

**ATTACHMENTS 2 & 3 FOR CB 118429
PLUS Committee 9/29/15**

Attachment 2 – Option B (O’Brien)

Amend the proposal (as shown below) to make clarifications, technical corrections and to allow a design review departure to the standards for a project that gains 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 and specify that only one lot on a single block can receive this bonus.

23.41.012 - Development standard departures

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

12. In ~~((Seattle Mixed))~~ SM, SM-D, SM-SLU, and SM-NR zones ~~((in the South Lake Union Urban Center,))~~ provisions for gaining extra floor area provided for in Section ~~((23.48.011))~~ 23.48.021, 23.48.221 and Chapter 23.58A, except that departures may be granted from the requirements of subsections 23.48.021.C.1.b.2, 23.48.021.C.1.b.3.a, and 23.48.021.C.1.b.4, if the applicant demonstrates that the amenity better achieves the intent of the Downtown Amenity Standards for that amenity feature.

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 lot may achieve 20 percent of extra residential floor area by providing public amenities consisting of a mid-block corridor and a public view point ((is permitted on a single block)) pursuant to this subsection 23.48.021.C.1.b.

Attachment 3:

Option B (O'Brien): 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 for residential development 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~~).