

Potential Amendment	Options
<p>1. Recitals related to investing in affordable housing in DT/SLU <i>(Councilmember Johnson)</i></p> <p>Add recitals emphasizing the City’s intention to make affordable housing investments in Downtown and South Lake Union Neighborhoods.</p>	<p>Options:</p> <p>1a. Do nothing 1b. Adopt language as drafted in Attachment B (in CS memo dated 3/17) 1c. Adopt modified language, requested by Executive staff, as shown below</p> <p>WHEREAS, projects in Downtown and South Lake Union will tend towards the payment option under the MHA-C and MHA-R programs due to higher development costs; and WHEREAS, Ordinance 125233 and Ordinance 125108 established factors the City will consider for purposes of determining the location for use of cash contributions made pursuant to the MHA-C or MHA-R programs, including locating near developments that generate cash contributions; and WHEREAS, the City will employ strategies seek opportunities to ensure make that affordable housing investments are made in the Downtown and South Lake Union neighborhoods and will monitor how affordable housing investments are distributed throughout the City;</p>
<p>2. Combined Lot Regulations <i>(Councilmember O’Brien)</i></p> <p>Amendment to modify the type of decision for combined lot development (change from a Type I to a Type II decision)</p>	<p>Options:</p> <p>2a. Do nothing 2b. Adopt the amendment as drafted in Attachment C (in CS memo dated 3/17) with direction to Central Staff to correct any typographical areas for inclusion in a new bill that will be introduced prior to final Council action.</p>
<p>3. Approved and vested projects - election to participate in MHA <i>(Councilmember Johnson)</i></p> <p>Allow projects that have a Master Use Permit or are vested prior to the effective date of the DT/SLU rezone ordinance, to modify the project to (1) incorporate the additional capacity and (2) participate in the MHA program, without requiring additional review by the Design Review Board.</p>	<p>Options:</p> <p>3a. Do nothing 3b. Adopt substitute amendment that makes typographical corrections to include correct references to other code sections 3c. (in combination with option 3b): amend CB 118815 to add a section requesting a report from SDCI on any projects that elect to participate <i>or</i> provide direction to Central Staff to prepare a revised amendment requesting the report for inclusion in the new bill that will be introduced prior to final Council action or for consideration when the bill is scheduled for final Council action</p> <p><u>The Council requests that the Seattle Department of Construction and Inspections (SDCI) reports to the Chair of the Planning, Land Use and Zoning Committee on projects that utilize the provisions in Sections 23.58B.055 and 23.58C.055. The report shall include the following: (1) a list of projects that requested a Type I decision pursuant to Sections 23.58B.055 and 23.58C.055; (2) the decision made by the Director and the rationale; (3) the time required to issue each decision; and (4) if granted, the resulting MHA contributions (amount of payments collected under the payment option and/or the number of units constructed through the performance option).</u></p>

<p>4. Incentivize Family-sized units <i>(PLUZ Committee)</i></p>	<p>Attached is draft language for a potential amendment that would exempt up to 0.5 FAR of commercial floor area in mixed-use buildings if family size units are included with accessible outdoor space. As drafted, it would incentivize 2+ bedroom units and require accessible open space that is located at ground level or on the roof of a story that is not above 45 feet. The following concerns have been identified related to this amendment:</p> <ul style="list-style-type: none"> • Family-sized units should have 3+ bedrooms, not 2+ bedrooms • Requiring the open space at or below 45’ may result in reducing the total floor area in the building and subsequently reducing the total floor area subject to MHA requirements • Increasing the height limit for where open space can be located could result in bulkier buildings <p>Options:</p> <p>4a. Do nothing 4b. Adopt the language as drafted 4c. Provide direction to Central Staff to prepare a revised amendment to (1) increase the number of bedrooms; and/or (2) increase the height limit where open space can be located; prepare the revised amendment for consideration when the bill is scheduled for final Council action <i>or</i> inclusion in the new bill that will be introduced prior to final Council action.</p>
<p>5. Transportation Management Programs <small>Error! Bookmark not defined.</small> (TMPs) <i>(Councilmembers Johnson & O’Brien)</i></p>	<p>Amendment to require Transportation Management Programs (TMPs) for development in the SM-SLU and Downtown zones. <i>For discussion at committee; amendment language not available.</i></p> <p>Options:</p> <p>5a. Do nothing 5b. Provide direction to Central Staff to draft an amendment for consideration when the bill is scheduled for final Council action <i>or</i> inclusion in the new bill that will be introduced prior to final Council action</p>
<p>6. Tower separation in DOC2 <i>(Councilmember Bagshaw)</i></p>	<p>Below is draft language establishing the Council’s intent to consider additional actions the City could undertake to improve livability.</p> <p>Options:</p> <p>6a. Do nothing 6b. Adopt the amendment as drafted (see below) 6c. Provide direction to Central Staff to revise the amendment and prepare the revised amendment for consideration when the bill is scheduled for final Council action <i>or</i> inclusion in the new bill that will be introduced prior to final Council action.</p> <p style="color: red;">Section 41. The Council intends to consider, as soon as environmental review on the proposal is complete and after a public hearing, an amendment to the text of the Land Use Code that would authorize the Director of the Seattle Department of Construction and Inspections, as a Type I decision, to allow</p>

	<p>increases in height above the maximum height for residential uses in the DOC2 500/300-550 zone. The increases would be granted when new development voluntarily provides a greater separation than would otherwise be required from existing residential towers on the same block. Additionally, the Council intends to explore complementary livability initiatives Downtown including, exploring rights-of-way management techniques to optimize access and service use of alleys, considering additional programs to use rights-of-way downtown as an open space amenity, and refining the urban design strategy downtown through an Urban Design Framework and revised Design Review guidelines.</p>
<p>7. “Assumed Lot” in SLU <i>(Councilmember Herbold)</i></p>	<p>Amendment to clarify the applicability of “assumed lots” for the purposes of calculating FAR in SLU. <i>For discussion at committee; amendment language not available.</i></p> <p>Options:</p> <ul style="list-style-type: none"> 7a. Do nothing 7b. Provide direction to Central Staff to draft an amendment for consideration when the bill is scheduled for final Council action or inclusion in the new bill that will be introduced prior to final council action
<p>8. Amend Chapter 23.58C of the SMC to include performance and payment amounts for the MHA-Residential program for all levels of MHA and all areas. <i>(Councilmember Herbold)</i></p>	<p>This amendment was omitted from the original staff memo in error. This amendment would eliminate the need for the <i>DRAFT</i> Director’s Rule recently published for comment by SDCI: DDR 14-2016, Application of Mandatory Housing Affordability for Residential Development (MHA-R) in Contract Rezones. <i>For discussion at committee; amendment language not available.</i></p> <p>Options:</p> <ul style="list-style-type: none"> 8a. Do nothing 8b. Provide direction to Central Staff to draft an amendment for consideration when the bill is scheduled for final Council action or inclusion in the new bill that will be introduced prior to final Council action.