

LAND USE/REDEVELOPMENT			
STRATEGIES	Capital Improve-ments	Code & Policy Amend-ments	Other Plans & Programs
1 Continue to require new development to analyze and mitigate for project-related traffic impacts, including pedestrian and bicycle access and safety.			✓
2 Apply a new “East Main TOD” zone to replace the existing OLB zone between Main Street, 112 th Avenue SE, SE 6 th Street and 114 th Avenue SE and that includes, at a minimum, the following standards: <ul style="list-style-type: none"> ▪ A mix of uses (e.g. residential, retail, office, hotel) within a project and/or individual building ▪ Housing for a variety of family sizes and income levels that fits with the quality of the community ▪ Maximum square footage for building footprints and floor plates ▪ Allow a mix of retail uses that does not include “big box” retail ▪ Retail and service uses scaled to primarily serve the community and located within pedestrian areas to generate street-level activity ▪ Maximum site FAR of 4.0 and building height of 200 feet – both of which can only be achieved through a bonus/incentive system that ensures quality development ▪ Establish a minimum base FAR that is sufficiently high enough to support the kind of vibrant, place-making development described in the CAC’s recommended vision statement ▪ Allow additional FAR up to 5.0 and height up to 300 feet only within 250 feet of the Main Street right-of-way or 114th Avenue SE right-of-way and only through a development agreement or similar mechanism that provides greater quality of development and public benefit (e.g. architectural design, enhanced pedestrian environment and place-making, community benefits, public amenities) beyond the requirements for achieving the 4.0 FAR and 200 foot height ▪ Limit building height to 65 feet within 50 feet of 112th Avenue SE for buildings outside of the additional FAR/Height (5.0, 300 feet) area; utilize building design that steps back height above 65 feet beyond the area within 50 feet of 112th Avenue SE ▪ Use landscaping and architectural design to minimize the appearance of the “wall effect” (i.e. a solid line of building facades) along 114th Avenue SE. 		✓	
3 Minimize or eliminate the Mount Rainier view corridor to prevent undermining redevelopment and transit-oriented development (TOD) goals and the CAC desire to locate taller buildings farther from 112 th Avenue SE.		✓	
4 With redevelopment of the Red Lion and/or Hilton Hotel sites, construct a new public street along or in the immediate vicinity of their common property line to convey automobile, pedestrian and bicycle	✓	✓	

	traffic between 112 th Avenue SE and 114 th Avenue SE and to provide additional access to both properties.			
5	<p>Revise the standards for the “OLB” zone between 112th Avenue SE, SE 6th Street, SE 8th Street and 114th Avenue SE to allow for a broader mix of uses and taller buildings to enhance the limited redevelopment potential, including:</p> <ul style="list-style-type: none"> ▪ The same quality and similar design standards as the new “East Main TOD” zone ▪ Increase maximum site FAR to 1.0 and increase building height to 100 to 120 feet achievable through a bonus/ incentive system that ensures quality development. 		✓	
6	Re-evaluate parking ratios for TOD and encourage parking to be structured underground or located internal to other structures.		✓	
7	Incorporate design standards that create safe and secure environments (e.g. visibility, lighting) in and around the new development.		✓	