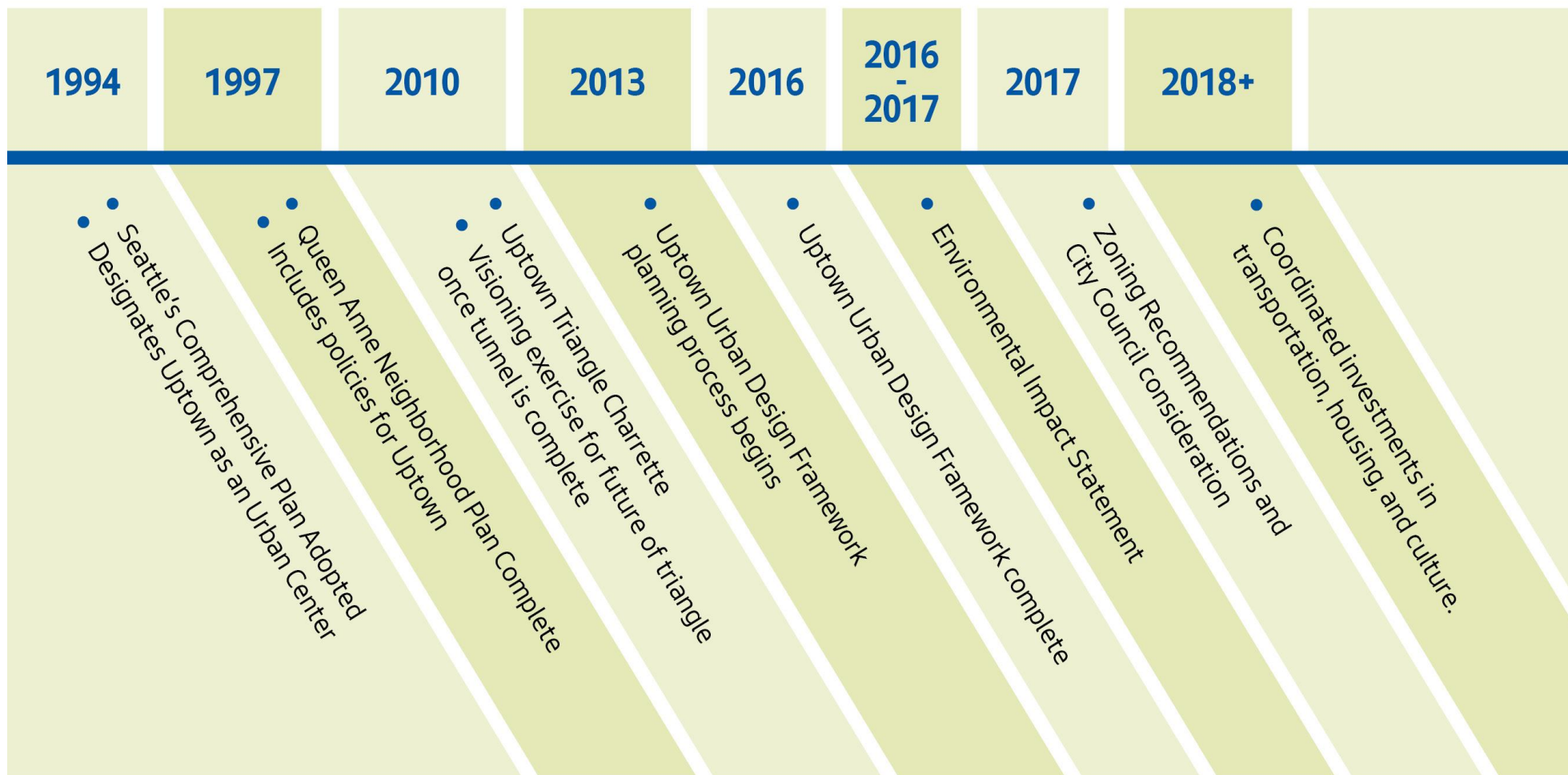


Planning in Uptown

Planning Land Use and Zoning Committee
September 11, 2017



Uptown Planning Process FRAMEWORK FOR THE FUTURE



OPCD

Why consider a rezone?

- **Affordable Housing**
- **Arts & Culture**
- **Strong Connections with Seattle Center**
- **Vibrant pedestrian environment**
- **Preservation of character buildings and landmarks**
- **Development standards that shape future growth**
- **Views**

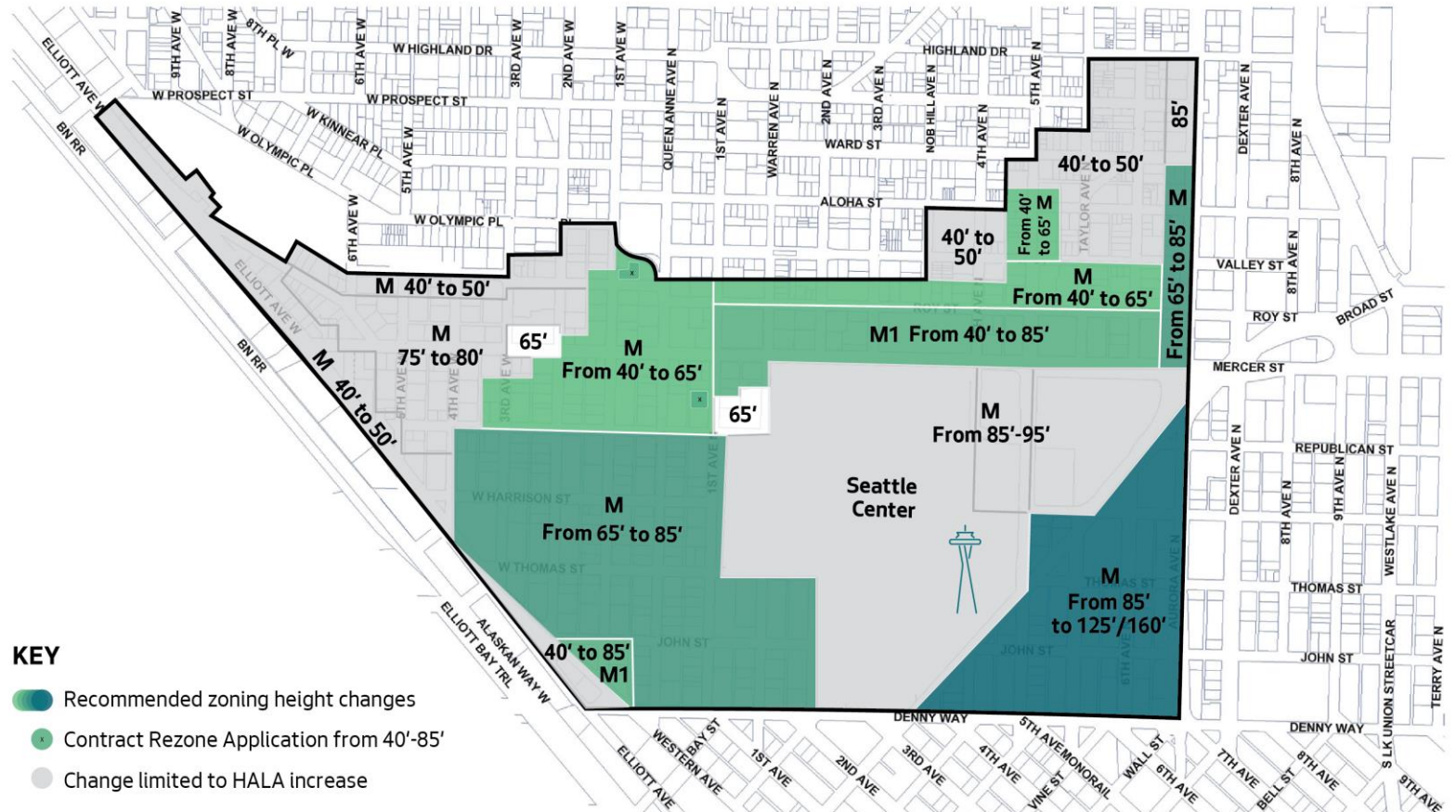
Heights in Uptown

Greatest heights adjacent to South Lake Union and Downtown.

Transition toward toe of Queen Anne Hill

MHA increase only in Multi Family zones and most commercial zones.

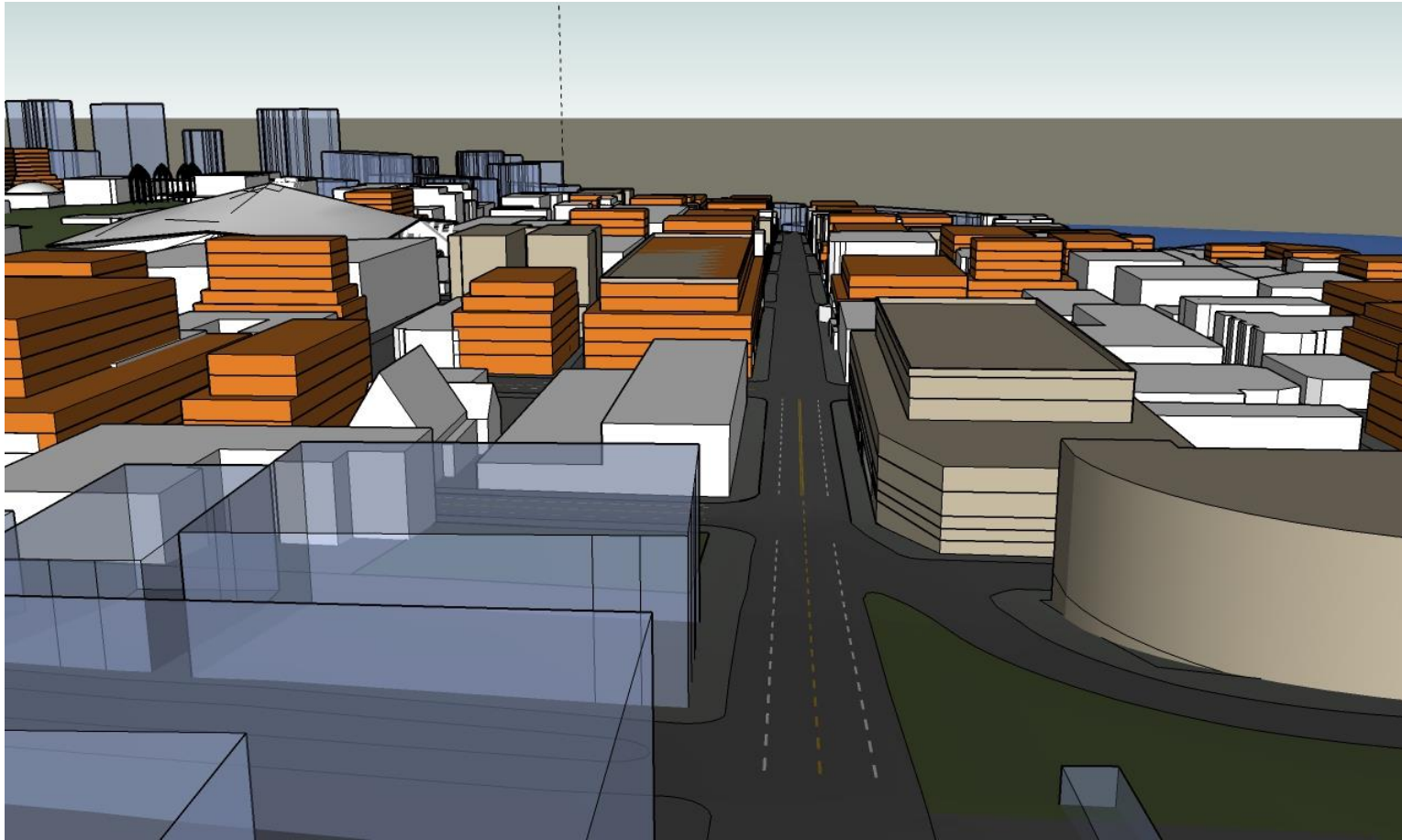
Uptown Preliminary Height Map



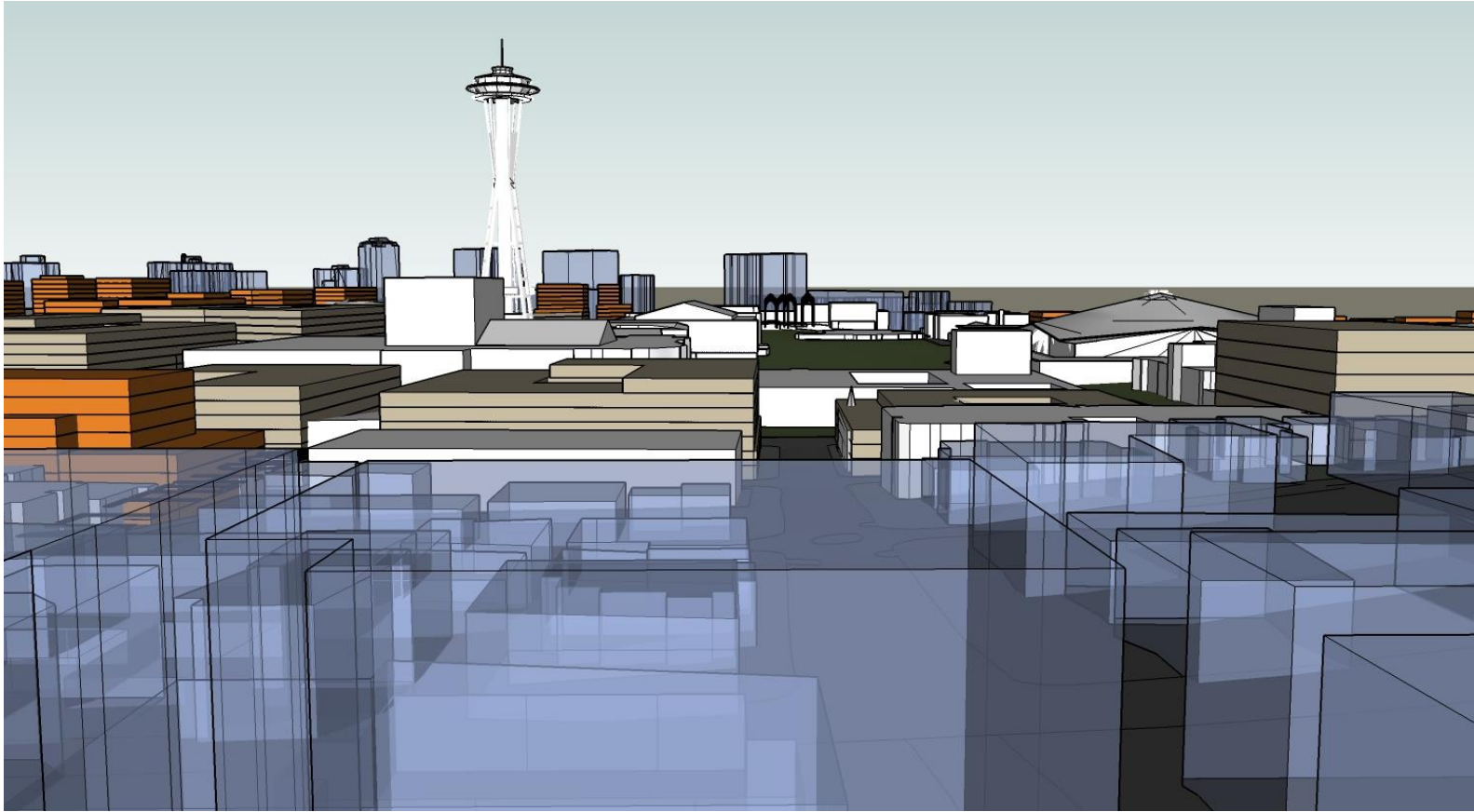
Development Standards

- Height
- Floor Area Ratio (FAR), FAR Exemptions, FAR Incentives
- Upper Level Setbacks
- Open Space

Heart of Uptown 65



Mercer/Roy Corridor – 85 feet



Uptown Triangle



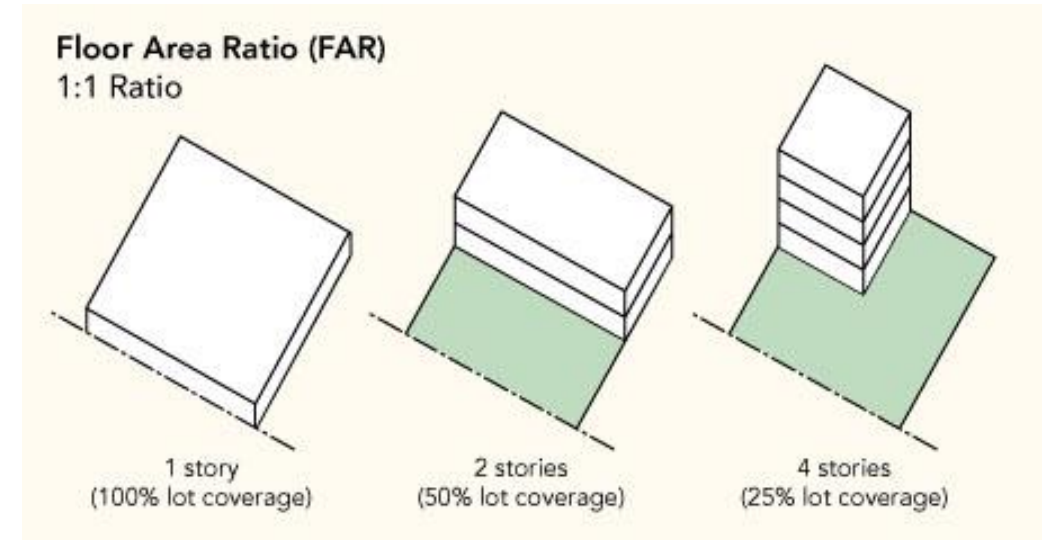
Floor Area Ratio

Every height increase receives and FAR increase.

FAR recommendations to encourage creative massing and encourage uses.

Methods to earn additional FAR:

- Arts Facilities – Exemption and increase
- Landmarks – Exemption
- Street Level Uses - Exemption



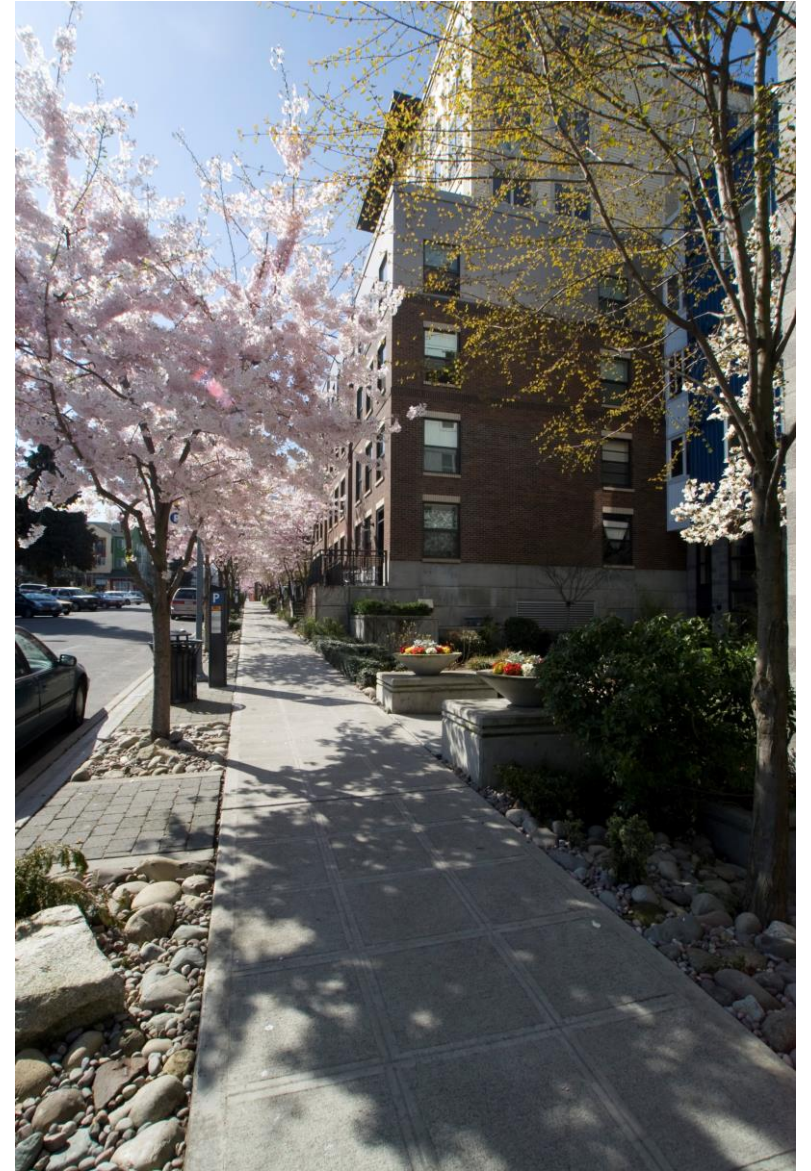
Open Space

- Mid-block connections.
- Ground level open space for large sites.
- Commercial open pace and residential amenity requirements.
- Green street incentives
- Green factor requirements



Upper Level Setbacks

- Preserve view corridors
- Control building mass
- Enhance solar exposure



Active Street Frontages

- Transparency requirements
- Façade width limits
- Active use Requirements





- **MHA requirements: “High Area”**
 - Residential: 7-10% of units or \$20.75-\$29.75 ft²
 - Commercial: 5-10% of units or \$8.00-\$29.75 ft²
- **Uptown participation in MHA will help produce an estimated 600 affordable homes in next 20 years**
- **MHA investments based on adopted criteria:**
 - Affirmatively furthering fair housing choice
 - Locating in urban centers and villages, and near transit
 - Promoting economic opportunity and addressing displacement
 - Locating near developments that generate cash contributions