

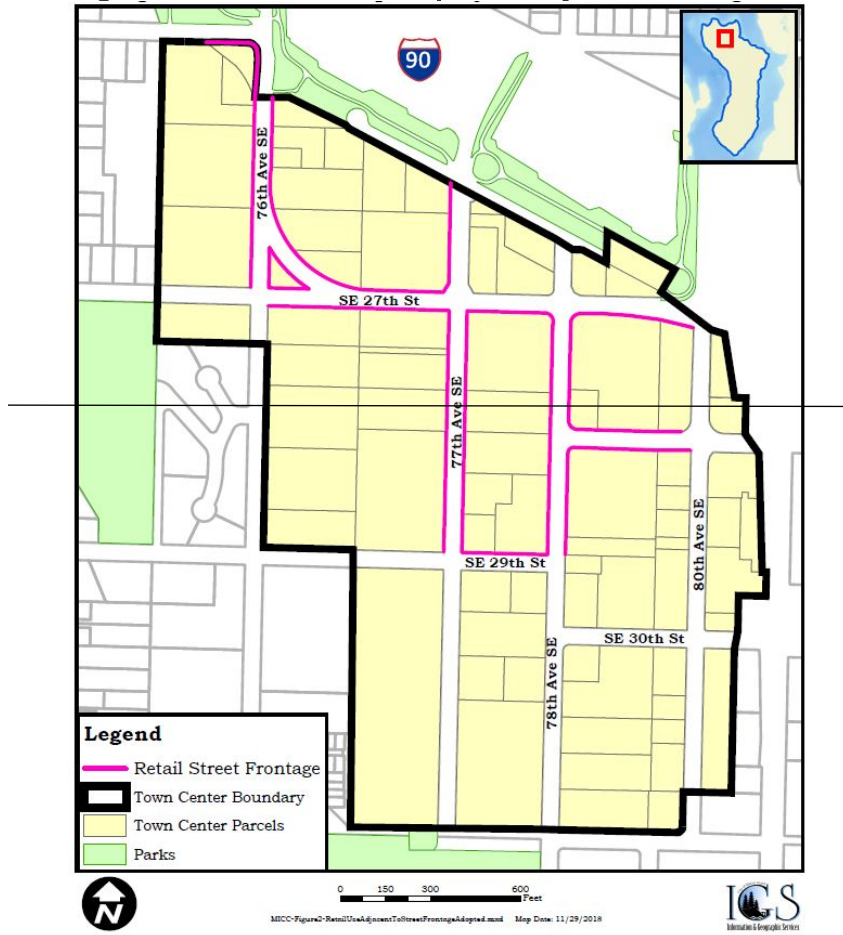
Exhibit A
To Ordinance No. 21C-28

MICC 19.11.020(B) is repealed in its entirety.

~~B. *Required ground floor uses.* Retail, restaurant or personal service uses are required along retail street frontages as shown on Figure 2.~~

- ~~1. If public parking is provided pursuant to MICC [19.11.130](#)(B)(5), then the following applies:
 - ~~a. A minimum of 40 percent of the ground floor street frontage shall be occupied by one or more of the following permitted uses: retail, restaurant, and/or personal service use.~~
 - ~~b. A maximum of 60 percent of each ground floor street frontage can be occupied by the following uses: hotel/motel, personal service, public facility, or office.~~
 - ~~c. Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be included in calculating the required percentages of ground floor use.~~~~
- ~~2. If public parking is not provided pursuant to MICC [19.11.130](#)(B)(5), then the following applies:
 - ~~a. A minimum of 60 percent of the ground floor street frontage shall be occupied by one or more of the following permitted uses: retail, restaurant, and/or personal service use.~~
 - ~~b. A maximum of 40 percent of each ground floor street frontage can be occupied by the following uses: hotel/motel, personal service, public facility, or office.~~
 - ~~c. Driveways, service and truck loading areas, parking garage entrances and lobbies shall not be included in calculating the required percentages of ground floor use.~~~~
- ~~3. No use shall occupy a continuous linear street frontage exceeding 60 feet in length. The design commission may approve up to an additional six feet in length if the use incorporates a feature to promote pedestrian activity, including but not limited to: an additional pedestrian entrance onto a sidewalk or through block connection, or additional ten percent transparency beyond the requirement of MICC [19.11.100](#)(B)(1)(b).~~
- ~~4. The minimum required depth of storefronts along retail street frontages is 16 feet.~~

Figure 2 — Retail Use Required Adjacent To Street Frontages

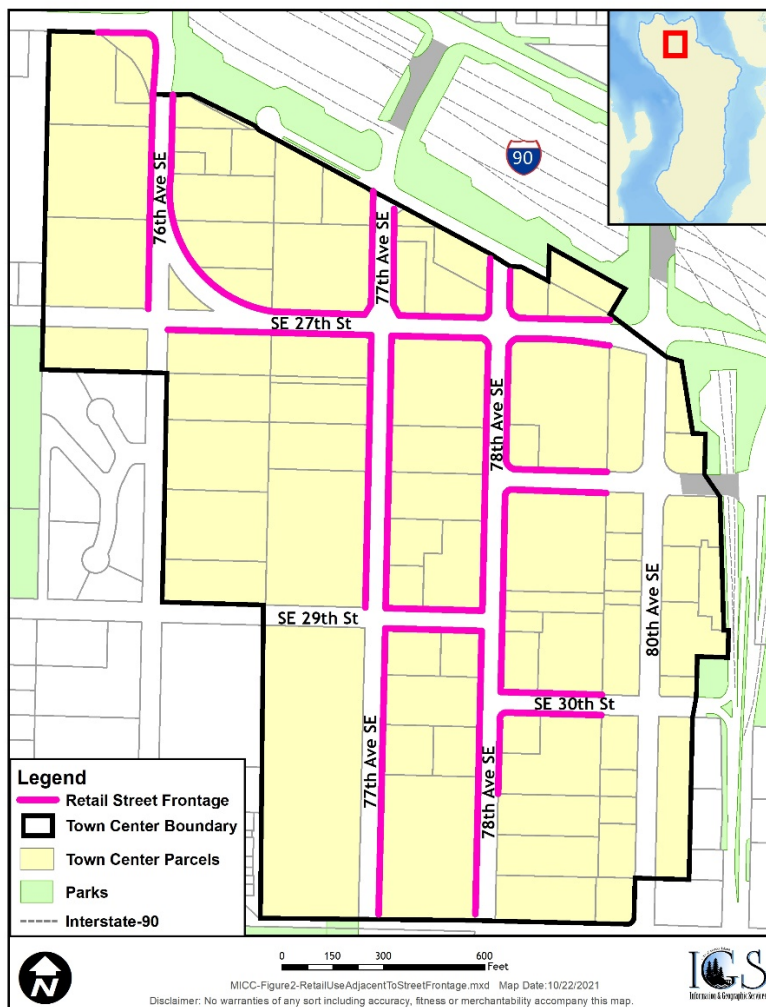


A new MICC 19.11.020(B) is adopted as follows:

B. *Required Street Frontage Commercial and Visual or Performing Arts Center Uses.*

1. Retail, restaurant and/or personal service commercial uses as defined by MICC 19.16 and visual or performing arts center uses are required adjacent to street frontages as shown on Figure 2.

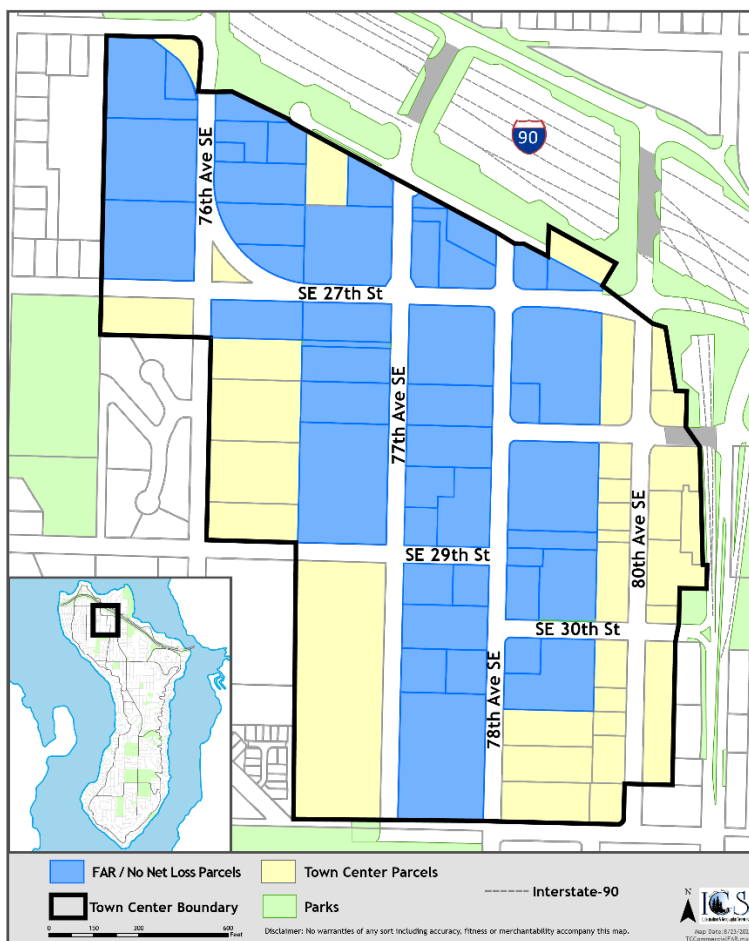
Figure 2 - Commercial and Visual or Performing Arts Center Uses Required Adjacent to Street Frontages

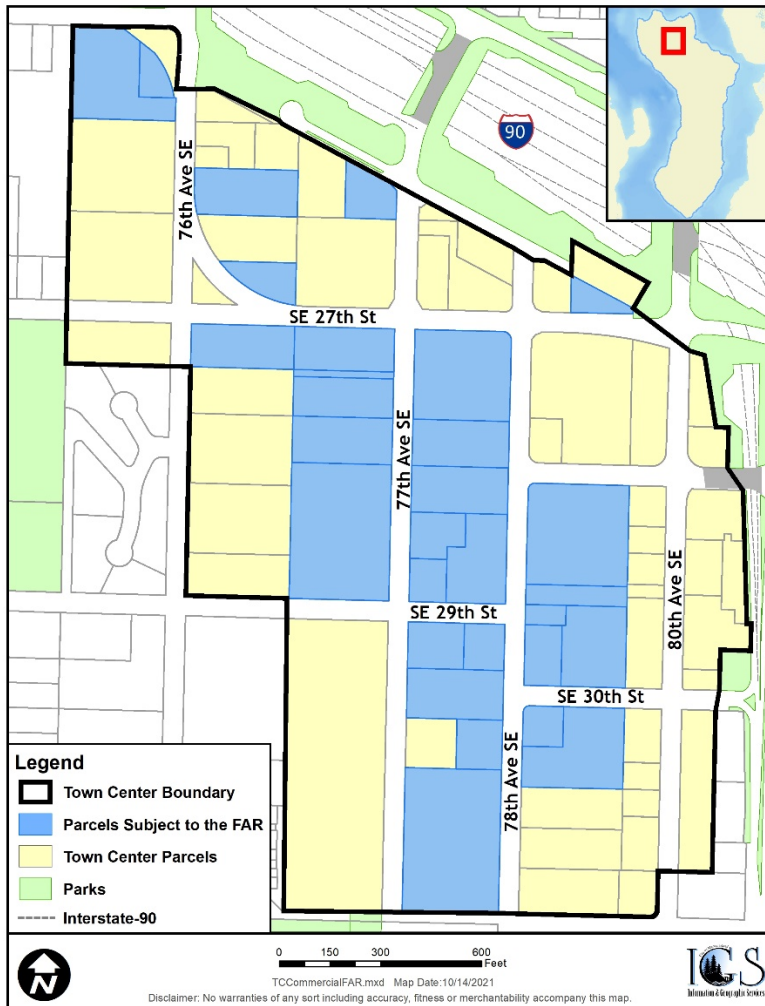


- a. No commercial and visual or performing arts center uses shall occupy a continuous linear street frontage exceeding 60 feet in length. The design commission may approve up to an additional six feet in length if the use incorporates a feature to promote pedestrian activity, including but not limited to: an additional pedestrian entrance onto a sidewalk or through-block connection, or additional 10 percent transparency beyond the requirement of MICC 19.11.100(B)(1)(b).

- b. The minimum required depth of commercial and visual or performing arts center uses along street frontages is 16 feet.
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 or a no net loss of existing floor area on the effective date of this Ordinance, whichever is greater, for retail, restaurant and/or personal service commercial and visual or performing arts center uses adjacent to street frontages upon redevelopment. For the purposes of determining redevelopment, the value of redevelopment shall be an amount equal to or greater than 50% of the current total assessed improvement value as determined by King County.

Figure 3 - Parcels Subject to FAR Requirement or No Net Loss Requirement for Commercial and Visual or Performing Arts Center Uses





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.

b. A review of this requirement shall occur five (5) years from the date of Ordinance adoption or after 75,000 square feet of floor area for retail, restaurant and/or personal service commercial and visual or performing arts center uses adjacent to street frontages has been authorized through Building Permit issuance.

3. ~~The identified parcels as shown on Figure 4 are required to provide a no net loss of existing floor area for retail, restaurant or personal service commercial uses adjacent to street frontages upon redevelopment equal to or greater than 50% of the current total assessed value as determined by King County.~~

Figure 4—Parcels Subject to No Net Loss for Commercial Uses

