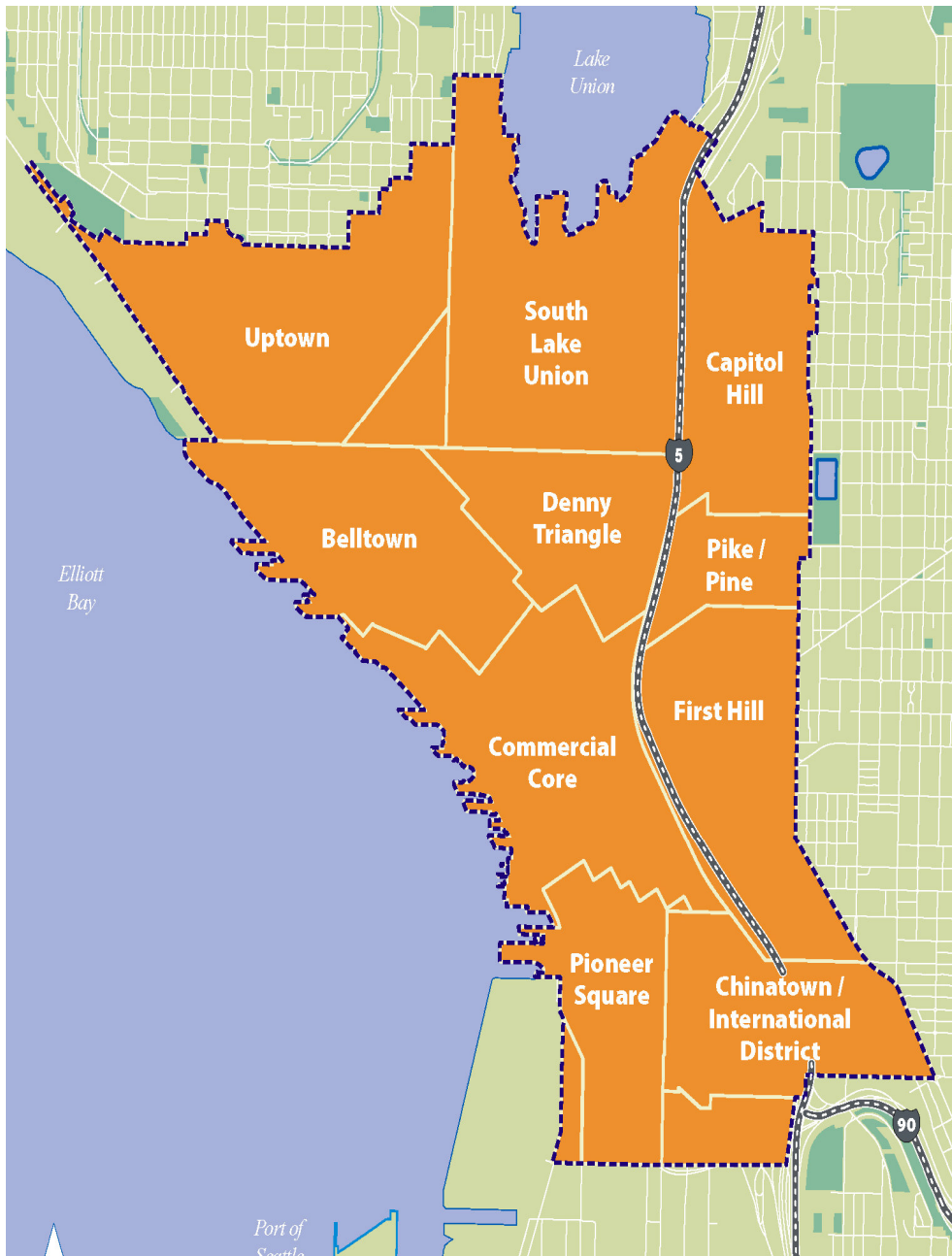


# Housing Diversity





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



City of Seattle

# Center City Strategy