

**ATTACHMENTS TO MEMO FOR CB 118429
PLUS Committee 9/15/15**

Attachment 2 - Public Amenity/Hillclimb Amendment (CM O'Brien)

Amend the Executive's proposal as shown below to allow 20 percent of bonus residential floor area to be obtained through the provision of a public amenity to include a mid-block corridor, elevator and a public viewpoint.

23.48.021 Extra floor area

C. Calculation within an adopted Local Infrastructure Project Area

1. Means to achieve extra residential floor area. If the maximum height limit for residential use is 85 feet or lower, the applicant shall use bonus residential floor area for affordable housing pursuant to Section 23.58A.014 to achieve all extra residential floor area on the lot. If the maximum height limit for residential use is greater than 85 feet, the applicant shall:
 - a. achieve 60 percent of the extra residential floor area on the lot by using bonus residential floor area for affordable housing pursuant to Section 23.58A.014; and
 - b. achieve 40 percent of extra residential floor area by acquiring regional development credits pursuant to Section 23.58A.044((-)), except that a development that is located in the area bounded by Thomas Street to the north, Denny Way to the south, Terry Avenue N to the west and Boren Avenue N to the east, on a lot that has slopes of ten percent or more, may achieve 20 percent of extra residential floor area by acquiring regional development credits pursuant to Section 23.58A.044 and 20 percent of extra residential floor area by providing public amenities consisting of a mid-block corridor and a public viewpoint that meet the following standards:

1) The mid-block corridor and public viewpoint may be used to achieve extra residential floor area according to a ratio of five square feet of extra residential floor area per 1 square foot of qualifying mid-block corridor and public viewpoint area.

2) The amenities shall meet the general eligibility conditions for amenity features in the Downtown Amenity Standards and the standards in subsections 23.58A.040.C.4.g, 23.58A.040.C.4.h, and 23.58A.040.C.4.i; provided that both the mid-block corridor and public viewpoint shall be considered open space amenity features for purposes of the general eligibility conditions for amenity features in the Downtown Amenity Standards.

3) The mid-block corridor shall:

a. be consistent with the size and coverage requirements, and the landscaping and lighting guidelines, for mid-block corridors in the Downtown Amenity Standards;

b. provide a continuous direct route connecting Terry Avenue N and Boren Avenue N; and

c. incorporate a mechanical conveyance, such as an elevator, for conveying pedestrians up the vertical distance between the elevations of Terry Avenue N and Boren Avenue N.

4) The viewpoint shall provide public views of significant natural and human-made features, and shall meet the requirements for an additional open space area abutting the mid-block corridor specified in the Downtown Amenity Standards.

5) Only one mid-block corridor and a public viewpoint is permitted on a single block.

Attachment 3: Parking Maximums Amendment Options

Options to amend the Executive's proposal to eliminate or limit special exemptions to maximum parking requirements.

Attachment 3.1 – Eliminate Special Exceptions to Parking Maximums (CM O'Brien)

Option B: Amend the Executive's proposal as shown below to eliminate special exceptions for maximum parking requirements.

23.48.280 Required parking in South Lake Union Urban Center

B. Maximum parking limit for non-residential uses

1. Except as provided in subsections 23.48.280.B.2 ((;)) and 23.48.280.B.3, ((~~and 23.48.280.B.4~~)) parking for non-residential uses is limited to one parking space per every 1,000 square feet of gross floor area in non-residential use.
2. ~~((Parking for non-residential uses in excess of the maximum quantity identified in subsection 23.48.280.B.1 may be permitted as a special exception pursuant to Chapter 23.76. When deciding whether to grant a special exception, the Director shall consider evidence of parking demand and the availability of alternative means of transportation, including but not limited to the following:~~
 - a. ~~Whether the additional parking will substantially encourage the use of single occupancy vehicles;~~
 - b. ~~Characteristics of the work force and employee hours, such as multiple shifts that end when transit service is not readily available;~~
 - c. ~~Proximity of transit lines to the lot and headway times of those lines;~~
 - d. ~~The need for a motor pool or large number of fleet vehicles at the site;~~

~~e. Proximity to existing long-term parking opportunities within the area which might eliminate the need for additional parking;~~

~~f. Whether the additional parking will adversely affect vehicular and pedestrian circulation in the area;~~

~~g. Potential for shared use of additional parking as residential or short-term parking;~~

~~h. The need for additional short-term parking to support retail activity in areas where short-term parking and transit service is limited.~~

~~3.))~~ If, on or before September 1, 2012, a lot is providing legal off-site parking for another lot, by means such as a recorded parking easement or off-site accessory parking covenant on the subject lot, then the number of such off-site parking spaces is allowed on the off-site lot in addition to one space per 1,000 square feet for non-residential uses on the subject lot.

~~((4.))~~ 3. A lot in the SM-SLU 85/65-160 zone may exceed the maximum parking limit in subsection 23.48.280.B without approval of a special exception pursuant to subsection 23.48.280.B.2 when, prior to issuance of a Master Use Permit for the lot that exceeds the maximum parking limit, the fee owners of both the property subject to the Master Use Permit for the lot that exceeds the maximum parking limit and the fee owners of the property subject to the Master Use Permit execute a restrictive covenant that is recorded in the King County real property records that limits the amount of parking that can be provided on other lot(s), such that the total quantity of parking provided as part of the Master Use Permit together with the parking to be provided on the other lot(s) subject to the restrictive covenant does not exceed the maximum parking limit in subsection 23.48.280.B.

Attachment 3.2 Limit special exemptions to parking maximums (CM Burgess)

Option C: Limit the availability of the special exemption to the requirements for parking maximums to general sales and services uses.

23.48.280 Required parking in South Lake Union Urban Center

B. Maximum parking limit for non-residential uses

2. Parking for (~~non-residential~~) multipurpose retail sales uses in excess of the maximum quantity identified in subsection 23.48.280.B.1 may be permitted as a special exception pursuant to Chapter 23.76. When deciding whether to grant a special exception, the Director shall consider evidence of parking demand and the availability of alternative means of transportation, including but not limited to the following:

Attachment 4 – Transparency Requirements Amendment (CM O’Brien)

Amend the Executive’s proposal as shown below to make the transparency requirements in SM zones consistent with NC zones.

23.48.040 Street-level development standards

B. Transparency and blank facade requirements. The provisions of this subsection 23.48.040.B apply to the area of a street-facing facade between 2 feet and 8 feet above a sidewalk (Exhibit A for 23.48.040) pursuant to subsection 23.48.040.B.1.

1. Transparency requirements apply to all street-facing, street-level facades, except for portions of structures in residential use, as follows:

a. For Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets, shown on Map A for 23.48.240 and Map A for 23.48.440, a minimum of 60 percent of the street-facing facade must be transparent.

b. For all other streets, a minimum of 30 percent of the street-facing facade must be transparent.

c. If the slope of the street frontage of the facade exceeds 7.5 percent, the required amount of transparency shall be reduced to 45 percent of the street-facing facade on Class 1 and Class 2 Pedestrian Streets and Neighborhood Green Streets and 22 percent of the street-facing facade on all other streets.

d. Only clear or lightly tinted glass in windows, doors, and display windows are considered transparent. Transparent areas shall ~~((allow views into the structure or into display windows from the outside))~~ be designed and maintained to provide views into and out of the structure. Except for institutional uses, no permanent signage, window tinting or

treatments, shelving, other furnishings, fixtures, equipment, or stored items shall completely block views into and out of the structure between 4 feet and 7 feet above adjacent grade. The installation of temporary signs or displays that completely block views may be allowed if such temporary sign complies with subsection 23.55.012.B.

Attachment 5: Options for amendments related to proposed departure for residential towers on lots less than 21,000 sf

Amend the Executive’s proposal as shown below to remove or modify the proposal for a departure to allow projects on lots less than 21,000 sf to increase the maximum footprint of a residential tower from 50 percent of the lot area to 75 percent of the lot area.

Attachment 5.1 (O’Brien)

Option B: Amend the Executive’s proposal, as shown below, to remove the departure that would allow for projects on lots less than 21,000 sf to increase the maximum footprint of a residential tower from 50 percent of the lot area to 75 percent of the lot area at this time. Direct DPD to consider including this option with other potential changes when and if a Mandatory Inclusionary Housing (MIH) program is proposed.

23.41.012 Development standard departures

B. Departures may be granted from any Land Use Code standard or requirement, except for the following:

11. In ~~((Seattle Mixed))~~ SM-SLU zones in the South Lake Union Urban Center, floor ~~((plate))~~ area limits for all uses provided in ~~((Section))~~ subsections ~~((23.48.013))~~ 23.48.245.A, 23.48.245.B.1, 23.48.245.B.2, and 23.48.245.B.3, except that departures of up to a 5 percent increase in floor ~~((plate))~~ area limit for each story may be granted for structures with non-residential uses meeting the ~~((conditions))~~ requirements of subsections ~~((23.48.013.B.1.d.1))~~ 23.48.245.B.1.d.1 and ((23.48.013.B.1.d.2)) 23.48.245.B.1.d.2 ~~((, or departures may be granted to allow average gross floor area of all stories above the podium height of up to 75 percent of the lot area on lots with less than 21,000 square feet as provided in subsection 23.48.245.A provided that in no case shall a departure under subsection 23.48A.245.A allow the gross floor area of stories above the podium height to exceed the gross floor area limits of subsection 23.48.245.B.2))~~);

23.48.245 Upper-level development standards in South Lake Union Urban Center

A. Upper-level floor area limit. For residential towers, the average gross floor area of all stories above the podium height specified on Map A for 23.48.245 shall not exceed 50 percent of the lot area ~~((except that on lots with less than 21,000 square feet, the upper level floor area limit may be increased if a design departure is granted pursuant to Section 23.41.012,))~~ provided that:

1. In no case shall the gross floor area of stories above the podium height exceed the gross floor area limits of subsection 23.48.245.B.2; and

2. The limit on towers per block in subsection 23.48.245.F applies.

B. Floor area limits and podium heights. The following provisions apply to development in the SM-SLU 85/65-125, SM-SLU 85-240, SM-SLU 85/65-160, SM-SLU 160/85-240, and SM-SLU 240/125-400 zones located within the South Lake Union Urban Center:

2. Floor area limit for residential towers. For a structure with residential use that exceeds the base height limit established for residential uses in the zone under subsection 23.48.225.A.1, the following maximum gross floor area limit applies:

a. For a structure that does not exceed a height of 160 feet, excluding rooftop features that are otherwise permitted above the height limit under the provisions of subsection 23.48.025.C, the gross floor area for stories with residential use that extend above the podium height indicated for the lot on Map A for 23.48.245 shall not exceed 12,500 square feet for each story, or the floor size established by the upper-level floor area limit in subsection 23.48.245.A, whichever is less ~~((, except as allowed in subsection 23.48.245.A))~~.

b. For a structure that exceeds a height of 160 feet, the following limits apply:

1) The average gross floor area for all stories with residential use that extend above the podium height indicated for the lot on Map A for 23.48.245 shall not exceed 10,500 square feet, or the floor size established by the upper-level floor area limit in subsection 23.48.245.A, whichever is less(~~(, except as allowed in subsection 23.48.245.A)~~).

Attachment 5.2

Option C: Amend the Executive's proposal to require that the extra residential floor area gained through the departure is achieved by building or providing for affordable housing rather than the 60/40 split between affordable housing and regional development credits. Note: the extra floor area that can be gained today would continue to be subject to the 60/40 split; the additional floor area gained through the departure would be achieved only by building or providing for affordable housing.

23.48.021 Extra floor area

C. Calculation within an adopted Local Infrastructure Project Area

1. Means to achieve extra residential floor area. If the maximum height limit for residential use is 85 feet or lower, the applicant shall use bonus residential floor area for affordable housing pursuant to Section 23.58A.014 to achieve all extra residential floor area on the lot. If the maximum height limit for residential use is greater than 85 feet, the applicant shall:

a. achieve 60 percent of the extra residential floor area on the lot by using bonus residential floor area for affordable housing pursuant to Section 23.58A.014, except as provided in subsection 23.48.021.C.1.c; and

b. achieve 40 percent of extra residential floor area by acquiring regional development credits pursuant to Section 23.58A.044, except as provided in subsection 23.48.021.C.1.c.

c. One hundred percent of the extra residential floor area gained from the granting of a development standard departure to allow the floor area of each story to be up to 75 percent of the lot area, rather than 50 percent of the lot area, on lots with less than 21,000 square feet pursuant to Section 23.41.012.B.11, shall be achieved by using bonus residential floor area for affordable housing pursuant to Section 23.58A.014.