

# Commercial Core Neighborhood Approval and Adoption Matrix

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# Introduction

## PURPOSE AND STRUCTURE OF THE APPROVAL AND ADOPTION MATRIX

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Through the City of Seattle's Neighborhood Planning Program, 37 neighborhoods all over Seattle are preparing neighborhood plans. These plans enable people in neighborhoods to articulate a collective vision for growth and change over the next 20 years and identify activities to help them achieve that vision. The plans are also intended to flesh out the City's Comprehensive Plan. Because each plan is unique, this Approval and Adoption Matrix has been designed as a standard format for the City to establish a work program in response to the recommended activities proposed in the specific neighborhood plan and to identify implementation actions to be factored into future work plans and tracked over time. The development of the Sector Implementation Plans and a central database will be the primary tools to track implementation of the activities in all the neighborhood plan matrices over time.

This matrix has one section containing a Key Strategy. Key Strategies are usually complex projects or related activities that the neighborhood considers critical to the successful implementation of the neighborhood plan. The matrix also has a second section with Additional Activities that are contained in both the Commercial Core Neighborhood Plan and the Downtown Urban Center Neighborhood Plan.

The neighborhood planning group or its consultant generally fills in the Activity, Priority, Time Frame, Cost Estimates and Implementor columns. The Executive Response column reflects City department comments as compiled by the Strategic Planning Office. The City Action column in Section II and the narrative response to each Key Strategy are initially filled in by City departments and then reviewed, changed if appropriate, and finalized by City Council. Staff from almost every City department have participated in these planning efforts and in the preparation of this Matrix. Ultimately, the City Council will approve the Matrix and recognize the neighborhood plan by resolution.

Some neighborhood recommendations may need to be examined on a city-wide basis before the City can provide an appropriate response. This is usually because similar recommendations are being pursued in many neighborhoods and the City will need clear policy direction to ensure a consistent city-wide response. Such recommendations are being referred to the "Policy Docket", a list of policy issues that will be presented to City Council for further discussion and action.

## ACTIVITIES ALREADY ACCOMPLISHED BY THE COMMERCIAL CORE NEIGHBORHOOD

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### **DOWNTOWN PLANNING RESOURCE CENTER**

Participated with the Downtown Urban Center Planning Group in establishing a Downtown Planning Resource Center. The Resource Center provides a variety of resources including the City's GIS Dataviewer, planning and design reports, maps, and displays covering downtown plans and projects.

### **DOWNTOWN HUMAN SERVICES FORUM**

Participated with the Downtown Seattle Association in a Downtown Human Services Forum and with the Downtown Urban Center Planning Group in preparation of a Human Services Inventory.

### **PIKE STREET PEDESTRIAN IMPROVEMENTS**

Worked with SEATLAN on new pedestrian sidewalk improvements on Pike Street between First and Second Avenues.

### **DOWNTOWN CIRCULATION ADVISORY COMMITTEE AND DOWNTOWN WAYFINDING**

Participated in setting up the Downtown Circulation Advisory Committee. Brought Commercial Core perspective to the Downtown Wayfinding consultant study and supported connections between transportation and Urban Design Issues.

### **CIVIC CENTER PROJECT**

Participated with DUCPG in giving guidance to the City's Civic Center Project including recommendations for a Cherry Street Corridor Development Concept.

### **DOWNTOWN URBAN DESIGN PLAN**

Provided support for a Downtown Urban Design Framework Plan proposal and provided significant background work on interrelated urban design, land use and transportation

issues.

## ACRONYMS AND DEFINITIONS

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**DCLU** Department of Design, Construction and Land Use (City of Seattle)

**DMC** Downtown Mixed Commercial zone

**DMC-240** DMC zone with a 240 foot height limit for buildings

**DOC1** Downtown Office Core 1 zone

**DOC2** Downtown Office Core 2 zone

**DON** Department of Neighborhoods (City of Seattle)

**DRC** Downtown Retail Core zone

**DUCPG** Downtown Urban Center Planning Group

**FAR** Floor Area Ratio, the ratio of building floor area to lot area on which the building stands

**NPO** Neighborhood Planning Office (City of Seattle)

**OH** Office of Housing (Formerly part of the Department of Housing and Human Services) (City of Seattle)

**SPO** Strategic Planning Office (Formerly part of the City of Seattle Office of Management and Planning [OMP]) (City of Seattle)

**TDR** Transfer of Development Rights

**Village** Commercial Core Urban Center Village

# I. Key Strategies

This Key Strategy consists of activities for a single complex project or theme that the neighborhood considers critical to achieving its vision for the future. While the Key Strategy is a high priority for the neighborhood, it is also part of a twenty-year plan, so the specific activities within this Key Strategy may be implemented over the span of many years.

The Executive recognizes the importance of the Key Strategy to the neighborhood that developed it. Given the number of Key Strategies that will be proposed from the 37 planning areas, priorities will have to be set and projects phased over time. The Executive will coordinate efforts to sort through the Key Strategies. During this sorting process, the departments will work together to create Sector work programs that will prioritize Key Strategy elements. This may include developing rough cost estimates for the activities within each Key Strategy; identifying potential funding sources and

mechanisms; establishing priorities for the Key Strategies within each plan, as well as priorities among plans; and developing phased implementation and funding strategies. The City will involve neighborhoods in a public process so that neighborhoods can help to establish citywide priorities. Activities identified in this section will be included in the City's tracking database for monitoring neighborhood plan implementation.

The department most involved with the activities for a Key Strategy is designated as the lead. Otherwise, DON is designated as the lead. Other participating departments are also identified.

The Integrated City Response lists activities already underway, and other tasks that the Executive is committed to commence during 1998 and the 1999-2000 biennium.

## A. INCREASE DEVELOPMENT OPPORTUNITIES FOR CREATING A STRONG MIXED-USE COMMERCIAL CORE.

### Description

The Commercial Core land use recommendations presented in this section are designed to be part of and to support the land use recommendations for the Downtown Urban Center. In a few specific cases, DUCPG Land Use Committee recommendations were found not to be completely consistent with those of the individual urban center neighborhoods' plans. To eliminate these inconsistencies, the following items are presented as only Commercial Core recommendations.

These recommendations may be folded back into the urban center umbrella of recommendations as the City's review process for the individual urban center neighborhood plans proceeds. This will be true if the individual neighborhood zoning or land use recommendations with which these recommendations were incompatible are found to be technically unworkable or if they will take too much time or would be too expensive to implement.

The recommendations presented address two subjects. These are:

- 1) In order to meet housing and employment growth targets, the Commercial Core proposes changes to current zoning standards to allow more innovative

development. A mechanism is needed to bring more under-utilized and small-site building capacity into a usable form. These recommendations address ways to make this capacity usable.

- 2) The Commercial Core and DUCPG have concluded that the Commercial Core—and, for that matter, the entire urban center—will need significant incentives if it is to meet the Comprehensive Plan's job growth and housing production targets. The "Housing Incentive Super Bonus" addresses this issue by significantly increasing the area's ability to meet growth targets while maintaining the current zoning system. The intention of this recommendation is to increase capacity without undertaking time-consuming and potentially expensive zoning changes. The Housing Incentive Super Bonus is a way to promote housing and job production in as short a time as possible.

### Integrated City Response

The City strongly supports the goals of this Key Strategy. It is consistent with the Comprehensive Plan's goals of increasing development in strong mixed-use centers. Downtown Seattle is expected to contain the broadest mix of activities and greatest intensity of development in the region, and this Key Strategy will help to foster that goal. The recommended changes will increase capacity, which will help to implement the

Comprehensive Plan policies to “[p]romote the continued vitality of the downtown...” One rezone, which may help to further these goals, is being forwarded for Council consideration alongside this plan.

The majority of these recommendations, however, are complicated regulatory changes to the already complicated Downtown Land Use Code. The Downtown bonus and TDR systems are complex, interrelated programs. In addition, the Denny Triangle, Belltown and Downtown Urban Center Planning Groups are all proposing changes to the Downtown Land Use Code. Without an understanding of how all of these recommendations will affect each other, the Executive can not recommend adoption of these proposals with the plan. The Executive will undertake a comprehensive analysis of recommendations from all four planning groups at the same time beginning in 1999 and will be bringing back recommendations at the conclusion of this analysis. Some recommendations that are being forwarded by DUCPG are currently being considered and may help to meet the neighborhood’s housing goals.

**Lead Department:** DCLU

**Participating Departments:** SPO, OH

**Activities Already Underway**

1. DCLU and SPO have completed analysis of the proposed rezone in Activity LU-1 and are forwarding a Director’s Report and proposed rezone ordinance for consideration alongside this plan.

**Tasks to be Undertaken in 1999-2000**

1. By the end of 1999, the Executive will perform analysis on the following changes to the Bonus and TDR programs as they relate to development of housing for households under 80% of median area income, including 1) the proposed super bonus, 2) bonus values and 3) height and bulk. For those items, the Executive will submit initial recommendations to the Council by the end of 1999 and proposed legislation in January 2000. Beginning in 2000, the Executive will begin analysis of the Bonus, TDR, and any other housing and land use recommendations.

As the Executive evaluates the Bonus and TDR proposals, the Executive will: 1) assign affected departments, such as OH, DON (Urban Conservation) or DPR, as lead departments (or co-leads with DCLU and SPO); 2) include Council staff on the City staff team; and 3) provide community groups, including DUCPG and SHDC, with an opportunity to review and comment on the Executive’s recommendations.

In addition, the Executive will: 1) confirm or revise assumptions related to the ability of downtown to meet both housing and employment targets under current regulations; 2) evaluate the ability of the market to provide housing for households earning between 65% and 80% of median income without additional incentives; 3) review legal issues related to proposed incentives for housing for households above 80% of median income; and 4) review legal and policy issues related to proposals for small buildings, historic buildings, and open space TDR.

<b>A. Increase Development Opportunities for Creating a Strong Mixed-Use Commercial Core.</b>						
<b>#</b>	<b>Activity</b>	<b>Priority</b>	<b>Time Frame</b>	<b>Cost Estimate</b>	<b>Implementor</b>	<b>City Comment</b>
<b>Modify zoning to simplify zoning designations and to stimulate development.</b>						
LU-1	Adjust the zoning boundary between the DRC and DMC zones along Second Avenue between Stewart and Pine Streets, changing one-half block to DMC-240. Work with DCLU to conduct a rezone analysis sufficient to support City Council adoption of this recommendation.	High			SPO, DCLU	DCLU and SPO have prepared an analysis of this rezone proposal and support the recommendation. This zoning change from DRC 85 (150) to DMC-240 is available for consideration alongside the Commercial Core Neighborhood Plan. Please see the DCLU Director’s Report.

**A. Increase Development Opportunities for Creating a Strong Mixed-Use Commercial Core.**

#	Activity	Priority	Time Frame	Cost Estimate	Implementor	City Comment
LU-1a	Continue to look at options to change zoning to improve redevelopment potential on the two half blocks on the east side of Second Avenue between Pine and Union Streets.				SPO, DCLU	The City will consider this proposal alongside zoning recommendations from the Downtown Urban Center Planning Group and the Denny Triangle Planning Committee (as part of 1999-2000 work programs).
<b><i>Rework the current bonus and TDR programs to stimulate development that achieves the community's goals.</i></b>						
LU-2	Allow building heights to exceed current limits by 20-25% based on neighborhood plan urban design features and design review. Maintain current FAR provisions to control overall development bulk. Assess the economic impacts of this strategy relative to prioritizing housing in the bonus system.				DCLU, SPO, OH	Further analysis of this proposal is needed. DCLU, OH and SPO, as part of their 1999-2000 work programs, will consider this proposal alongside zoning recommendations from the Downtown Urban Center Planning Group and the Denny Triangle Planning Committee. The community should be aware that the recommendations to come out of this analysis may not be the same as those that the community has come up with independently.
LU-3	Retain small buildings (less than 8,000 square-foot sites) by allowing unused FAR development capacity to be transferred to other sites at a multiplier of four times the actual. Buildings would not have to be eligible for landmark designation but would have to be renovated in compliance with Landmark Board standards.				DCLU, SPO, DON, OH	Further analysis of this proposal is needed. DCLU, OH and SPO, as part of their 1999-2000 work programs, will consider this proposal alongside zoning recommendations from the Downtown Urban Center Planning Group and the Denny Triangle Planning Committee. The community should be aware that the recommendations to come out of this analysis may not be the same as those that the community has come up with independently.
<b><i>Create incentives to promote increased housing development.</i></b>						
LU-4	Create an immediately usable housing incentive package (Housing Incentive Super Bonus) in the existing DOC1, DOC2, and DMC-240 areas of the Commercial Core. The incentive package would retain existing base zoning but allow a development proponent electing to use its features to: 1. Increase the existing base FAR by two for	High	6-12 mos.		DCLU, OH, SPO	Further analysis of this proposal is needed. DCLU, OH and SPO, as part of their 1999-2000 work programs, will consider this proposal alongside similar recommendations from the Downtown Urban Center Planning Group and the Denny Triangle Planning Committee. The community should be aware that the recommendations to come out of this analysis may not be the same as those that the community has come

**A. Increase Development Opportunities for Creating a Strong Mixed-Use Commercial Core.**

#	Activity	Priority	Time Frame	Cost Estimate	Implementor	City Comment
	<p>commercial and mixed-use projects. To achieve the increase in base FAR, the project must include these public features:</p> <ul style="list-style-type: none"> <li>• Sidewalk weather protection</li> <li>• Ground floor retail/commercial</li> <li>• Sidewalk widening (per SMC Section 23.49.22)</li> </ul> <p>2. Increase the maximum allowable FAR by three and increase building height by 30% for commercial and mixed-use projects if:</p> <ul style="list-style-type: none"> <li>• 75% of the additional FAR is achieved by using housing bonuses in which:               <ul style="list-style-type: none"> <li>- 25% of all units are affordable to low-moderate-income (80% of median income) households</li> <li>- 75% of all units are affordable to moderate-income (100% of median income) households</li> </ul> </li> <li>• And 25% of the FAR above the new base FAR includes at least three public benefit features that support housing. Study which features should qualify and what their values should be. Include features such as:               <ul style="list-style-type: none"> <li>- Off-site green street or open space contributions (1.5 FAR)</li> <li>- Human services or day care facilities (up to 1 FAR)</li> <li>- Short-term below grade parking (1.0 FAR)</li> <li>- Transit station access, if applicable</li> <li>- Hillside assist, if applicable</li> </ul> </li> </ul> <p>Housing may be built on or off site. If housing is built on site, it will be considered invisible (not counted) when calculating the project's FAR.</p> <p>The incentive zoning package may be used as an interim action to stimulate and encourage housing development until more basic zoning recommendations are refined and implemented. The Housing Incentive Super Bonus</p>					<p>up with independently.</p>



**A. Increase Development Opportunities for Creating a Strong Mixed-Use Commercial Core.**

<b>#</b>	<b>Activity</b>	<b>Priority</b>	<b>Time Frame</b>	<b>Cost Estimate</b>	<b>Implementor</b>	<b>City Comment</b>
	package can be designed to sunset at a selected future date or when a fixed number of housing units are developed using this package.					

## II. ADDITIONAL ACTIVITIES IN THE COMMERCIAL CORE PLAN WHICH ARE ALSO IN THE DOWNTOWN URBAN CENTER NEIGHBORHOOD PLAN

Note: the following recommendations are found both in the Commercial Core and Downtown Urban Center Neighborhood Plans. Because they were addressed in the umbrella Downtown Urban Center Approval and Adoption Matrix, these recommendations were not originally included in the Commercial Core matrix. They are included here in order to help track all of the recommendations in the Commercial Core Neighborhood Plan, to give Councilmembers a better understanding of the breadth of issues that the Commercial Core has addressed and to allow Councilmembers to consider the recommendations above in the context of all of the neighborhood's recommendations. Activity numbers in parentheses are from the Downtown Urban Center Approval and Adoption Matrix.

<b>Additional Activities</b>						
<b>#</b>	<b>Activity</b>	<b>Priority</b>	<b>Time Frame</b>	<b>Cost Estimate</b>	<b>Implementor</b>	<b>City Comment</b>
<b><i>Modify zoning to simplify zoning designations to stimulate development and promote architectural variety.</i></b>						
LU-5 (LU-19)	<b>Small Site Redevelopment</b> Eliminate FAR restrictions on small sites (quarter block or less) in DOC1, DOC2, and DMC zones, and calculate density based on height limits only. Allow required parking to be provided on a cash in-lieu-of basis at the owners option. Require: <ol style="list-style-type: none"> <li>1. Public benefit features               <ul style="list-style-type: none"> <li>• Retail Shopping (at street level)</li> <li>• Overhead weather protection</li> <li>• Sculptured building tops (in lieu of setbacks)</li> </ul> </li> <li>2. TDRs to be used for achieving any building area above FAR 15</li> <li>3. Design Review</li> </ol>	High	2000		DCLU, SPO	The Executive will begin analysis of this recommendation alongside other recommendations to change the Downtown Bonus and TDR programs as part of its 1999-2000 work program.
<b><i>Rework bonus and TDR programs to stimulate desirable development and promote architectural variety</i></b>						
LU-6 (LU-4)	<b>Tiering Elimination</b> Eliminate the tiering system used to calculate maximum FAR allowances. Develop an alternative system that assigns bonus values and priorities based on community goals and policies. Make housing development a high priority.	High	99		DCLU, SPO, OH	The Executive will begin analysis of this recommendation alongside other recommendations to change the Downtown Bonus and TDR programs as part of its 1999-2000 work program.

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LU-7 (LU-5)	<b>Bonus Program Overhaul</b> Re-evaluate the existing Floor Area Bonus program. Simplify and balance the menu of bonusable public benefit features to reflect neighborhood plan goals and policies. Eliminate unused or undesired features, make highly desirable features into requirements, and consolidate similar features. Review and update the program every three to five years.	High	99		DCLU, SPO, OH, SAC	The Executive will begin analysis of this recommendations alongside other recommendations to change the Downtown Bonus program as part of its 1999-2000 work program.
LU-8 (LU-9)	<b>TDR Program Overhaul</b> Re-evaluate the existing Transfer of Development Rights program and reorder its priorities to reflect neighborhood plan goals and policies. Review and update the program every three to five years.	High	99		DCLU, SPO, OH, SAC	The Executive will begin analysis of this recommendations alongside other recommendations to change the Downtown Transfer of Development Rights program as part of its 1999-2000 work program.
LU-9 (LU-16)	<b>Historic Building TDR</b> Create a TDR for historic buildings that allows the inherent, functional space inefficiencies (e.g., non-rentable area that is used for elevators, stairs, hallways, bathrooms, etc.) of renovated, designated historic structures to be transferred as TDRs to other downtown sites at a multiplied value.	Medium-High	2000		DCLU, SPO, OH, DON	The Executive will begin analysis of this recommendations alongside other recommendations to change the Downtown Bonus and TDR programs as part of its 1999-2000 work program.  The Executive has concerns about the basis for allowing TDRs from historic buildings that are not designated Seattle Landmarks and the blurring of the distinction between bonuses and transfers of development rights.
<b>Create development incentives to stimulate housing production</b>						
LU-10 (LU-2a)	<b>"Invisible" Housing FAR Exemption</b> Allow housing to be 'invisible,' or exempt from FAR calculations, within the DOC1 zone of the Commercial Core.	High	Immediate		DCLU, SPO, OH	An ordinance with recommendations regarding how this proposal may be implemented has been included in the Approval and Adoption Package for City Council consideration.
<b>Develop Green Streets and open space to enhance urban design character and to support population growth</b>						
LU-11 (LU-14)	<b>City Property TDR</b> Enable unused development capacity from City-owned property within the Downtown Urban Center to be available for sale as TDRs. Earmark	High	1999-2000		DCLU, SPO, OH, ESD, DPR,	The Executive will begin analysis of this recommendation together with other recommendations to change the Downtown Bonus and TDR programs as part of its 1999-

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	proceeds from sales to finance designated Green Street projects.				SEATRAN	2000 work program.
LU-12 (LU-15)	<b>Open Space TDR</b> Allow current and future sites retained or developed as open space to sell unused development capacity as TDRs to other downtown projects. Open space developed as part of a project's public benefit features program would not be eligible as TDRs. Open spaces sending TDRs must conform to location and development criteria established in the downtown neighborhoods' plans and the Downtown Urban Design Plan.	Medium-High	1999-2000		DCLU, SPO, DPR	The Executive will begin analysis of this recommendation together with other recommendations to change the Downtown Bonus and TDR programs as part of its 1999-2000 work program.
LU-13 (LU-24)	<b>Pedestrian Streetscapes Implementation</b> Designate a single City department to administer the process of designing, permitting, constructing, and maintaining pedestrian-oriented streets, in cooperation with other City departments, adjacent property owners, and downtown business organizations. The lead department should be staffed by qualified urban designers, not traffic engineers.	High	1999		SEATRAN, DCLU	Green Street and Key Pedestrian Street issues have been placed on the Policy Docket. The Executive will review its policies on Green Streets and Key Pedestrian Streets in 1999. That policy work will include evaluation of whether a single City department should be responsible for all pedestrian street programs. Once this policy analysis is completed, this recommendation will be reviewed again.
LU-14 (LU-23)	<b>Pedestrian Streetscapes Funding</b> Devise a funding mechanism for implementing the design, construction, and maintenance of pedestrian-oriented streets. Include: <ul style="list-style-type: none"> <li>• Bonds;</li> <li>• Neighborhood Plan implementation monies;</li> <li>• Public benefit feature contributions from developers;</li> <li>• City Property TDRs.</li> </ul>	Medium-High	2000-2001		SPO, SEATRAN, DCLU	1. Green Street and Key Pedestrian Street issues have been placed on the Policy Docket. The Executive will review its policies on Green Streets and Key Pedestrian Streets in 1999. That policy work will include review of options for funding pedestrian street improvements. Once this policy analysis is completed, this recommendation will be reviewed again. Design for Green Streets may be included as part of the Downtown Urban Design Plan.
<b>Create a master plan to guide the design and maintenance of public spaces in the downtown.</b>						
LU-15 (LU-)	<b>Downtown Urban Design Plan</b> Secure funding, designate key City staff, appoint a citizen advisory	High	1999		SPO, DCLU, SEATRAN,	The Executive strongly supports the development of a Downtown Urban Design Plan. DCLU (via the Design

## Additional Activities

#	Activity	Priority	Time Frame	Cost Estimate	Implementor	City Comment
21)	<p>committee, and hire consultants to form an interactive design team in order to develop a Downtown Urban Design Plan. The Urban Design Plan should:</p> <ul style="list-style-type: none"> <li>• Create a highly visual, unifying framework master plan that enhances the unique architectural, streetscape, and public space character of each downtown neighborhood and reinforces a sense of place.</li> <li>• Establish a hierarchical network of streets, open spaces, and activity nodes that strengthens connections between downtown neighborhoods.</li> <li>• Address the relationship between public and private space and coordinate public and private development.</li> <li>• Identify specific policies, projects, and implementation actions.</li> <li>• Coordinate major planning and design efforts taking place in the downtown.</li> </ul> <p>As it relates to the Commercial Core, the Urban Design Plan should address these issues:</p> <ul style="list-style-type: none"> <li>• Civic Facilities,</li> <li>• Public Space,</li> <li>• Design Standards and Maintenance,</li> <li>• Implementation.</li> </ul>				DPR, Planning, Design and Arts Commissions, other City Departments in advisory roles as appropriate, Downtown neighborhoods, neighborhoods surrounding downtown	Commission and Design Center staff), SPO and other City departments will work with DUCPG, downtown neighborhoods, surrounding neighborhoods and other downtown stakeholders to develop a scope of work and funding strategy for the Downtown Urban Design Plan. The project will very likely need to be phased, over more than two years, with work in 1999 to be focused on 1) compiling all of the work that has already been done on Downtown urban design issues and pulling it all into a reader friendly format, and 2) working with projects that are already underway that are going to have major downtown urban design implications, such as street improvements where impacts will be felt from buses coming out of the tunnel. Work in 2000 would be focused on expanding existing concepts when necessary, identifying resources, reviewing/revising existing policies, and developing/building on partnerships to get urban design concepts implemented. The urban design work described here would feed into some of the land use work in Key Strategies A and B, but the projects would not be combined. A major part of the DUCPG and Commercial Core's Early Implementation Fund dollars are proposed to go towards consultant assistance in 1999 for project. There is interest in extending the scope of this study to include South Lake Union, the Uptown Queen Anne Urban Center, and sections of the First Hill-Capitol Hill Urban Center.
<b>Improve mobility throughout the Commercial Core</b>						
TR-1	Define Key Pedestrian Streets in the Commercial Core.				SEATRAN, SPO	The designation of new key pedestrian streets in the Commercial Core can be considered as part of the Downtown Urban Design Plan process.

<b>Additional Activities</b>						
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TR-2	Integrate transit and station area planning with the neighborhood's plan for meeting job growth targets and for increasing development capacity.				SAP	The Station Area Planning process will be working with communities on areas with light rail station stops. This work will build on recommendations coming out of neighborhood plans and will be coordinated with other City programs in those areas.
TR-3	Maintain existing ride-free transit zones in the Commercial Core.				Metro, SPO	The City supports maintaining the ride-free zone in the Commercial Core. The City will forward this recommendation to Metro and the Executive and Councilmembers will advocate to maintain the ride-free zone on the community's behalf.
<b>Develop a coordinated downtown human services strategy.</b>						
HU-1 (HU-1)	An overall downtown human services strategy should include needs assessments and should coordinate with land use and housing actions.				HSD, SPO, Service Providers	<p>Because of the concentration of human service providers in Downtown Seattle, HSD supports and will work in partnership with the community on the development of a Downtown Human Services Strategy.</p> <p>HSD does extensive planning centered around specific services and populations and funds a wide array of services. The Consolidated Plan is the principle vehicle which outlines strategies for discretionary funding. HSD is beginning to include geographic neighborhoods as an additional element in human services planning and plans to work closely with the communities in this effort. The Downtown Special Objective Area (SOA) has been in existence for some time and was reassessed in 1997 when no significant changes were made. The Downtown SOA does not contain dispersion requirements for special needs housing. Discretionary funding for community facilities and housing may be available within existing resources. Funding for new human services would likely require additional resources.</p> <p>HSD will work in partnership with the community to outline</p>

<b>Additional Activities</b>						
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						basic strategies and a work program to establish a framework for a Downtown Human Services strategy. The Executive does not have funding to provide ongoing staff support for an advisory committee.

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