

South Lake Union Open Space

Seattle City Council Planning, Land Use,
and Zoning Committee

September 4,
2019

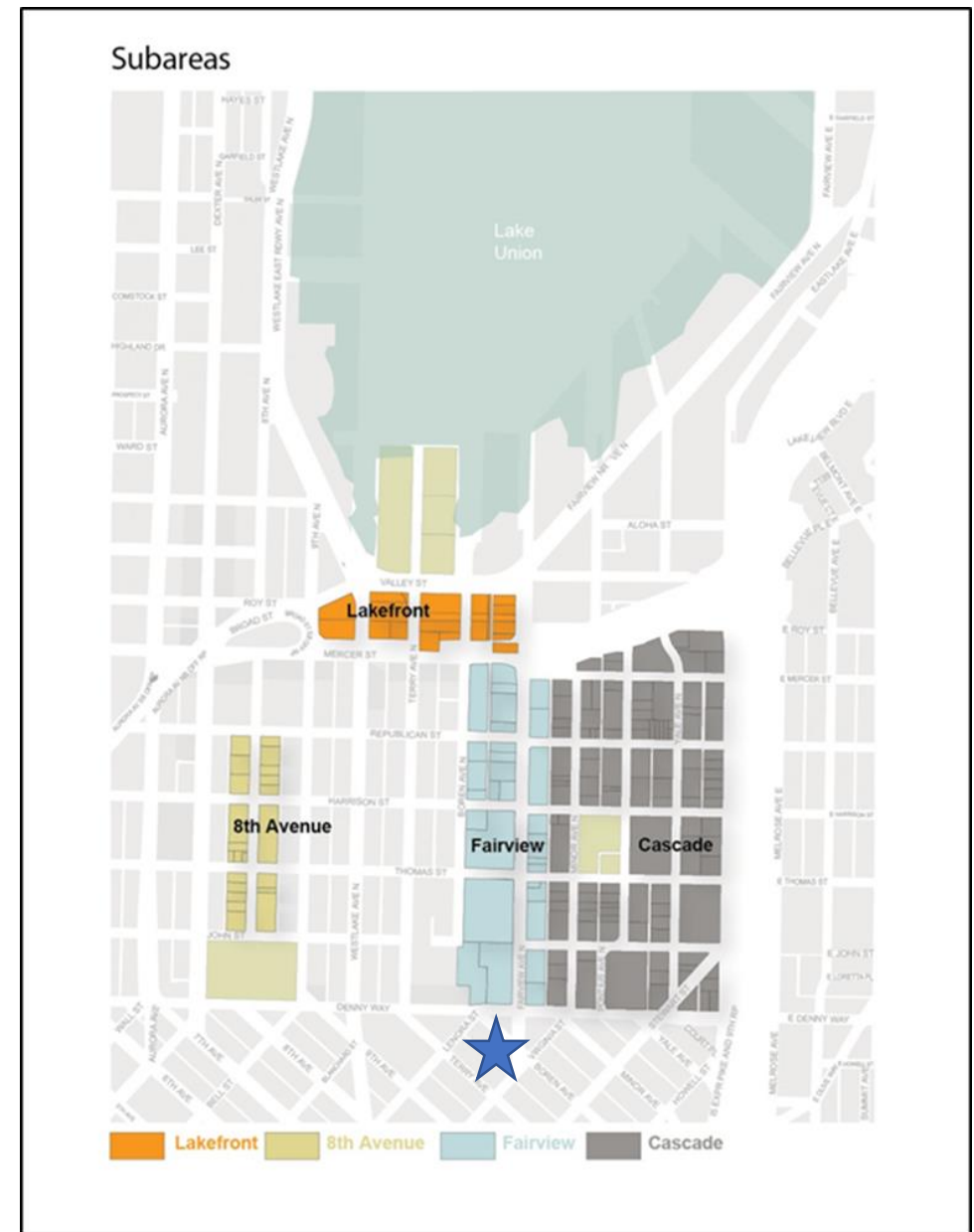
Office of Planning and
Community Development



City of Seattle

South Lake Union Open Space

- Improves Existing Incentive to preserve Seattle Times Park.
- Provides for maintenance of park as public open space.
- Prohibits future redevelopment of park.
- Allows floor area to be transferred from the park to projects on an adjacent block.
- Modifies development standards to address site constraints.

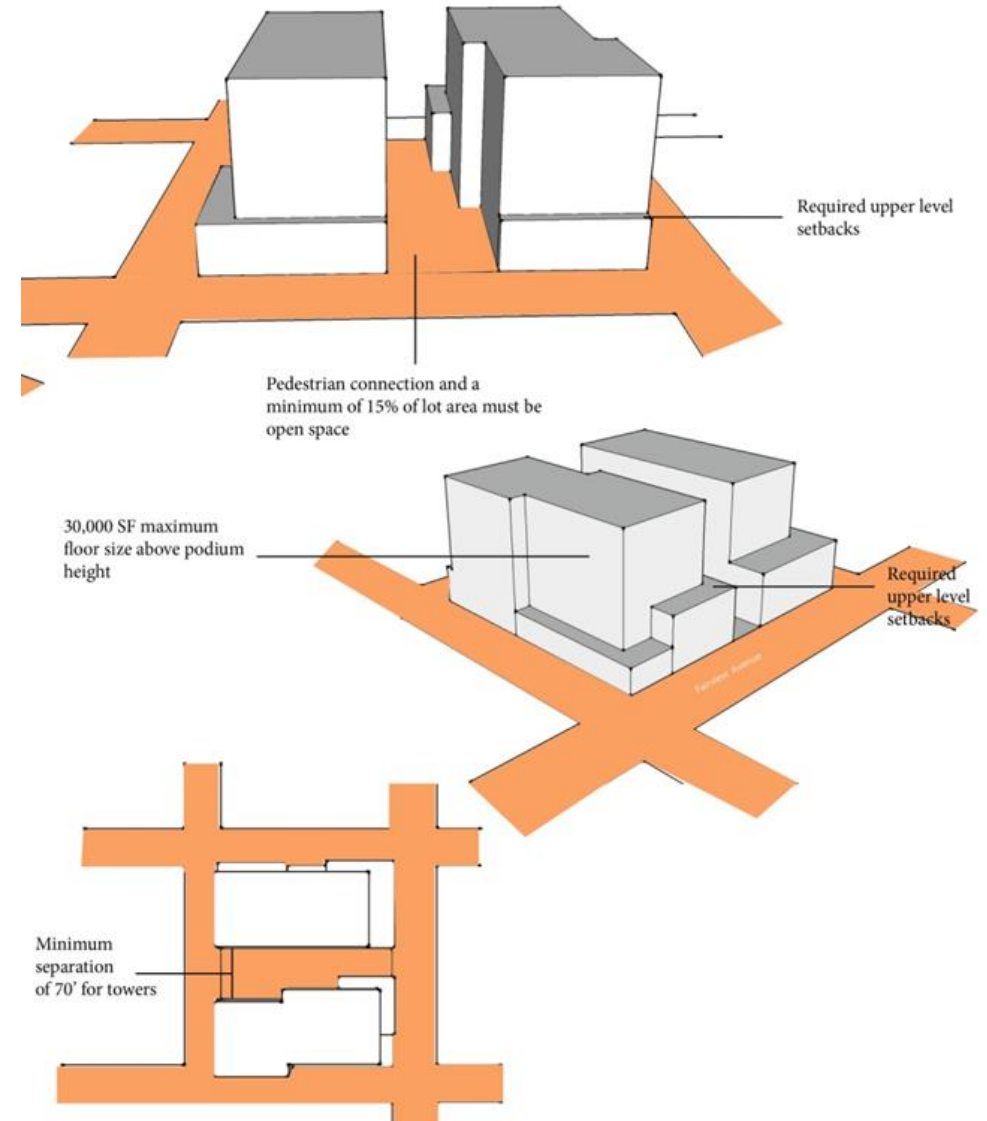


Fairview Blocks

- Larger blocks than typical South Lake Union Blocks.
- Landmark and open space incentives.
- Unique development standards.

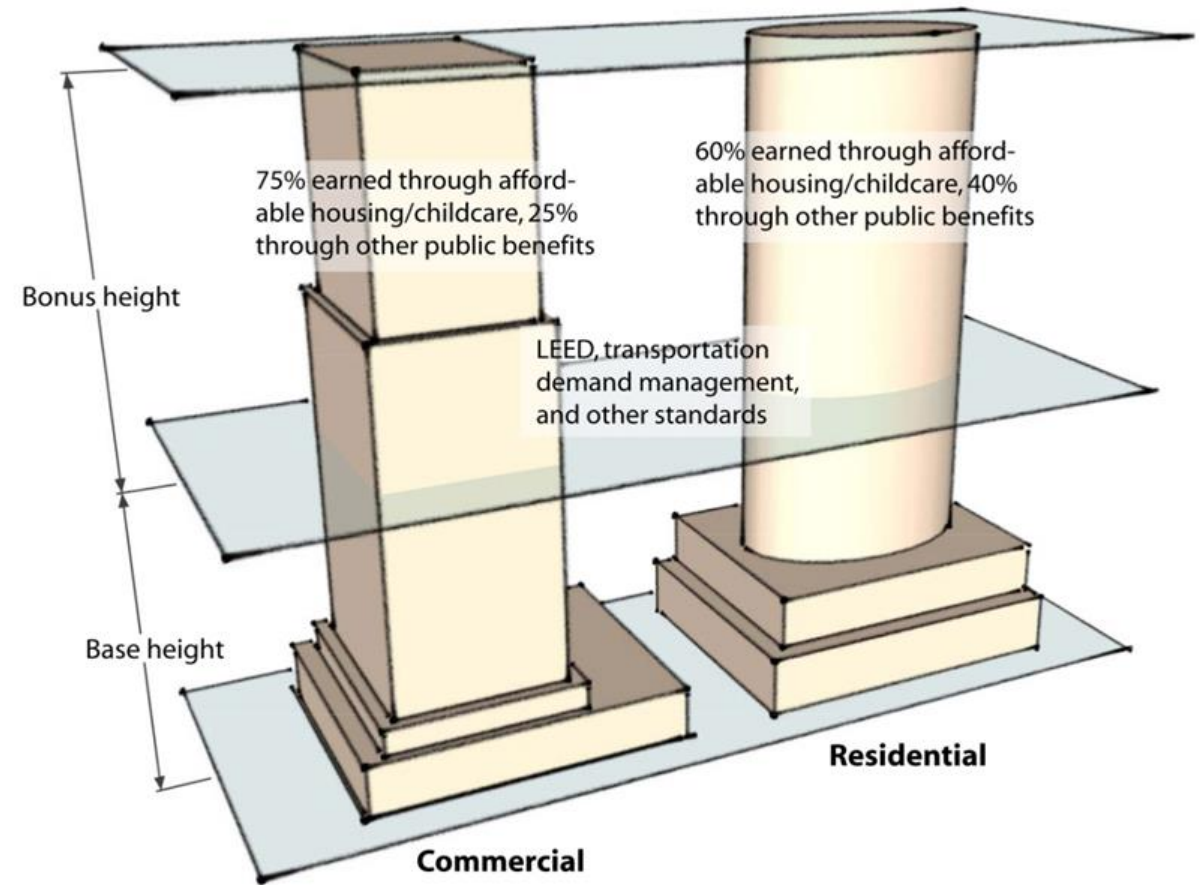


Urban Form Office Buildings on Fairview Blocks



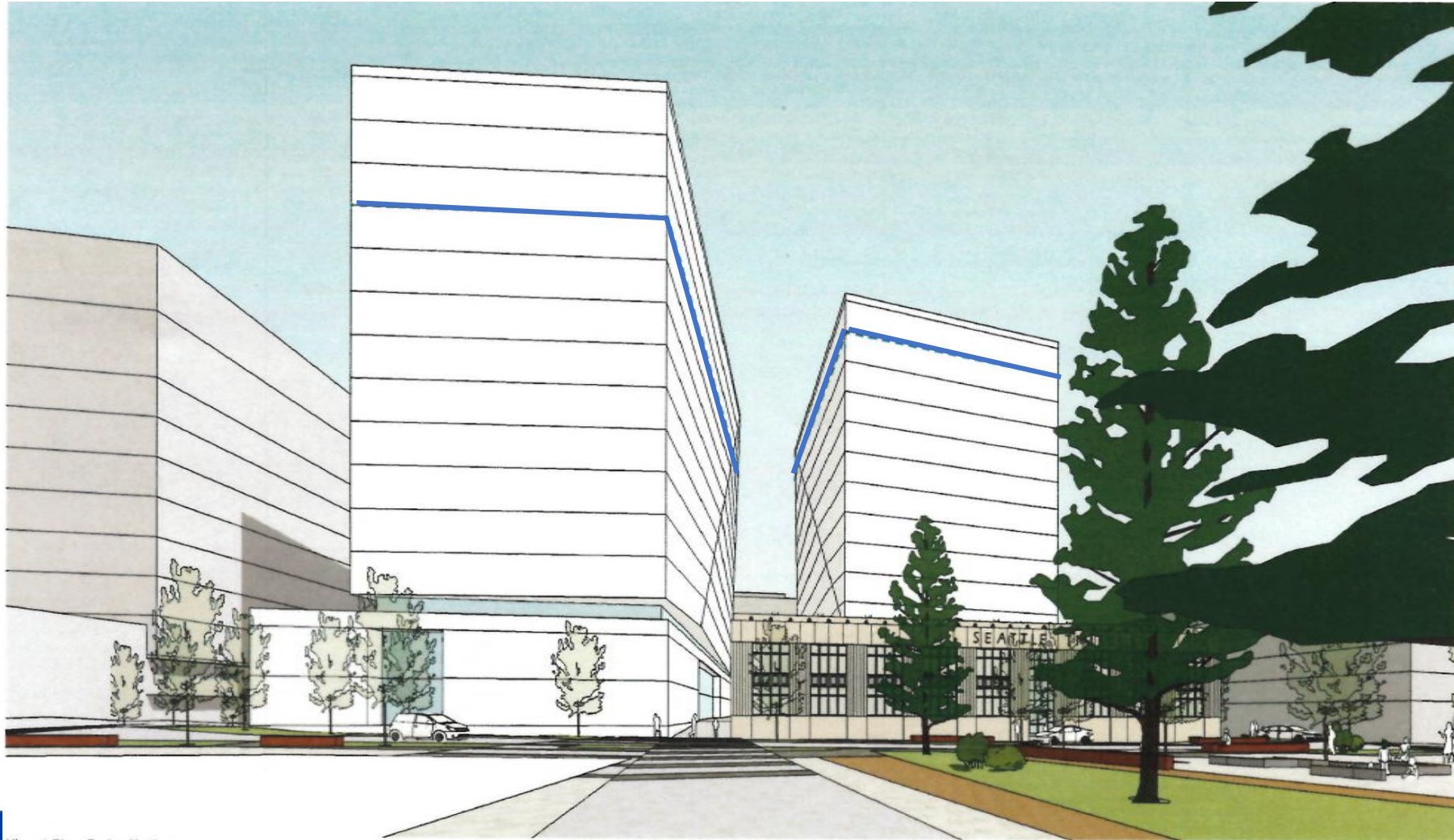
Incentive Zoning - Pre-MHA

- All floor area above base height achieved through provision of public benefits – mostly affordable housing.
- Incentive reduced the amount of floor area subject to incentive zoning by raising the base height limit.
- MHA removed the housing component leaving only the 25 to 40 percent of floor area subject to non housing public benefits.
- This reduced the value of the incentive to retain the park as open space.



Pre-MHA Incentive Zoning Structure

Transfer Floor Area/Increase Height



View at Plaza Facing North

Development Standards to accommodate Landmark and Thomas Street Setbacks

