

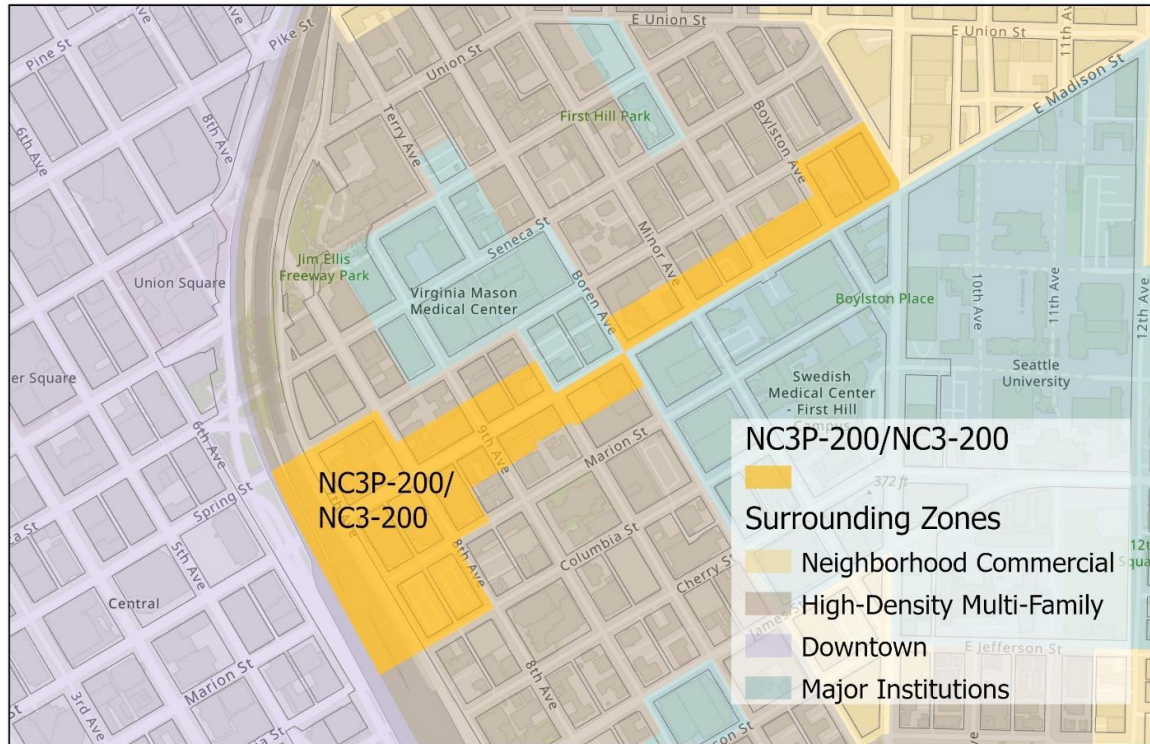
First Hill Landmarks Preservation Ordinance

February 23, 2022

First Hill Landmark TDR Legislation

- Provides for the transfer of development rights (TDR) or transfer of development potential (TDP) within the NC3-200 and/or NC3P-200 zones.
- All NC3-200 and NC3P-200 zones are located in the First Hill/Capitol Hill Urban Center
- Currently there is one designated landmark in this area, the Sorrento Hotel, and several potential landmarks.
- The ordinance would allow buildings to reach a height of 350 feet through use of this incentive. Height limits for adjacent land in other zones is 440 and 200 feet.
- This incentive is currently available downtown, in Uptown, South Lake Union, the University District, and Highrise zones.

Neighborhood Commercial 3-200



- Allows structures up to 200 feet in height.
- Adjacent zoning is in an MIO or HR zone allowing building heights of 240 feet and 440 feet.
- Landmark TDR (area shaded in brown) is permitted in the HR zone.

Landmark TDR Provisions of SMC 23.58A

- Establishes procedures for Landmark TDR/TDP throughout the city.
- Requires a base height and a maximum height to establish how much floor area a receiving site can transfer from a sending site.
- Establishes procedures for calculating the amount of floor area that may be transferred from a sending site.
- Landmark structures on sending lots must be rehabilitated and maintained as required by the Landmarks Preservation Board.

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- Establishes base height of 200 feet in the NC3-200 zone.
- Establishes the base FAR as the current FAR maximum (ranging from 8.25 for non-residential structures to 12 for residential) permitted in the zone.
- Limits the total amount of floor area that may be transferred to 110,000 square feet.
- Sets the maximum height a receiving site may achieve at 350 feet.
- Limits transfers to sending and receiving sites on the same block.