



**South Marymoor Subarea Committee
Preliminary Preferred Transition Strategy**

Draft Concepts: Thresholds

- Life-safety standards continue to apply
- Site thresholds continue to apply
- Binding site plans and other private agreements continue to apply

Draft Concepts: Timing

- Market-based approach
- Owners of property decide when or if to redevelop

Draft Concepts: Allowed Uses

- Maintain existing allowed uses
- Add opportunity for multifamily uses
- Refine allowed uses for compatibility
- Add some commercial uses
- Maintain opportunity for some office uses

Draft Concepts: Incentives

Community Benefits

- Affordable housing
- Gathering places, parks, plazas
- Pervious surfaces & landscaping
- Bike parking

Owner/Developer Benefits

- Building height
- Density
- Parking waivers
- Site standards flexibility
- Fee in-lieu opportunities
- Tax incentives
- Infrastructure support

Draft Concepts: Compatibility

- Maintain support for existing uses and business operations
- New development designed to be compatible with existing uses