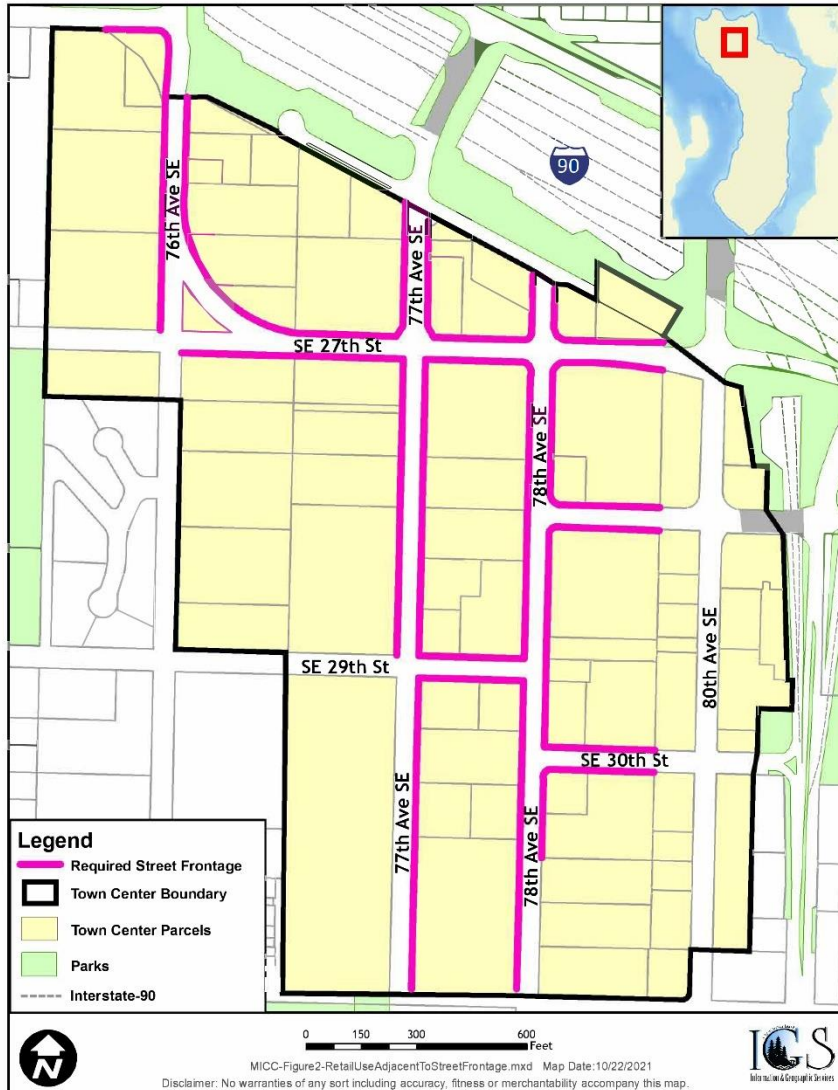


## MICC 19.11.020(B) is repealed in its entirety and replaced as follows:

- 1 B. Required ground floor street frontage uses.
- 2 1. Retail, restaurant, personal service, museum and art exhibition, theater, bar, financial and insurance
- 3 service, recreation, and/or service station uses, as defined by MICC 19.16.010, are required along
- 4 ground floor street frontages as shown on Figure 2.

### 5 Figure 2. Uses Required Adjacent to Ground Floor Street Frontages

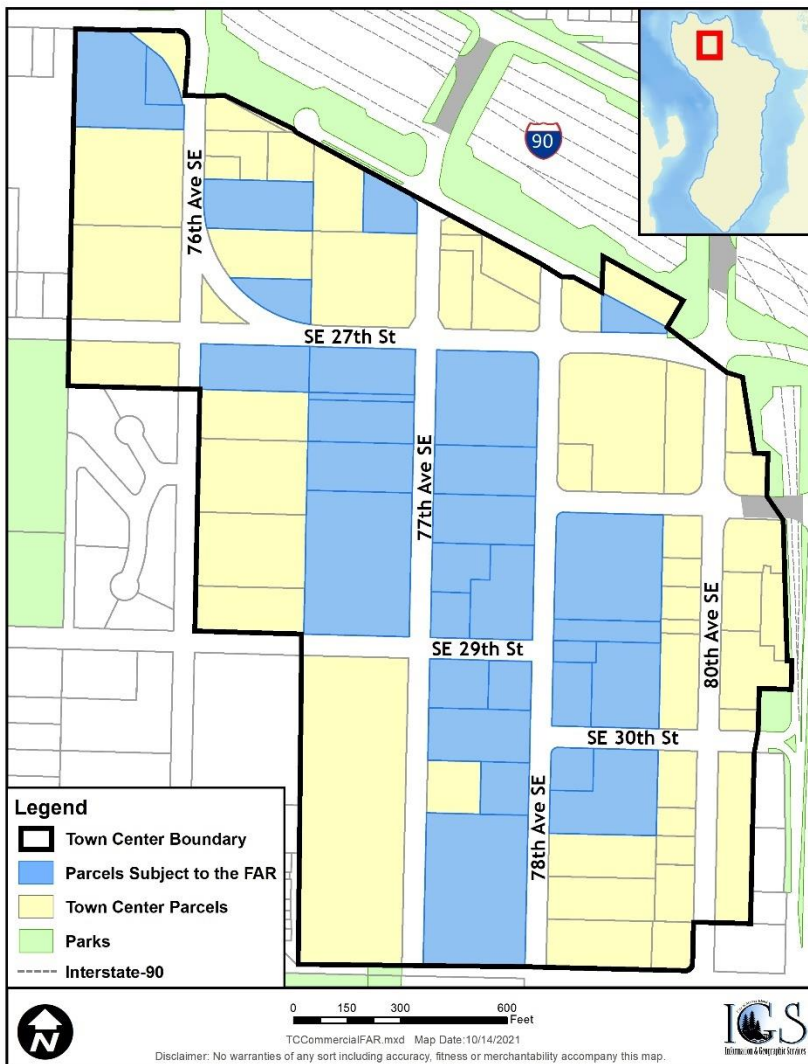


- 6
- 7 a. No use shall occupy a continuous linear street frontage exceeding 60 feet in length, with the
- 8 exception of museum and art exhibition and/or theater uses. The design commission may
- 9 approve up to an additional six feet in length if the use incorporates a feature to promote
- 10 pedestrian activity, including but not limited to: an additional pedestrian entrance onto a
- 11 sidewalk or through-block connection, or additional 10 percent transparency beyond the
- 12 requirement of MICC 19.11.100(B)(1)(b).
- 13
- 14 b. The minimum required depth of uses along street frontages is 16 feet.
- 15

16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

- c. Required driveways, service and truck loading areas, parking garage entrances, and lobbies shall be permitted.
- 2. The identified parcels as shown on Figure 3 are required to provide a minimum Floor Area Ratio (FAR) equivalent to 0.2623 of the gross lot area as provided by King County for ground floor street frontage for retail, restaurant, personal service, museum and art exhibition, theater, bar, financial and insurance service, recreation, and/or service station uses, as defined by MICC 19.16.010, upon redevelopment. For the purposes of determining redevelopment, the value of redevelopment shall be an amount equal to or greater than 50% of the total assessed improvement value at the time of the application for redevelopment, as determined by King County.

**Figure 3. Parcels Subject to FAR Requirement for Ground Floor Uses**

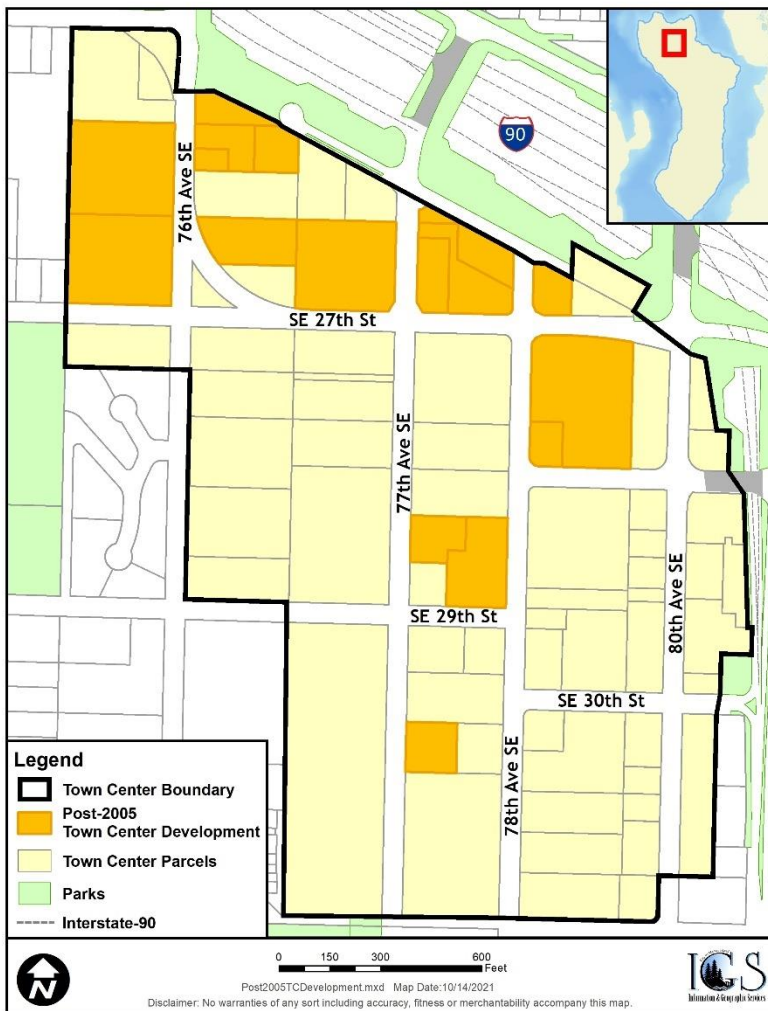


29  
30  
31  
32  
33

- a. When a FAR calculation results in a fraction, the fraction shall be rounded to the nearest whole number as follows:
  - i. Fractions of 0.50 or above shall be rounded up to the closest whole number; and
  - ii. Fractions below 0.50 shall be rounded down to the closest whole number.

- 34 b. Each individual museum and art exhibition or theater use shall be limited to a contributing  
 35 cap of 5,000 square feet towards the achievement of the total minimum ground floor FAR  
 36 requirement for the corresponding site. For example, a site with a minimum FAR  
 37 requirement of 20,000 square feet may only have one of these identified uses contribute a  
 38 maximum of 5,000 square feet towards the necessary minimum through a 1:1 contribution.  
 39 The remaining 15,000 square feet of ground floor street frontage must come from retail,  
 40 restaurant, personal service, bar, financial and insurance service, recreation, and/or service  
 41 station uses as defined in MICC 19.16.010.  
 42
- 43 3. The identified parcels as shown on Figure 4 are required to provide a no net loss of existing floor  
 44 area for ground floor street frontage for retail, restaurant, personal service, museum and art  
 45 exhibition, theater, bar, financial and insurance service, recreation, and/or service station uses, as  
 46 defined by MICC 19.16.010. For the purposes of determining redevelopment, the value of  
 47 redevelopment shall be an amount equal to or greater than 50% of the total assessed improvement  
 48 value at the time of the application for redevelopment, as determined by King County.  
 49

**Figure 4. Parcels Subject No Net Loss Requirement for Ground Floor Uses**



- 50  
 51  
 52 4. A review of these requirements shall occur five (5) years from the date of Ordinance adoption or  
 53 after 75,000 gross square feet of floor area for ground floor retail, restaurant, personal service,

54 museum and art exhibition, theater, bar, financial and insurance service, recreation, and/or service  
55 station uses adjacent to street frontages has been authorized through Building Permit issuance.