

Scope for 2017 Downtown Zoning Changes

	Topic	Issue	Code Section
Essential for implementing the Downtown Strategy	Clean-ups	Broken links, etc.	Various in 18.04 & 18.06
	Intent statements	Review for Downtown Business (DB) & Urban Waterfront (UW) zones; possibly update to better align with DTS	18.04.020, 18.06.020
	Use Table – Allowed and Conditional Uses	Consider moderate changes to the allowed use table – generally, the perceived changes are not likely to be controversial. May include addition of definitions for light industrial uses that are anticipated.	18.04.040 – UR 18.06.040- DB & UW 18.02 - Definitions
	Various minor updates to existing development standards	A variety of potential updates have been identified that generally require minimal analysis and are not likely to be controversial , though will involve meeting with stakeholders, regarding consideration of: <ul style="list-style-type: none"> • Making on-site treatment and storage for hazardous waste an accessory use only, rather than permitted use in the DB zone • Prohibiting Type 2 recycling facilities in the DB (already prohibited in UW) • Prohibiting new permanent surface parking lots in the UW and UR zones (already prohibited in the DB) • Allowed/prohibited locations for warehousing and wholesale sales • Number of slips allowed in marinas • Noise mitigation standards • The utility of existing lot size limits, setbacks and traffic mitigation for schools that require a conditional use permit and workshops for disabled people • Appropriate standards for retail space compartmentalization • 60% max building envelope requirement in some UW areas – explore intent to keep physical and visual access to the water, and whether this requirement is the best way to get there (added by LUEC on 4/20/17) 	Various in 18.04 & 18.06
	Height bonuses	Per DTS and Council decision on 4/24/17, consider view protection for three identified views. Explore options ranging from removing height bonuses on affecting properties to no change and potential for other creative options in between	18.06.100
	Establish overlay for Art/Tech area	Consider the types of uses especially desired in this area, and what appropriate allowed uses and incentives should be relative to other areas of Downtown. Per LUEC on 4/20/17, do not exclude surviving light industrial uses –Make sure there is still room for machine shops, auto, welding, artisan manufacturing.	18.02 18.06
Update UR Zone	Consider changing the zoning boundary, allowed uses and development standards to better align with Southeast DT neighborhood area. Especially want more small scale commercial and live/work options (later per LUEC on 4/20/17). (Need to consider how this affects other UR zoned areas in other parts of the city also.)	18.04 Various	
Added Item	Implement Development Agreement	Per a development agreement between the City and property owner pertaining to construction of WSECU’s office building on Union Ave, change parcel zoning from Urban Residential to Downtown Business.	County document #3415424

Downtown Strategy
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