



UPTOWN REZONE RECOMMENDATION DIRECTOR'S REPORT

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CONTRIBUTORS

Uptown UDF Advisory Committee

Debi Frausto, Resident
 Katie Idziorek, Resident
 Rick Hooper, Resident
 Kay Knapton, Resident
 Marty Kaplan, Resident
 Robert Nellams, Director, Seattle Center
 Ron Severt, CEO, Space Needle
 Cary Moon, Resident
 Karl Spence, SIFF
 Martin Selig, CEO Martin Selig Corporation.
 Bob Burkheimer, CEO Burkheimer Associates
 John Coney, Former Resident

Uptown Alliance (UA)

Urban Design Framework (UDF Subcommittee)

Debi Frausto, Chair UA UDF Committee
 Katie Idziorek, Co-President, UA
 Rick Hooper, Co-President, UA
 John Coney, Resident
 Matt Roewe, Resident
 Karen Kiest, Business Owner
 Maria Barrientos, Seattle Center Advisory Commission
 Jane Zalutsky, Lake 2 Bay
 Craig Hanway, Resident
 Don Miles, Resident
 Sara Lewontin, Resident
 Kristin Larson, Resident

City Staff

Samuel Assefa, Director, OPCD
 Diane Sugimura, Former Director, OPCD
 Nathan Torgelson, Director, SDCI
 Susan McLain, Chief of Staff, OPCD
 Dave LaClergue, Community Planning Manager, OPCD
 Vanessa Murdock, Executive Director, Seattle Planning Commission
 Lyle Bicknell, Principal Urban Designer, OPCD
 Jim Holmes, Senior Planner, OPCD
 Moon Callison, Community Engagement, SDCI
 Andrew Badgett, Community Engagement, OPCD
 Ian Dapiaoen, Community Engagement, OPCD
 Cayce James, Associate Urban Designer, OPCD
 Michael James, SDOT
 Christopher Yake, SDOT
 Michelle Marx, SDOT
 Jill Crary, Redevelopment Director, Seattle Center
 Layne Cubell, Strategic Advisor, Seattle Center



I. PLANNING IN UPTOWN

This Uptown rezone recommendation seeks to advance the principles set out in the Uptown Urban Design Framework (UDF), which are the result of a multi-year community planning process. This work included input from residents, businesses, arts organizations, and voices from adjacent neighborhoods, including a diverse set of concerns and goals. This recommendation represents a balancing of what we heard, consideration of related planning efforts in the neighborhood, and infrastructure investments that will influence Uptown's character and place in the City.

Specific objectives of the draft legislation include:

- Shape future growth through development standards to improve the pedestrian environment, create more open space, and match the scale of surrounding development and geographic features.
- Increase the supply of affordable housing by implementing the Housing Affordability and Livability agenda (HALA) by increasing development capacity and applying the Mandatory Housing Affordability (MHA).

- Improve the jobs/housing balance by allowing for more residential development close to the job centers of downtown and South Lake Union.
- Encourage development of arts facilities to build on the strong arts presence already at the Seattle Center.
- Retain landmarks and other historic buildings by allowing transfer of development rights in exchange for funding to support building preservation.
- Strengthen Uptown's connection to Seattle Center.

Comprehensive Plan

Uptown is growing and changing just as Seattle is. This growth has created challenges to housing supply, transportation, and neighborhood livability. The Seattle Comprehensive Plan (Seattle 2035), the City's growth management strategy, designates Uptown as one of six Urban Centers. Importantly, it is part of the 4 contiguous Urban Centers that form the Center City from



Center City Neighborhoods

Kinnear Park at the northwest edge to the International District at the southeast and includes First Hill, Capitol Hill, Pioneer Square, Downtown, Belltown and South Lake Union.

This means that as the City grows, Uptown will play a central role in Seattle's future as a regional center for housing and job growth. The Comprehensive Plan identifies policies to allow us to grow and simultaneously achieve a high quality of livability.

Currently there are approximately 6,855 households (approximate population 7,300) and 14,592 jobs in Uptown. Seattle 2035 estimates that the number of households in Uptown will increase by approximately 3,000, and the number of jobs will increase by approximately 2,500. These 20-year growth estimates are for planning purposes only and are not meant to be used as a statement of optimal growth. Estimating how much of the City's growth Uptown will receive allows the City to channel investments in infrastructure and services where they are needed.

The Neighborhood Plans section of Seattle's Comprehensive Plan, Seattle 2035, includes goals and policies relevant to the Uptown Urban Center. It should be noted that these plans and policies are part of the Queen Anne Neighborhood Plan. The Uptown Urban Design Framework recommends that these plans and policies for the Uptown Urban Center be separated from the Queen Anne

Uptown UDF Guiding Principles:

- Uptown is a growing Urban Center.
- Uptown encourages the development of a diverse range of housing types and affordability levels.
- Uptown is a regional hub connecting adjacent neighborhoods and major employers.
- Uptown celebrates Seattle Center as a vital part of the neighborhood.
- Uptown is best served by a robust multi-modal Transportation system.
- Uptown's open space supports healthy Uptown residents.
- Uptown values its history.
- Uptown is a vibrant emerging Arts and Cultural District.

Neighborhood Plan and placed in a new Uptown Urban Center Plan.

Appendix A contains a detailed discussion of how this rezone legislation advances the Neighborhood Plan's Goals and Policies for the Uptown Urban Center.

Shaping Future Growth

The rezone recommendation includes development standards that are intended to improve the pedestrian experience throughout the neighborhood, particularly in the heart of Uptown, the Mercer Roy Corridor, and along 5th Ave N.

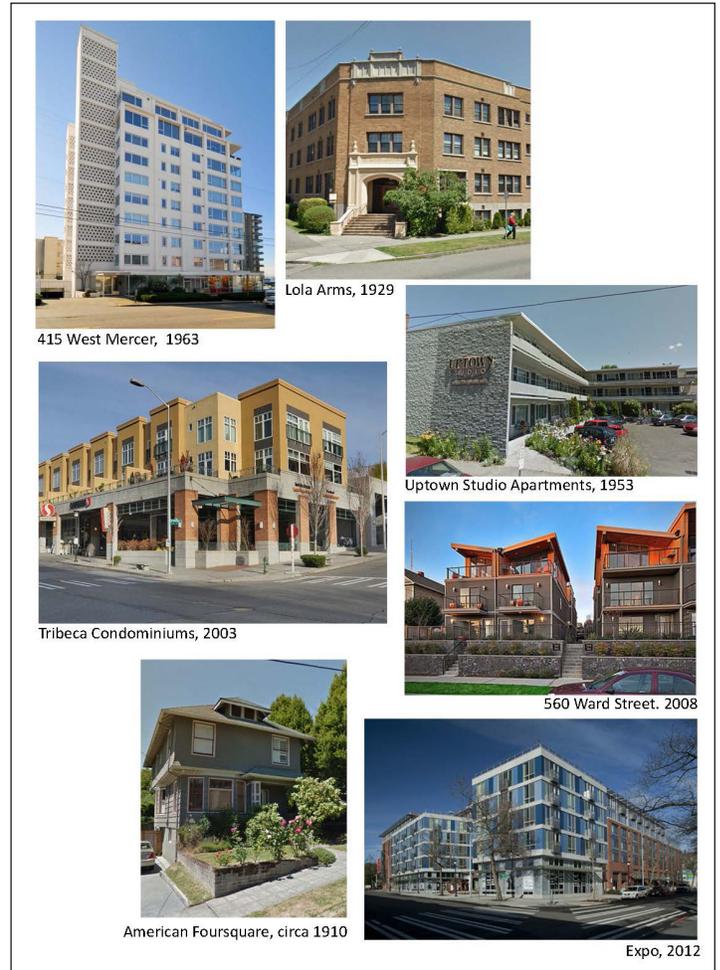
Other standards include creating more ground-level open space, upper level setbacks to maintain a pedestrian scale at the street level, and requirements in some areas to ensure lively, active building frontages. New regulations would also prohibit "parking only" buildings, and require screening of parking in above-ground structures.

Increasing the Supply of Housing

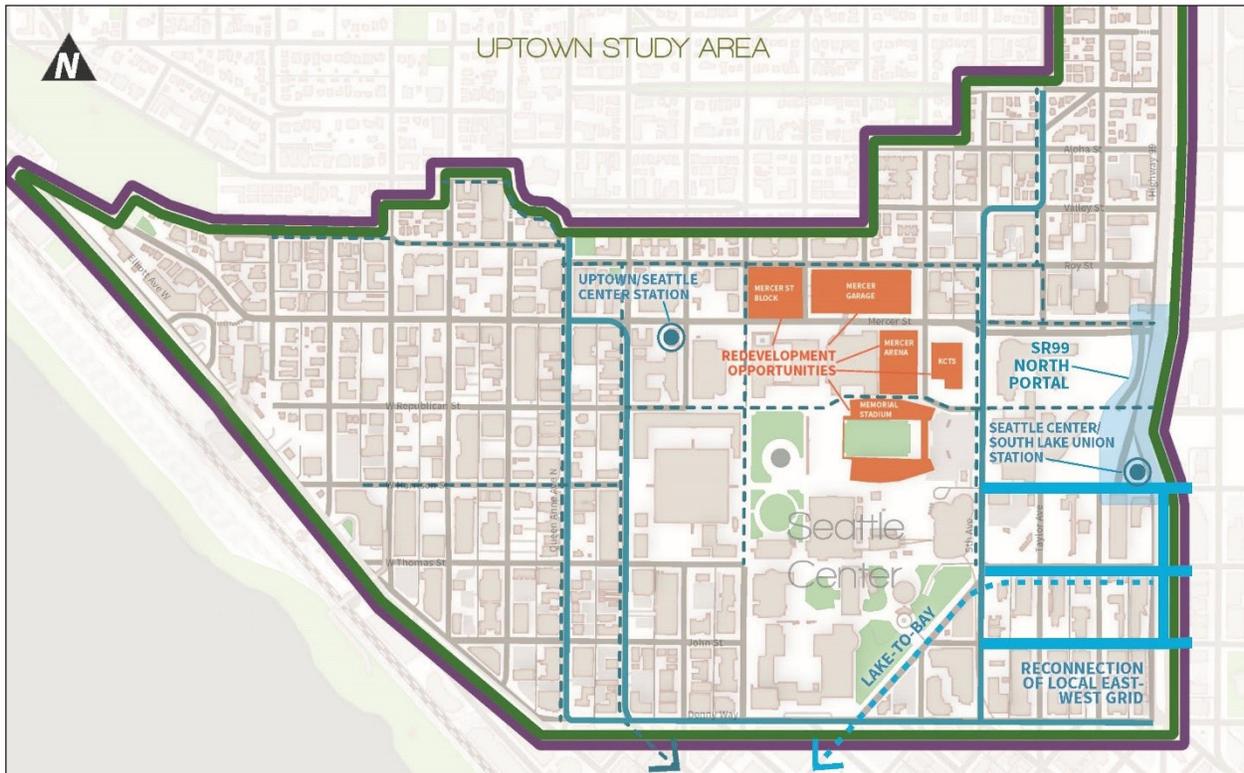
Located near the job centers of Downtown and South Lake Union, Uptown's housing supply plays an important role in achieving a sustainable and equitable jobs/housing balance. This recommendation requires the provision of affordable housing to ensure a diversity of housing opportunities in Uptown. Specifically, the rezone recommendation increases capacity in the multi-family zoned areas of Uptown by approximately one floor to implement the MHA program. Greater increases in the mixed-use areas of Uptown will encourage new jobs and housing in the heart of Uptown and the Mercer/Roy Corridor. Through the new MHA requirements, we expect development in Uptown will produce approximately 600 new affordable units over the next 20 years.

Leverage Transportation Investments and Plans

The UDF says that Uptown's future growth should be supported by a multi-modal transportation system. This means that while the automobile will remain an important mode of transportation,



Uptown Residential Typologies



alternatives to the car are critical to provide efficient movement to and from Uptown. The City, King County, the State of Washington, and Sound Transit are working together to make important investments in transportation infrastructure and services that will improve connections to and from Uptown. Specifically:

- Completion of the Alaska Way Viaduct Tunnel and North Portal and the important reconnection of John, Thomas, and Harrison Streets increasing the number of east/west connections beyond Mercer St and Denny Way.
- Improvements in metro transit service, which will increase bus options in and out of Uptown.
- Development of the Center City Mobility Plan making movement from Uptown to adjacent neighborhoods more efficient.
- Sound Transit will build a regional light rail station in the heart of Uptown as part of the voter approved Sound Transit 3 ballot measure. Completion of Sound Transit 2 will bring benefit to the Center City with Downtown serving as its regional hub.

Strategies to create “last mile/first mile connections” to Uptown are essential.

- Implementation of the Pedestrian and Bike Master Plans will increase mobility options in Uptown and make it a walkable, bikeable well-connected neighborhood.

Valuing Uptown’s History

Uptown is one of Seattle’s oldest neighborhoods. Its housing stock includes a variety of architectural styles with a concentration of buildings built in the 20s, 30s, and 40s. Many of these buildings provide relatively affordable market-rate housing. Their loss through rising rents, renovation, or redevelopment is contributing to an overall decrease in neighborhood affordability. Many of these buildings are constructed of unreinforced masonry which requires expensive retrofitting to be preserved. This rezone recommendation provides a mechanism intended to preserve some of these buildings by allowing them to sell unused development rights to build taller new buildings. A transfer of development rights approach alone may not preserve these buildings, but could play an important role in leveraging other resources to do so.

Strengthening the Heart of Uptown and Connections to Seattle Center

The “Heart of Uptown” is a centerpiece of the neighborhood, with a diversity of businesses, many transit choices, proximity to the Seattle Center, and pedestrian activity. The rezone recommendation seeks to strengthen this area through new street-level development standards that promote pedestrian activity and additional height to encourage a mix of uses, including residential, to generate more activity in this area.

Seattle Center is a major arts, sports, and entertainment hub for the region and is a key part of the Uptown neighborhood, Uptown residents use the Center as an important open space and cultural resource. Activities at Seattle Center draw customers to the businesses in the neighborhood and can help shape the character of future development in Uptown.

Through the planning process, the community working with Seattle Center identified several opportunities to improve connections between Seattle Center and the neighborhood:

- Redesign Thomas and 5th Ave N entrance on the east side of campus.



- Redesign Republican St as a festival street connecting Queen Anne Ave with August Wilson Way as it traverses the Campus.
- Implement the Lake 2 Bay Street concept plan and improvements to the Broad St Green for greater access and activation of the Pacific Science Center, Chihuly Garden and Glass, the Space Needle, and Experience Music Project.
- Redevelop parcels on the perimeter of the Seattle Center campus, including the Mercer Street Garage.

The rezone recommendation advances these opportunities by providing development standards that will support redevelopment of key edge properties and through street classifications that promote pedestrian design and uses on 5th Ave N, Mercer St, and 1st Ave N.

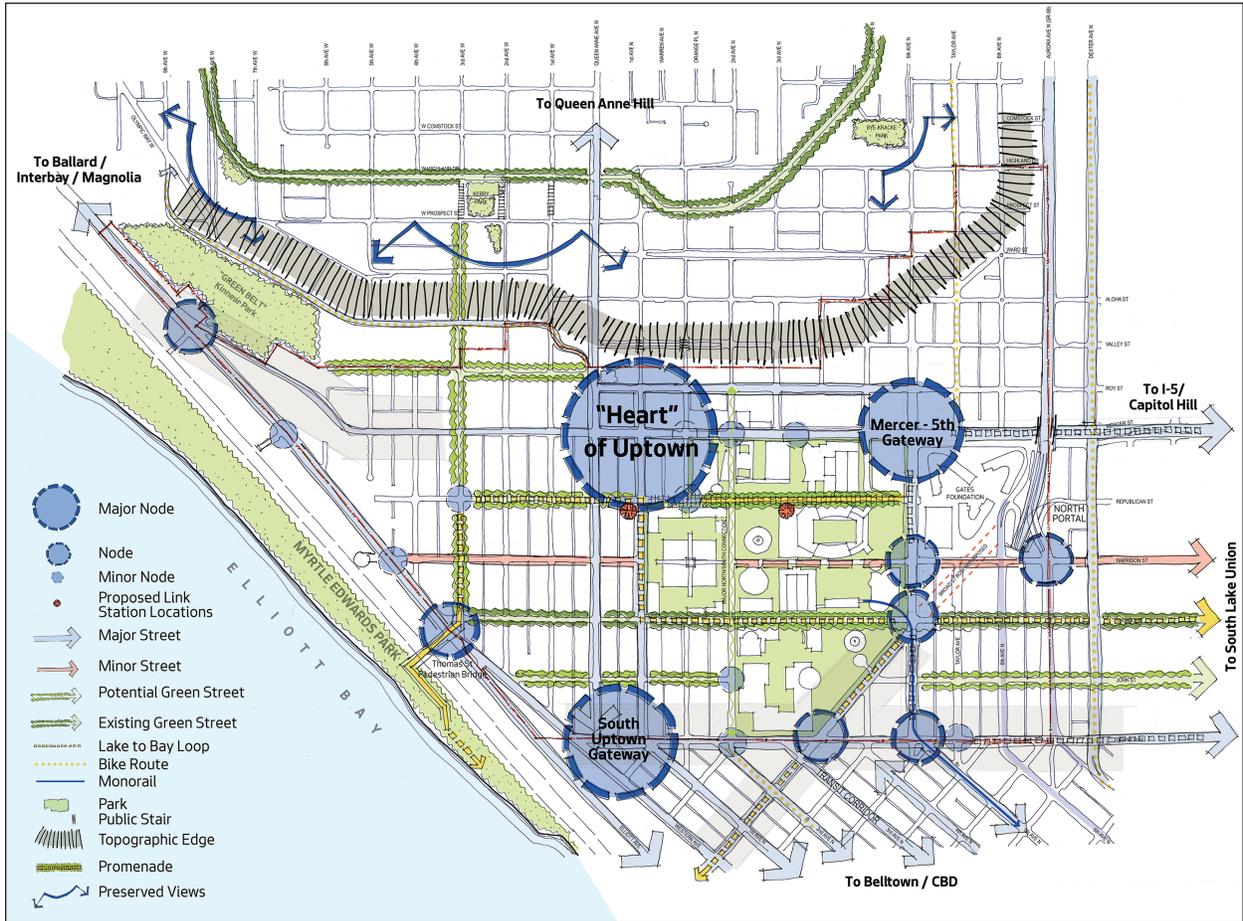
Planning Process

Development of this rezone recommendation is the result of a multi-year planning process engaging a broad cross section of stakeholders. Early planning began with a small charrette focused specifically on the Uptown Triangle in 2012. Sponsored by the City of Seattle, the Uptown Alliance, and the American Architectural Foundation, the product of this charrette was a report recommending a network of green streets and a mix of uses bridging the South Lake Union Neighborhood and the Seattle Center, and consideration of increasing heights.



Uptown Urban Design
Framework Charrette

Importantly, the charrette also led to the recognition that significant change was occurring that affected the entire Uptown Neighborhood as a whole. The City followed the charrette by engaging local stakeholders in a neighborhood-wide planning effort. The results of the effort was the UDF and, ultimately this rezone recommendation.



Neighborhood Connections - Uptown Urban Design Framework

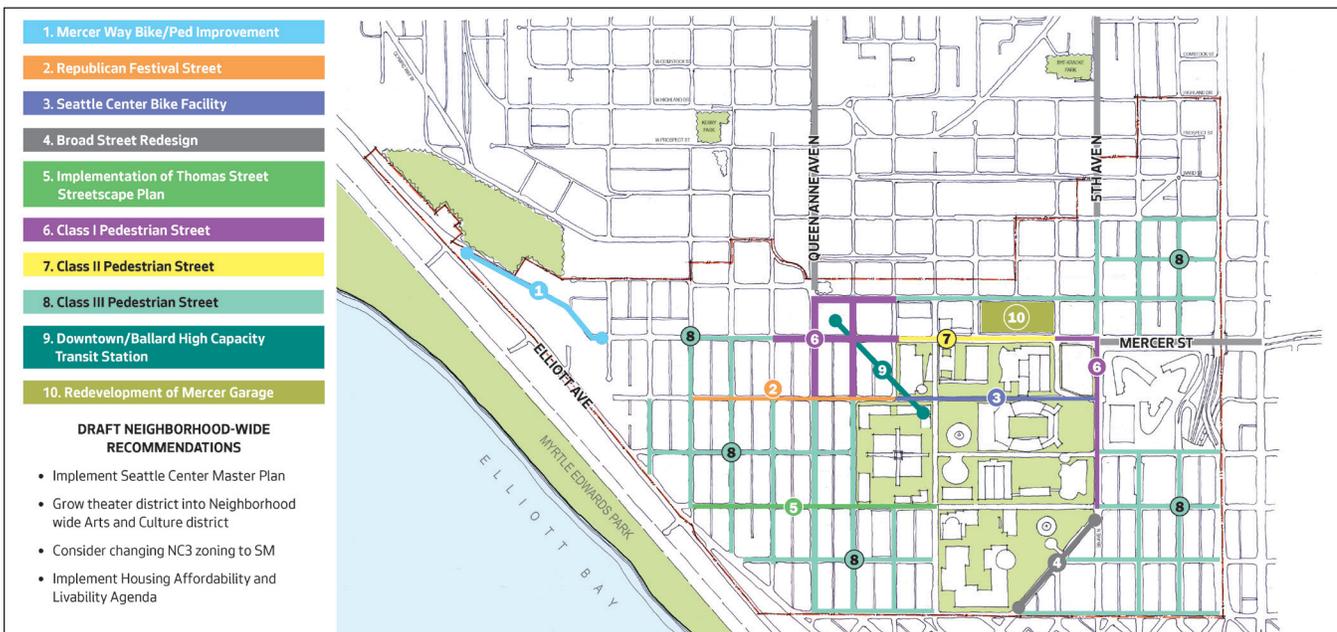
Uptown Urban Design Framework

In November of 2013 the City and the Uptown Alliance held a community workshop to kick-off the UDF process. The workshop, held at Seattle Center, was attended by approximately 70 neighborhood stakeholders including interested neighbors from Queen Anne, South Lake Union, and Belltown. Key themes emerging from the workshop include:

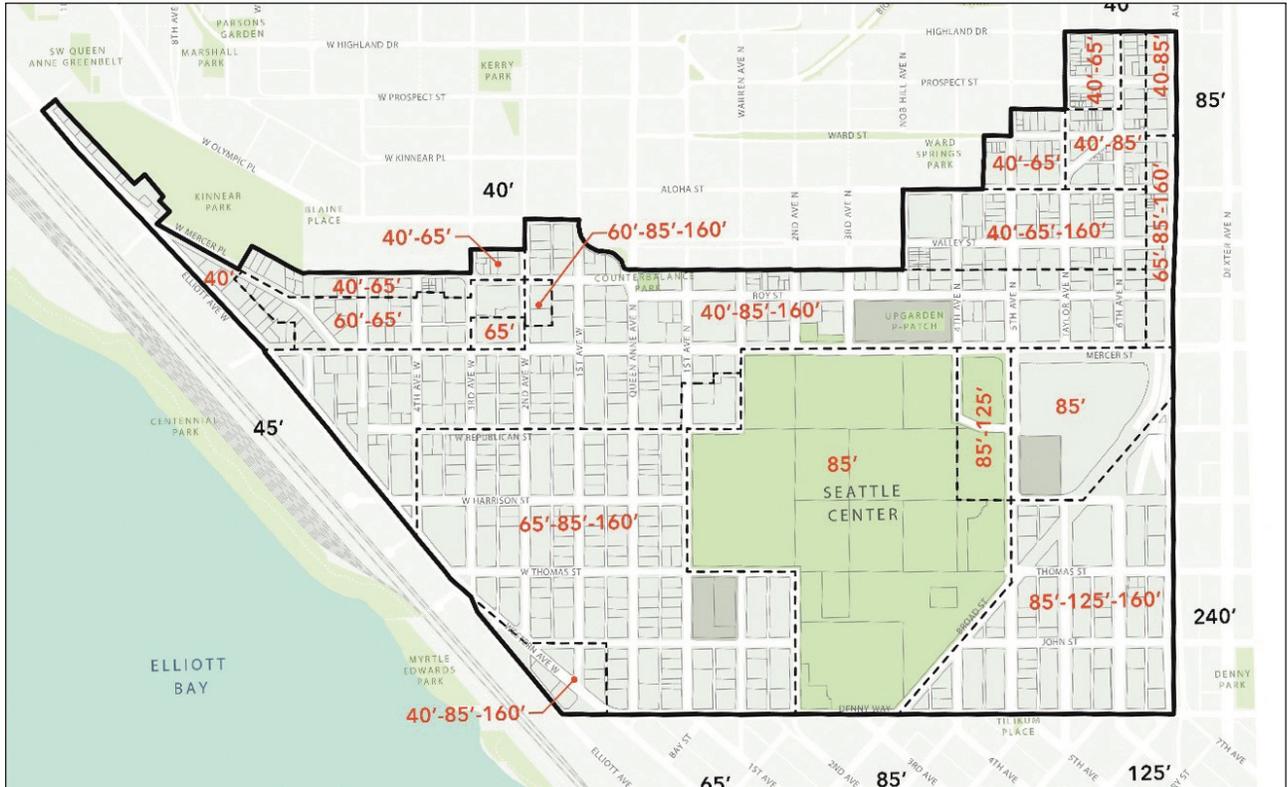
- **Connectivity:** Recognize Uptown as both a destination as well as a place people pass through or visit. Improvements to transit and pedestrian facilities were prioritized to allow for safe, efficient, and enjoyable movement through the neighborhood.
- **Economic Vitality:** Maintain pedestrian oriented retail and increase residential development in the commercial core of Uptown.
- **Living in Uptown:** Provide the type of neighborhood amenities that will attract a diversity of ages to live in Uptown.

- **Public Realms:** Uptown’s streets should be more pedestrian-friendly. The activation of the public realm, such as: sidewalks, Kinnear park, could help make these places friendly and welcoming. Connections to the Seattle Center and the waterfront should be enhanced.
- **Seattle Center:** Participants expressed interest in creating more access points between Seattle Center campus and the neighborhood. Many asked how Uptown and Seattle Center can integrate their movement patterns (pedestrian, bike, and transit). Questions were raised regarding the status of discussions between the City and the Seattle School District regarding the future of Memorial Stadium. Many noted support for the redevelopment of the Mercer Garage between Mercer and Roy.

Following the workshop, the City sponsored a series of three design charrettes to develop these themes into concrete recommendations for inclusion in the UDF. Each charrette had approximately 50 participants and included Uptown residents, business and property owners, arts organizations, and representatives from adjacent neighborhoods. The results of the charrettes were used to develop a draft UDF. Concurrent with the charrette process, the City convened an advisory group reflecting a cross section like the charrette attendees to serve as a sounding board as the UDF was developed from the charrette results. The UDF was complete in 2016 and can be found at <http://bit.ly/opcd-uptown>.



Urban Design Framework Recommendations



EIS Alternatives from Uptown UDF

Environmental Impact Study

The UDF recommended that changes in zoning be studied through an Environmental Impact Study (EIS). The UDF set out 2 different height alternatives plus a 'no-action' alternative for study that would demonstrate the potential impacts and tradeoffs between different heights in different parts of the neighborhood. The EIS studied potential impacts on the built and natural environment looking ahead 20 years. For all topics, the EIS studied impacts as growth occurs under existing zoning as well as possible rezone scenarios. Specific issues that the EIS studied include:

- Proposed heights, redevelopment, and potential effects of growth on land use compatibility and housing displacement;
- How different heights would change public views, increase shade and shadow, and other aesthetic impacts;
- The effect of redevelopment on housing supply and affordability;
- The effect of redevelopment on potential historic and designated landmark sites;
- How growth affects transportation mobility and mode share goals;

- How appropriate building design, streetscape treatments, and open space improve potential adverse impacts of growth.
- Whether public services and utilities are adequate to meet the growth of the neighborhood.

In July of 2016 the City released the draft EIS and invited public comment over a period of 60 days. A public hearing was held in August and City staff met with numerous neighborhood groups during this period to talk about the results of the EIS, answer questions, and explain how to participate in the process. Over 400 comments were received and the Final EIS included responses to the issues raised.

What We Heard

Through the comment period and through meeting with neighborhood groups three common concerns were brought up. The concerns are traffic, views, and affordable housing.

Traffic

City staff heard very real frustration with the volume of traffic running through the neighborhood. Uptown is at the crossroads of several important arterials connecting neighborhoods in Seattle.

The EIS includes an analysis of changes in traffic over the next 20 years. This analysis shows that the traffic affecting Uptown over the 20 years is primarily a factor of citywide growth. As the City grows, more people will pass through the neighborhood and more people will come to the neighborhood for access to Seattle Center and other neighborhood amenities. Above, several efforts to improve mobility are listed, but it is important to understand how land use impacts can affect traffic as well. For a discussion of planned transportation investments see the discussion on page 8.

Parking

Parking is a complicated issue in Uptown. Recently, the City completed an Uptown/Seattle Center Parking study as an implementation action of the UDF. Home to Seattle Center and numerous performing arts venues, Uptown experiences event-related fluctuations in parking demand. To meet this demand, Seattle Center, and the Pacific Science Center each own parking facilities in the neighborhood. The supply of off-street parking is also partially met through numerous privately owned surface

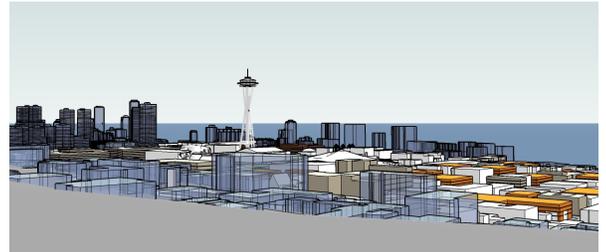
parking lots throughout the neighborhood. These conditions result in excessive parking supply during non-event periods. Conversely, during special events at the Center, parking demand places a hardship on residents and businesses in Uptown by exceeding the supply of parking available.

The unusual nature of event related parking demand in Uptown also affects the physical development of the neighborhood. The Seattle Center Master Plan proposes redevelopment of Seattle Centers' Mercer Garage. Event oriented parking demand serves as a disincentive to redevelop the numerous surface parking lots found throughout Uptown.

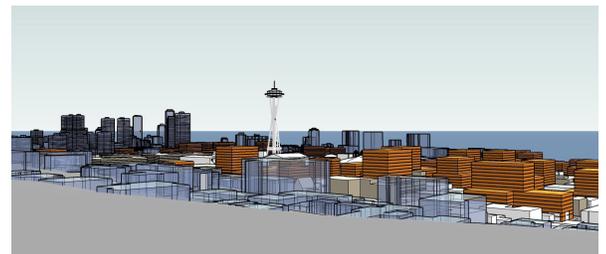
The Uptown/Seattle Center Parking Study was released in July of 2016. This study takes a close look at existing parking resources, how parking demand may change in Uptown over the course of the next 20 years, and identifies strategies to manage parking. This study will inform decisions about how to replace parking when the Mercer Garage is redeveloped and discussions over the redevelopment of Key Arena.

Views

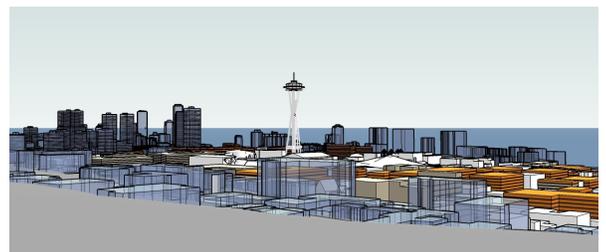
View impacts, particularly to the south slope of Queen Anne have been the subject of substantial comment. In a City of hills and valleys it is simply not practical to put in place policies that protect private views. It is important to note that the City does have policies to protect public views but not private views. Nevertheless, the rezone criteria in the Seattle Municipal Code allows for consideration of all views but suggests these considerations balance other rezone criteria for building heights. This rezone recommendation does not significantly impact views. It is possible new buildings may impact some private views, but they will not obstruct the primary views downtown and Elliott Bay.



Park View Study - No zoning change alternative



Park View Study - High-rise alternative



Park View Study - Mid-rise alternative



View from Kerry Park with recommended height limits. New buildings highlighted in blue.

II. ZONING RECOMMENDATION

This rezone recommendation for the Uptown Urban Center includes changes to zone designations, building heights and development standards. This recommendation advances many of the goals of the Uptown UDF and is also informed by what we learned from analysis in the EIS, in discussions with neighborhood stakeholders, and citywide policies relating to affordable housing.

Urban Form

This proposal recommends height limits that balance the desire to allow new, taller building types in the neighborhood with the importance of preserving openness to the sky, preserving important public views and providing sunlight to streets and public spaces. Consideration was given to topographic features, key landmarks, and how development standards, including height and density work together to define urban form.

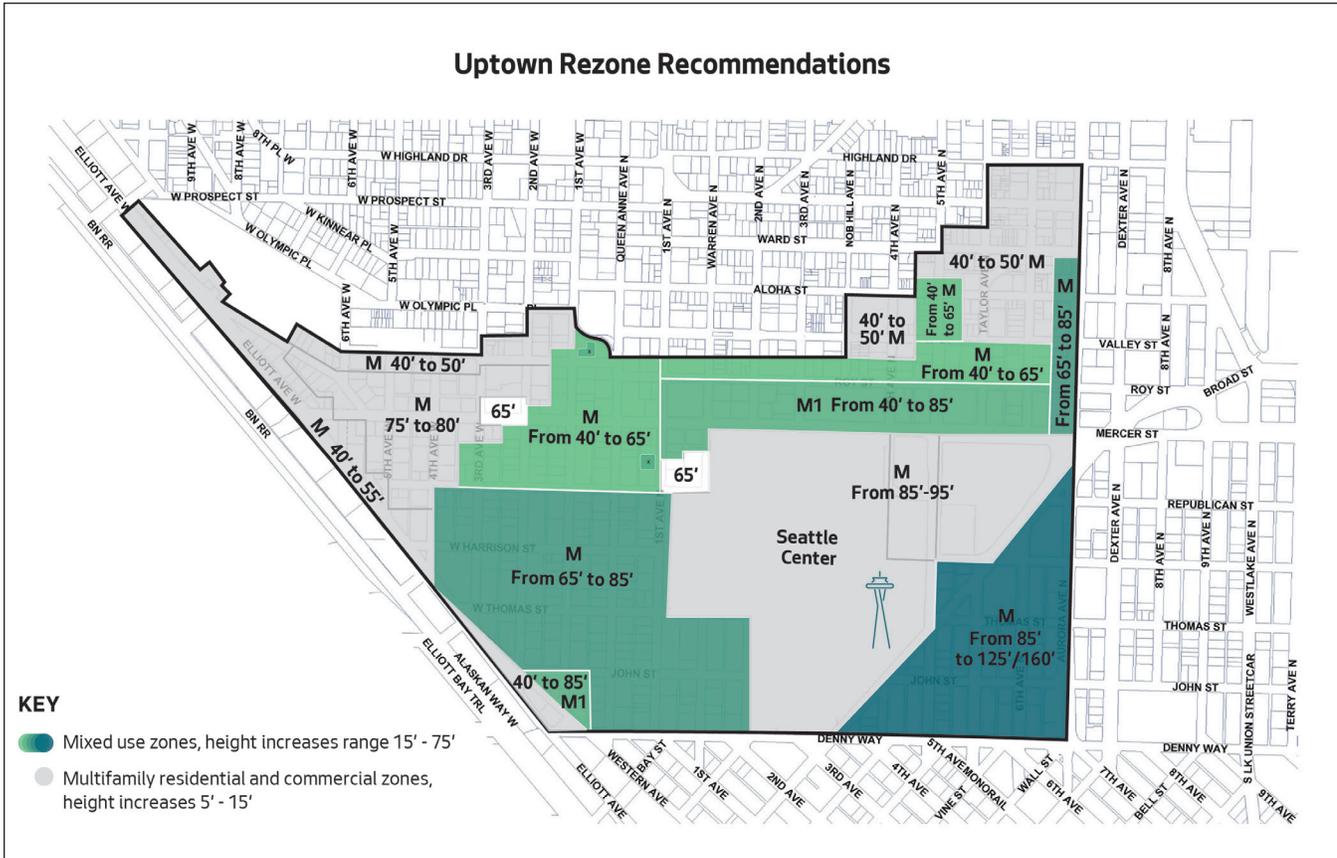
The defining topographic characteristics of the neighborhood are the south slope of Queen Anne Hill looking toward Uptown, a gradual slope toward Elliott Bay west of Seattle Center and relatively flat topography moving between Seattle Center and South Lake Union. Views within the neighborhood include those toward Elliott Bay, the Space Needle and Pacific Science Center arches, and the downtown skyline. The Uptown Urban Center serves as a transition from the much more intensely developed Belltown, Downtown, and South Lake Union Neighborhoods to the single-family neighborhood of Queen Anne.

The heights recommended for Uptown respect this transition and reinforces natural land forms by locating the tallest buildings closest to Belltown and South Lake Union with more modest changes approaching Queen Anne to the north and Elliott Bay to the west. Height limits at the base of Queen Anne Hill consider the rise of the hill. Slightly taller heights are recommended east of 1st Ave North where the hill rises more steeply and somewhat lower height limits to the west where the hill rises relatively more gradually.

Views

The potential for view impacts has been a major part of the community discussion that informs this rezone recommendation. With taller buildings, views will change. Although changes in height will affect views, heights have been scaled and development standards applied to limit view impacts. Development standards will preserve public views throughout and within the neighborhood. The City's environmental policies related to public view protection identify important public views that should guide development of new projects and land use regulations. Specifically, "it is the City's policy to protect public views of significant natural and human-made features: Mount Rainer, the Olympic and Cascade Mountains, the downtown skyline, and major bodies of water including Puget Sound, Lake Washington, Lake Union, and the Ship Canal, from public places consisting of the specified viewpoints, parks, scenic routes, and view corridors (SMC 25.05.675)."

There are two City-designated viewpoints relevant to this rezone - Bhy Kracke Park and Kerry Park. The EIS provides analysis of a range of heights for these viewpoints and identifies no significant adverse impacts for the rezone recommendation (the Preferred Alternative).



Appendix B: Recommended height limits

Development Standards

Development standards regulate building mass, provide for ground level open space, ease pedestrian amenities, and ensure land uses appropriate for each subarea.

Areas currently zoned for Neighborhood Commercial 3 (NC3) are recommended to be rezoned to a new zone - Seattle Mixed Uptown (SM-UP). This new zone provides for a broad range of uses and enables application of development regulations that respond to unique conditions in the Uptown Urban Center and advance the goals of the Uptown UDF.

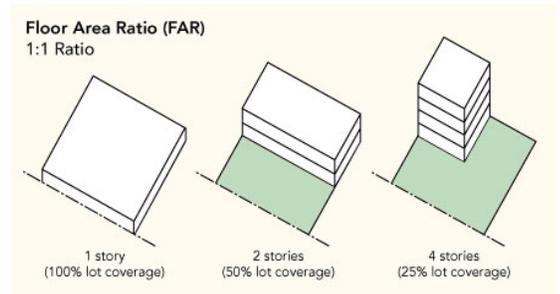
Below is a description of major development standards. Following this section is a discussion of how these subareas advance the Urban Design Framework.

Street Classification

Not all development standards apply to every location. The rezone recommendation includes a street classification system that identifies which standards apply to any given project. Class I pedestrian streets are the primary pedestrian streets. Standards are intended to support a critical mass of pedestrian activity and street level businesses. Class II are similar to Class I Streets and require many of the same development standards but less intensive land use requirements. Class III streets do not have land use requirements but have development standards similar to the other street classifications. (See subarea sections below for details.)

Floor Area Ratio

Floor Area Ratio (FAR) controls building density. The amount of permitted floor area is a function of lot size multiplied by the FAR limit. For example a development site 10,000 sf in size with a FAR of 5 can develop 50,000 square feet of chargeable floor area. There are exemptions from FAR limits that are not counted in chargeable floor area. These include exemptions for mechanical equipment such as elevators, pedestrian oriented street level uses, and for floor area used as a school within a mixed-use project. This rezone proposal establishes FAR limits based on building height and in some cases use:



FLOOR AREA RATIO LIMITS		
ZONE	BASE FAR FOR ALL USES	MAXIMUM FAR FOR ALL USES
SM-UP 65	4.5	4.5
SM-UP 85	5.25	5.25
SM-UP 95	5.75	5.75
SM-UP 160	5	7*

*For structures greater than 125' maximum FAR for non-residential uses is 2.

An additional increment of FAR may be achieved by providing space for arts facilities in a development project. This is in keeping with priorities established in the Urban Design Framework. Maximum FAR can be increased by up to .5 through this program. To support this the Office of Arts and Culture will serve as a matchmaker to bring together developers and arts organizations.

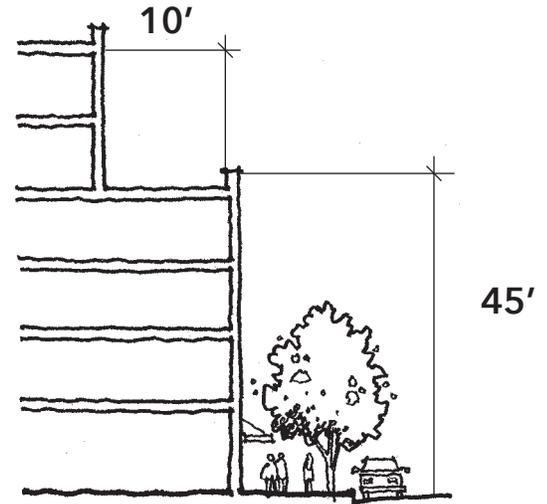
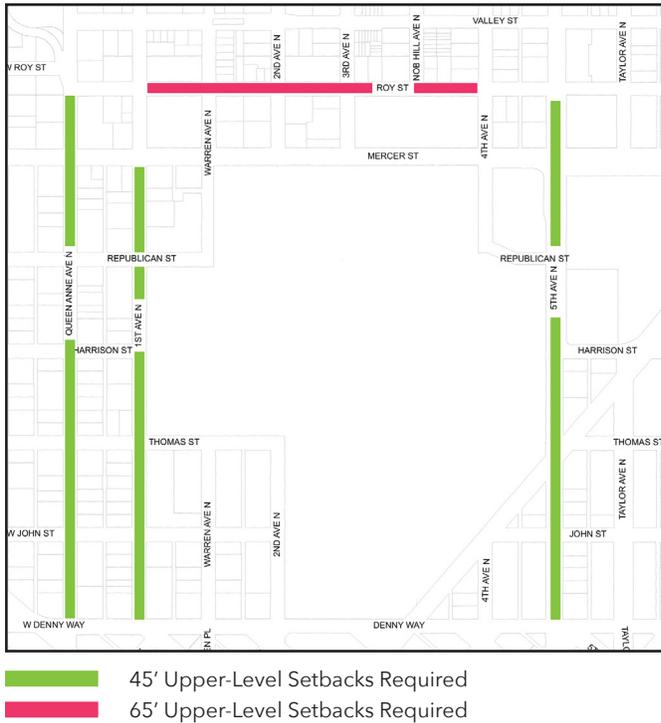
The FAR ratios allow variation in massing within the height limit - they do not allow for lot line to lot line development up to the maximum height. The relatively low FAR for commercial uses in the SM-UP 160 reflect the intent of this zone to allow high-rise residential projects with ground level commercial uses.



Street Level Uses

Certain street level uses generate pedestrian activity. These uses are required on some streets and encouraged on others. These uses include retail, restaurants, cultural uses, community centers, and schools. They must meet certain development standards including a primary entrance oriented to the street, minimum ground to ceiling clearances of 13 feet, and transparency requirements. The requirement for minimum floor to ceiling clearance is to provide the higher quality design that is more leasable, and allows greater adaptability over time.

Upper-Level Setbacks



Upper-Level Setback

Transparency

Transparency refers to windows, doors, and other building openings that provide visibility into the ground floor. This transparency is to create a visual interest by allowing pedestrian to see activity within the building. On most streets in Uptown, nonresidential uses at ground level are required to achieve transparency for at least 60% of the building façade.

Upper Level Setbacks

Upper level setbacks can provide several benefits. They maintain view corridors as maintain pedestrian scale by limiting street wall height to a level commensurate with the width of the right-of-way. On mapped streets upper level setbacks are required at 45 feet or 65 feet. The upper level of a building must be set back from the street lot line 1 foot for every 2 feet in height up to a maximum of 15 feet.

Parking Standards

Parking strategies in Uptown are intended to respond to the needs of regional entertainment venues, local businesses and residents. Strategies also recognize the array of transportation choices available in the neighborhood.



Example of parking separated with active street uses

A 2017 Uptown & Seattle Center Strategic Parking Study evaluated a range of options to:

- encourage shared parking,
- discourage over-development of parking that increases traffic congestion, and
- reduce unsafe and isolated areas in the neighborhood.

Land Use Code recommendations. Proposed zoning regulates both “accessory” parking (serving specific businesses or residential buildings) and “principal use” parking (lots and structures where parking is the business). Proposed regulations complement other strategies in the neighborhood and would:

- Prohibit future new surface parking lots and stand-alone principal use parking (to encourage productive use of land and reduce traffic congestion).
- Continue to allow accessory parking and shared parking.
- Require at least half of all parking in a building to be located below-grade.
- Require that parking located near the sidewalk be screened from public view.
- Parking at the ground level must be separated by an active business or other use.



Example of a mid-block connection

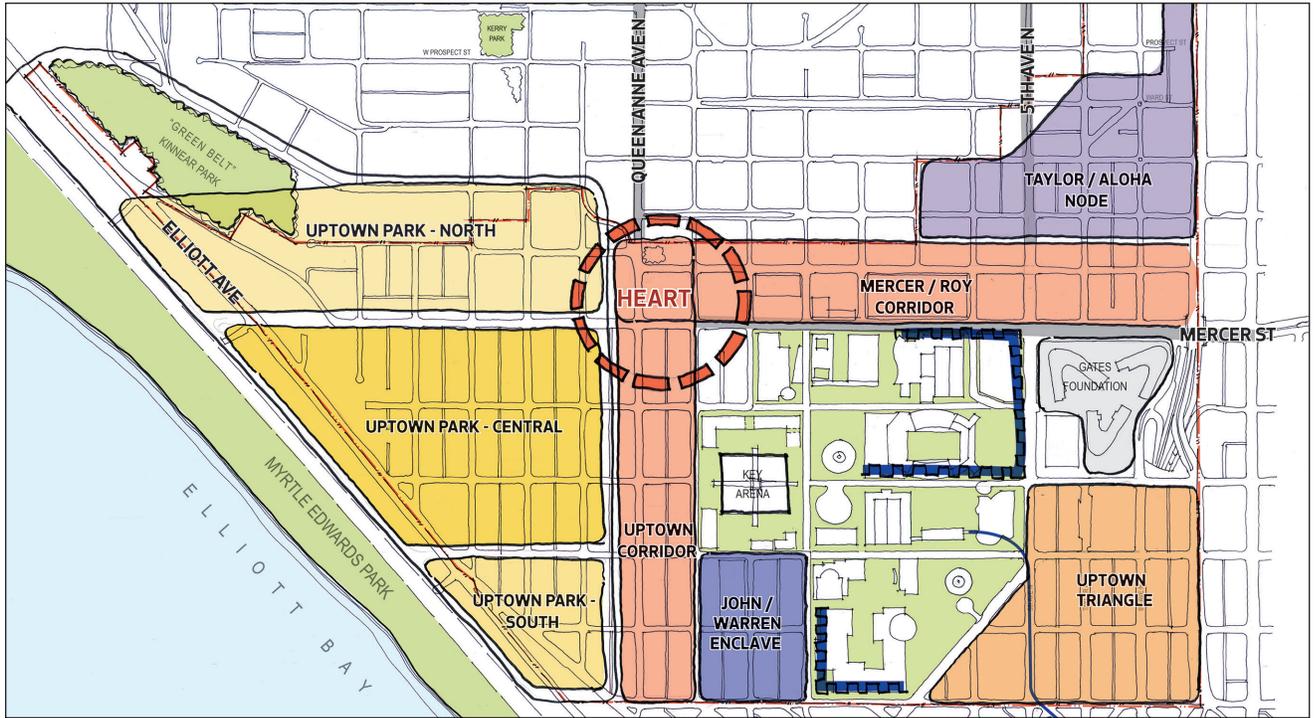
Façade Requirements

The pedestrian environment is defined by the public realm – streets, sidewalks, and other public spaces framed by adjacent buildings. Upper level setbacks can help mitigate shade and shadow impacts at the street level. The proposed development standards regulate façade height and width, particularly in areas with concentrated pedestrian activity. In pedestrian areas these facades are limited to a width of 250 feet and a height of 45 feet.

Mid-Block Connections

Mid-block pedestrian connections refer to openings in large developments that allow pedestrian to move between streets through a block. Mid-Block connections play an important role in development of larger sites by breaking up the mass of buildings and providing additional ways to meet open space requirements.

Appendix C is a complete table of development standards with cross references to proposed zoning regulations.

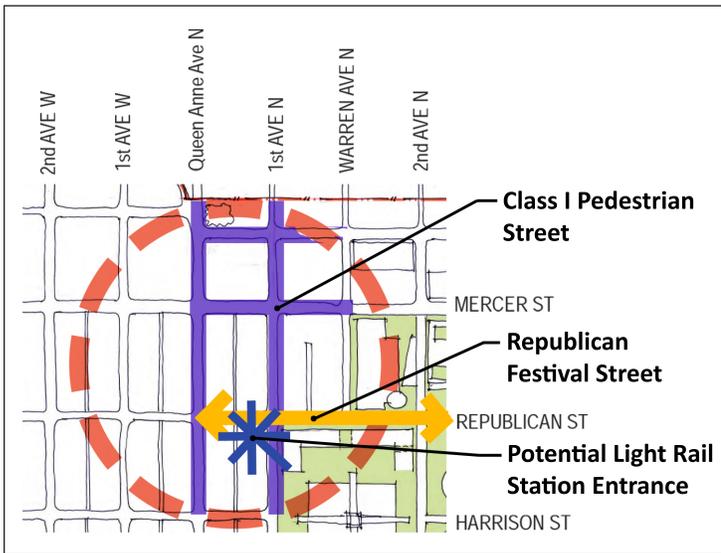


Neighborhood Character

Uptown Park

Uptown Park sits between 1st Ave W, Denny Way, Elliott Ave and Queen Anne Hill. This area features a mix of uses with commercial uses and mixed-use zoning in the southern half of the subarea and primarily multi-family uses and zoning in the northern half of the neighborhood. Currently, the commercially-zoned areas are, for the most part limited to heights of 40 or 65 feet and the residential areas are a mix ranging from 40 feet to 75 feet. Some taller housing projects were built under earlier zoning regulations and are taller than current maximum height limits.

This rezone recommendation makes limited changes to the multi-family areas by providing an incremental increase in height and floor area consistent with the Mayor's Housing Affordability and Livability Agenda. In the commercial zones the current height limit is 65 feet. This rezone, if adopted, would increase heights to 85 feet and allow an FAR increase in single-use projects (all residential or all commercial) from 4.25 to 5.25 and an FAR increase for mixed use projects from 4.75 to 5.25. The additional height and FAR will increase development capacity for both commercial and residential uses while also applying MHA requirements. The rezone designates the streets in Uptown Park as Class III streets which means that commercial projects at the ground level will have transparency requirements.



Heart of Uptown

Heart of Uptown and the Uptown Corridor

The heart of Uptown is both a transportation crossroads and the focus of pedestrian and retail activity. Well-served by transit, the Heart of Uptown is how many experience the Uptown Neighborhood - whether it is their destination, or they are passing through or on their way to Seattle Center. Most existing development consists of 2 to 3 story structures with some single story buildings. In addition to being the identifiable neighborhood center of Uptown, this subarea provides the neighborhood with the bulk of goods and services for the residents and workers. The UDF recommends that future

development should continue building on its pedestrian character and improve connections to and from Seattle Center. Developers should be encouraged to develop sites to their full potential with a mix of commercial, residential, and cultural spaces.

The rezone recommends increasing allowable heights in the Heart of Uptown from 40 feet to 65 feet. This maintains the existing pattern of lower height limits at the base of Queen Anne Hill. An increase in height of 20 feet may provide an incentive for development of mixed use structures with pedestrian oriented uses at the ground level and residential on upper levels. This area abuts the south slope of Queen Anne hill. Though the slope is more gradual than it is to the east along Roy St. A height limit of 65 feet has minimal impacts to both public and private views. New buildings will be visible but the territorial view of Seattle Center, downtown, and Elliott Bay will not be adversely affected.

The 65-foot height limit for the heart of Uptown has generated significant comment from those supporting this recommendation and from those who would prefer an increase to 85 feet (and a Floor Area Ratio of 6 rather than the recommended 5.25 with the ability to reach 5.75, see page 19). The arguments for increasing the height to 85 feet include the following:

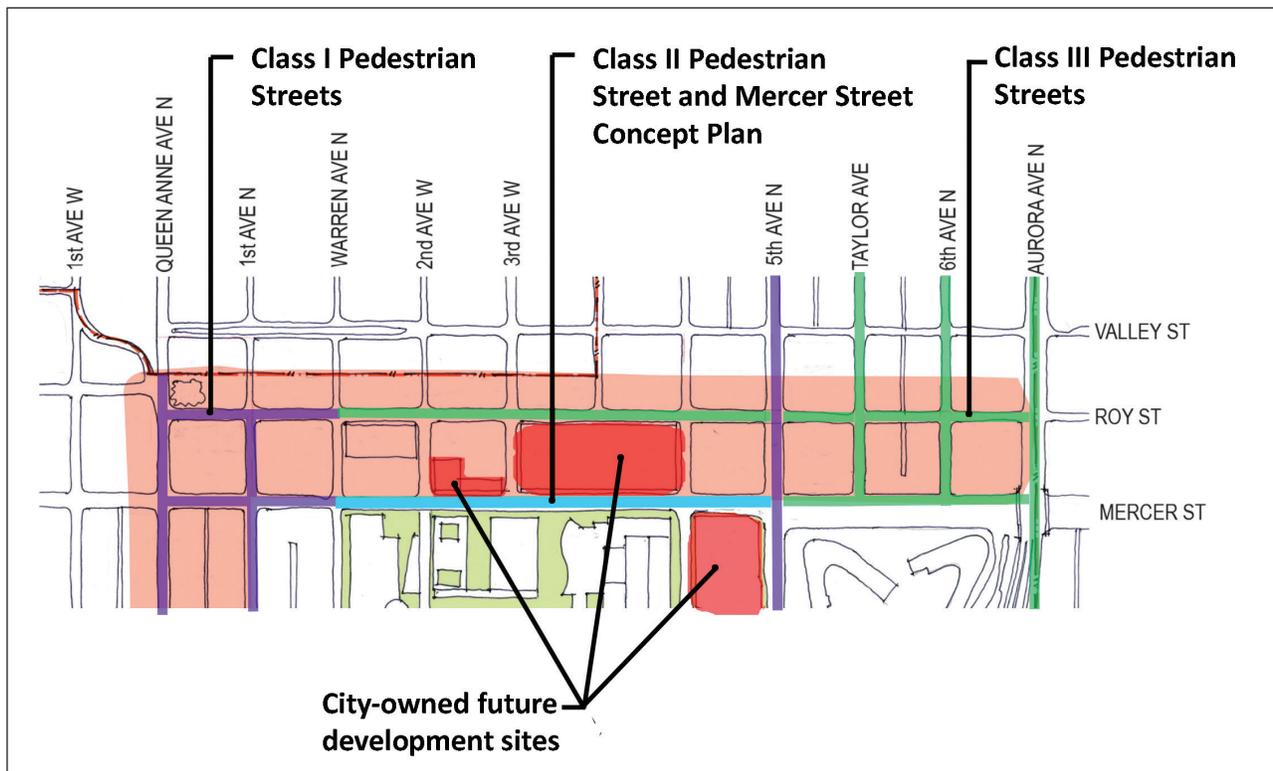
- A height of 65 feet or 85 feet are not substantially different in their potential to obscure views or natural land forms because of the much taller buildings on Queen Anne Ave immediately uphill from the Heart of Uptown.

- Density should be greatest here, within the Urban Center.
- Increasing height and FAR will increase the number of affordable housing units produced.
- There are unique conditions in some parts of the Heart of Uptown that support greater height - particularly those parcels north of Roy St. These conditions include proximity to taller buildings and location at the edge of the Urban Center.

On balance, we've heard more support for 65 feet, as included in the recommendation for reasons stated above.

Proposed development standards are intended to promote a better pedestrian environment and maintain view corridors. Any new building that exceeds 45 feet on 1st Ave N, Queen Anne Ave, Roy St, and Mercer St will have an upper level setback up to 15 feet depending on building height. This setback maintains the pedestrian scale at the street level that the current 40-foot height limit achieves, maintains solar access, and north/south view corridors. In addition to these standards, the rezone recommendation designates these streets as Class I pedestrian Streets. This means that 70% of the street frontage must be composed of pedestrian oriented uses (stores, restaurants, cultural uses, etc..) with windows and doors at the sidewalk level.

The Uptown corridor is the area south of Republican St that includes 1st Ave N and Queen Anne Ave N. It is expected that this area will consist of mixed use development. As it is further from the base of Queen Anne Hill than the Heart of Uptown, this area can support buildings of 85 feet with few impacts. Setback above 45 feet will be required. Unlike the Heart of Uptown, development in this area will not be required to feature as many street level pedestrian uses. It should be noted that throughout Uptown, even where street level uses are not required, such uses are encouraged by exempting their floor area from chargeable FAR.



Mercer/Roy Corridor

The Mercer/Roy Corridor between 1st Ave N and 5th Ave N presents transformative redevelopment opportunities. Along Seattle Center's north boundary including the Theater District, Mercer Street's function as the major east/west transportation corridor in Uptown mean that the character of development here plays area a major role in the strengthening of connections between the neighborhood and Seattle Center.

The north side of Mercer St currently is limited to a height of 40 feet and features parking structures, parking lots, and institutional uses. The Uptown UDF recognizes that redevelopment of the Mercer Garage and redevelopment of the site owned by the Seattle Opera has the potential to redefine these blocks. Recommendations for future development includes increasing height to encourage residential and arts related commercial uses that can complement Seattle Center, street activating uses and ground level transparency to increase visual interest.

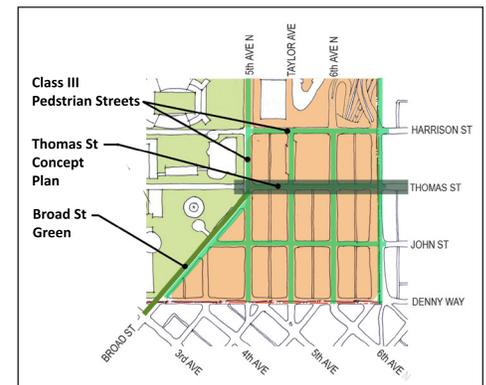


Uptown Triangle

The Uptown triangle is located south of the Gates Foundation bordered by Aurora Ave N, Denny Way, Fifth Ave N, and the former Broad St. Major features in this area include the North Portal of the SR99 Tunnel, a City light substation, and a number of midcentury hotels and offices of 2 to 3 stories. Recently new residential and hotels have been developed south of Thomas.

When the tunnel is completed the street grid across Aurora Ave N will reconnect on John St, Thomas St, and Harrison St. These connections will substantially improve access between Uptown and Seattle Center and South Lake Union. Thomas will provide a strong pedestrian connection from Eastlake Ave East to Myrtle Edwards Park. The Thomas street connection is also part of the Lake 2 Bay trail that provides a connection from Lake Union to the Waterfront. This areas proximity to South Lake Union, particularly when the street grid is reconnected, and downtown may make this an attractive for commercial development.

This recommendation is to increase height limits in this area from 85 feet to a choice of 125 feet or 160 feet. For those buildings that use the 160-foot height limit, floor plates would be limited after first 3 to 4 floors to 12,500 square feet and only on structure may be built to this height on a block. The 125 feet height limit would allow larger floor plates and be more attractive to commercial development.



Uptown Triangle

Table 1. Incentive Zoning

Amenity	Residential Requirement	Non-Residential Requirement
Child Care Facilities (65% of floor area)	NA	8,000sf per slot
Green Street Setback	15:1	5:1
Historic TDR	3:1	1:1

Incentive Zoning

This rezone recommendation includes the use of incentive zoning for above a base height or FAR. Incentive zoning is a tool to provide public benefits that support growth in some of Seattle's urban centers. Section 23.58.A of the SMC provides the framework for this program. Incentive zoning will apply to buildings greater than 95 feet in height throughout Uptown.

Nonresidential structures greater than 95 feet must achieve 65% of extra floor area through contributions to child care. This provision helps to make living and working in Uptown possible for more families. The facilities must meet specific requirements to comply with state child care standards, and provide availability at a variety of income levels including households with incomes at or below 80% of area median income. A project can earn 8,000 square feet per child care slot.

For commercial and residential structures, above 95 feet in height, 35% can be achieved through provision of green street setbacks or transfer of development rights from historic buildings in Uptown. Green street setbacks are areas where a building provides open space adjacent to the sidewalk on Green Streets in Uptown. Currently the only green street in Uptown is Thomas St.

The new Historic TDR program will enable an owner of a landmark or unreinforced masonry structure to sell unused development rights to developers of new projects using this incentive zoning program.

III. AFFORDABLE HOUSING REQUIREMENTS

As part of this proposal, new affordable housing requirements will apply to new development projects in the Uptown neighborhood. These requirements help address the challenges presented by the rising cost of housing.

During the planning process, many in the community advocated for adding affordability requirements as part of the Uptown rezone. This idea gained support in 2015 through the Housing Affordability and Livability Agenda (HALA), initiated by the Mayor and City Council. HALA convened an interdisciplinary task force of 28 members, including housing experts, community group representatives, non-profit housing providers, and for-profit architects to find housing solutions.

The HALA committee issued a report in July 2015 with 65 recommendations for making Seattle more affordable. Key among these were upzones to allow increased housing supply, along with new requirements to set aside rent- and income-restricted units or make in-lieu payments to a housing fund.

The HALA committee recommended MHA requirements as the primary tool for addressing housing affordability as Seattle grows. MHA requirements are intended to apply in all multifamily residential and commercial areas throughout the City, along with upzones to increase development capacity.

MHA includes a residential program and a commercial program (MHA-R and MHA-C). Council has adopted frameworks for each of these programs but they do not apply to new development until Council subsequently approves zoning changes that add development capacity. In this process, the Uptown rezone would be an early adopter.



Table 2. Mandatory Affordability Requirements in Uptown

	Residential		Commercial	
	Performance %	Payment \$	Performance %	Payment \$
SM-UP zones 95 feet or less with M suffix	7%	\$20.75	5%	\$8.00
SM-UP zones 95 feet or less with M1 suffix	10%	\$29.75	8%	\$12.75
SM-UP greater than 95 feet in height with an M suffix	7%	\$20.75	7%	\$20.75
Midrise and Lowrise zones with M suffix	7%	\$20.75	5%	\$8.00

Mandatory Housing Affordability in Uptown

All areas in Uptown are subject to a height increase of at least one floor to enable MHA. Under MHA, developers in Uptown will be required to contribute to affordable housing as part of new development. This contribution can be met either by including affordable housing within new development ('performance') or by paying into a fund to support development of affordable housing.

The performance and payment requirements vary by zone, as shown in Table 2. For residential development, the amount of affordable housing required under the performance option is calculated by multiplying the percentage by the total number homes to be developed. For commercial development, the square feet of affordable housing to meet the performance option is calculated by multiplying the required percentage by the floor area of the commercial uses. Payment amounts would be measured in dollars per square foot of residential and commercial development, excluding portions of buildings that are underground as well as certain exempted commercial area. Payment amounts will adjust annually to account for inflation.

In setting the performance and payment amounts we considered the following factors including:

- The critical need for affordable housing;
- The importance of additional housing supply in limiting future increases in housing cost;
- The increase in development capacity being provided;

- The feasibility of development under the proposed zoning;
- The challenges of building single-purpose commercial buildings in lowrise and midrise zones, due to the cost of steel and concrete construction.

The total amount of new affordable housing produced will depend on the amount of development that occurs. Assuming the growth projections in the EIS, we estimate that MHA in Uptown will produce approximately 600 units of affordable housing over the next 20 years. A summary of specific requirements for units created through performance and payment are below.

Performance Option

All affordable housing provided through the performance option must meet the standards outlined in Seattle Municipal Code 23.58B and 23.58C.

Location: Affordable housing must be located on the same site as the development being permitted for residential development. For commercial development, the affordable housing may be located on the same site or elsewhere within the Uptown Urban Center.

Duration of affordability: Rental housing must remain rent and income-restricted for 75 years, except that in the case of a residential development that is demolished or changed from residential use, or converted to ownership housing, the requirements expire at that time. In the event of such demolition, change of use, or conversion to ownership housing, the owner must make a payment in lieu of continuing affordability.

Distribution: Affordable housing units must be distributed throughout each structure within the development containing residential units.

Compatibility to other units: Affordable housing must be comparable to market-rate units in terms of number of bedrooms/bathrooms and size. The units must have substantially the same features as other units, and households occupying affordable housing must be allowed access to the same development amenities as other tenants. Tenants of affordable units must also be offered comparable lease terms to those of market-rate tenants.

Public subsidy: An applicant for a permit may seek public subsidies for development, but the affordable housing units provided to satisfy MHA requirements must be different than those provided as

Table 3. Affordable housing income limits (60% Area Median Income)

Household size	Qualifying Income
1	\$37,980
2	\$43,380
3	\$48,780
4	\$54,180
5	\$58,560

a condition of such subsidy or incentive. For example, if 20% of the total units in a development must be rent-and income-restricted to qualify for a residential property tax exemption using Seattle's Multifamily Property Tax Exemption (MFTE) program, those units must be in addition to any units provided to satisfy affordable housing requirements under MHA.

Eligible households:

- For a rental unit with a net area of 400 square feet or less, affordable housing may serve only households with incomes no greater than 40% of AMI at initial certification and no greater than 60% of AMI at annual recertification.
- For a rental unit with a net area greater than 400 square feet, affordable housing may serve only households with incomes no greater than 60% of AMI at initial certification and no greater than 80% of AMI at annual recertification;
- For an ownership unit, affordable housing may be sold only to households with incomes no greater than 80% of AMI at initial occupancy and that meet limits on assets.

Additional requirements for affordable housing for renters:

- Rent levels: Monthly rent (including a utility allowance and any recurring fees required as a condition of tenancy) may not exceed 30% of the income limit for an eligible household.
- Annual income certification. Owners must recertify tenant incomes and household sizes annually. Owners must attempt to obtain third party verification whenever possible.
- Over-income households: If a tenant of an affordable housing unit is determined, upon recertification, to no longer be an 'eligible household,' the owner of the development must provide a comparable substitute unit of affordable housing as

Table 4. Allowed rents in affordable housing at 60% AMI

Bedrooms	Qualifying Income
0	\$949
1	\$1,017
2	\$1,219
3	\$1,409
4	\$1,512

soon as one becomes available. In addition, the owner of the development must provide at least six months' notice of any rent increases to over-income tenant households once the unit substitution has occurred.

Additional requirements for affordable ownership housing include:

- **Affordable sale price:** The initial sale price is regulated to be affordable for households at 65% of Area Median Income. The Office of Housing administers rules about the maximum down payment and other housing costs.
- **Affordable resale price:** The resale price will be calculated to allow modest growth in homeowner equity while maintain long-term affordability for future buyers.
- **Other restrictions:** Owners must occupy the units as their principal residence, and meet other conditions to maintain the property.

Payment Option

Developers who choose to use the payment option would be required to provide a cash contribution to the City that would be used to develop, or in some cases preserve affordable housing. The Office of Housing will deposit all cash contributions into a special account established solely for the purpose of supporting housing for renter households with incomes at or below 60% of AMI, or owner households with incomes at or below 80% of AMI.

The office of Housing invests funds strategically in long-term affordable housing developments. The regulatory framework for MHA lays out the following priorities for determining where MHA funds should be spent.



Affirmatively furthering fair housing choice.

- Locating within an urban center or urban village.
- Locating in proximity to transit, light rail and/or frequent bus service.
- Furthering City policies to address the needs of communities vulnerable to displacement.
- Locating affordable housing near the development that generate cash contributions.

Other housing affordability actions

The following are additional HALA-recommended actions that the City is advancing or has advanced to support the creation and preservation of affordable housing (separate from zoning changes):

- New tenant protection laws to prevent “economic eviction” and ensure due process for tenants facing eviction.
- Renew and expand the Seattle Housing Levy - Seattleites approved a new expanded levy in August 2016.
- Renew the Multifamily Tax Exemption (MFTE) Program - The MFTE program was renewed by the City Council in November 2015. The program was expanded to all multifamily zoned areas and also provides increased incentives for providing affordable units with 2 or more bedrooms.
- Create a Preservation Property Tax Exemption Program - The City and other affordable housing advocates support the passage of state legislation that would create a local option for a 15-year tax exemption for property owners who agree to set aside 25 percent of their units for low-income tenants. This legislation did not pass in 2016 or 2017, but advocates will try again in 2018.
- Create a Voluntary Employers Fund - The City is leading an effort to establish a program where the City will partner with local employers and major institutions to contribute to a City fund that builds and preserves affordable housing.



APPENDIX A: CONNECTING TO THE NEIGHBORHOOD PLAN

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Relevant goals and policies

The Neighborhood Plans section of Seattle's Comprehensive Plan, Seattle 2035, includes goals and policies relevant to the Uptown Urban Center. It should be noted that these plans and policies are in the Queen Anne Neighborhood Plan which contains goals and policies for both the Queen Anne Residential Urban Village and the Uptown Urban Center. The Uptown Urban Design Framework recommends that these plans and policies for the Uptown Urban Center be separated from the Queen Anne Neighborhood Plan and placed in a new Uptown Urban Center Plan. This discussion of neighborhood plan goals and policies also limits itself to those goals and policies that fall within the scope of the Chapter 23.48 of the Seattle Municipal Code that relates to zoning.

Queen Anne Neighborhood Plan Goals

QA-G3 The Urban Center is a vital residential community as well as a viable and attractive commercial/employment center and mixed-use neighborhood which enjoys a strong relationship with Seattle Center.

The proposed rezone recognizes the Uptown Urban Center's importance as a dense mixed use neighborhood that provides a location for employment and housing for those working in Seattle's Central City. Through street level design standards and street designations the rezone proposal will result in development that builds on neighborhood connections to Seattle Center. In addition, incentives to provide space for arts facilities, affordable housing, and preservation of character buildings will result in continued development of this neighborhood into a dense mixed use Urban Center.

QA-G8 Queen Anne is a community which encourages access to a wide range of transportation modes.

Uptown is an Urban Center once criteria of which is that the neighborhood have access to a wide range of transportation modes. The rezone proposal encourages new development for a range of uses that build on the Uptown Urban Center's location at a dense crossroads of multiple transportation modes.

QA-G9 Queen Anne is a neighborhood with a vibrant and sustainable business community and safe commercial districts.

This rezone recommendation supports efforts to sustain a vibrant and safe business district throughout the neighborhood and in key commercial nodes such as the Heart of Uptown, the Mercer/Roy Corridor, 5th Ave North. The rezone recommendation requires provision of pedestrian oriented street uses in these locations and incentivizes them in others. In addition,

the rezone recommendation includes requirements for pedestrian facilities, and design standards that will result in a lively and attractive pedestrian environment.

QA-G10 Queen Anne’s businesses are accessible and meet the needs of the community.

Rezone provisions advance this goal by providing for standards and use requirements to reinforce vibrant pedestrian commercial districts. The use requirements include the types of uses that are neighborhood serving and would meet the needs of the community.

Queen Anne Neighborhood Plan Policies

QA-P1 Seek to create and maintain attractive pedestrian-oriented streetscapes and enhance Queen Anne’s community character with open space, street trees, and other vegetation.

The rezone recommendation advances this policy in the following ways:

1. Requiring usable open space at the ground level and mid-block pedestrian connections for large projects.
2. All projects will be subject to the Seattle Green Factor which is a score-based code requirement that increases the amount and improves the quality of landscaping in new development.
3. Prohibiting surface parking facilities which means that there will be fewer opportunities for interruptions of pedestrian oriented streetscapes with parking lots.
4. Upper level setbacks on key pedestrian streets will maintain a pedestrian scale and allow for greater openness and light at the street level.

QA-P2 Preserve the character of Queen Anne’s single-family and mixed-use neighborhoods.

This rezone recommendation makes no changes to single-family areas of Queen Anne and adjusts multifamily zones in the Uptown Urban Center to the minimum required to implement MHA. The focus of most use and development standards in the rezone recommendation is on Uptown’s mixed use areas.

QA-P3 Seek to maintain and establish quality design in the Queen Anne area. Through neighborhood design guidelines and design review, consider unique or particular local design characteristics, and include consideration of signage, adjacent public ROWs, and historic boulevards.

The rezone recommendation focuses heavily on the quality of design through the judicious use of development standards which include street level development standards to enhance pedestrian activity, upper level setbacks to preserve views and maintain solar access, façade modulation requirements, setback limits and other standards that reflect the character of each subarea in Uptown.

QA-P4 Recognize and promote Queen Anne’s historic resources through such means as developing a Roy Street Conservation District, preserving, and enhancing the historic Queen Anne Boulevard and providing information about incentives to preserve residential structures.

The Uptown rezone proposal recognizes and promotes Queen Anne historic resources by providing incentives to preserve structures that are designated landmarks and structures constructed of unreinforced masonry that are potentially eligible to be Landmarks. While this legislation does not establish a Roy Street Conservation District it limits height increases to the minimal necessary to implement MHA which means there is less incentive to redevelop these properties than if a larger height increase was proposed, as it is elsewhere in the neighborhood.

A direct outcome of this legislation is the need to conduct a neighborhood wide historic resources survey to identify all potential Landmarks in Uptown. This survey could lead to additional Landmark designations in the neighborhood and allow property owners to take advantage of tax incentives associated with Landmark designation.

QA-P5 Encourage an attractive range of housing types and housing strategies to retain Queen Anne’s eclectic residential character and to assure that housing is available to a diverse population.

The rezone legislation has implementation of MHA as a central element of the Uptown Urban Center. This provides the opportunity for additional affordable housing in Uptown as redevelopment occurs. The Housing analysis in the Uptown Rezone EIS shows that there is the potential displacement of 66 residential units, the application of MHA to new development will result in approximately 600 new affordable units over the next 20 years.

The rezone legislation also focuses the most dramatic increases in height and density in mixed use commercial areas with the goal of increasing the breadth and scale of new mixed use development including residential uses in those areas closest to Seattle Center.

QA-P6 Create a unique urban identity in Queen Anne’s Urban Center which includes an attractive multifamily residential neighborhood identified by its distinctive park-like character and surrounding mixed use areas.

The rezone recommendation maintains and enhances the character of Uptown’s multifamily neighborhood. The rezone recommendation includes provisions to retain character buildings, prohibition on surface parking lots, and applies green factor to new residential structures.

QA-P7 Seek to establish high capacity transit/multi-modal node(s) in the Urban Center which will be centrally-located and convenient to residents, businesses, and Seattle Center.

Establishment of high capacity transit/multi-modal nodes in the Uptown Urban Center are outside the scope of the zoning code, but the rezone recommendation seeks to leverage planned nodes with appropriate residential and commercial densities. Current plans include Sound Transit 3 stations near 1st and Republic Street and Harrison Street and Aurora Ave North.

Both locations offer opportunities for denser mixed use development with the adoption of the rezone recommendation.

QA-P8 Promote affordable locations for business in the Urban Center.

Providing for affordable locations for business lies outside the scope of the zoning code. The rezone recommendation provides incentives for ground level commercial space in new development that may increase the supply of affordable locations for businesses.

QA-P9 Enhance the unique character of each business district.

Arts and Culture are a central part of Uptown's identity. Toward this end the Uptown community is working with Seattle Center and the Office of Arts and Culture to designate the neighborhood an Arts and Culture district. This designation will leverage the resources of Seattle Center and other community arts resources to achieve a high level of recognition of Uptown as a center for arts bringing in visitors from throughout the region and benefitting Uptowns businesses. The rezone recommendation incentivizes the creation of arts and culture space by providing for bonus floor area in new projects that contain arts facilities.

QA-P15 Seek ways to ensure that Seattle Center remains a vibrant and valuable community resource and a premier regional amenity.

The planning process that led to the development of this rezone also cemented a strong relationship between the Seattle Center and the Uptown community. The rezone recommendation includes development standards that reinforce key connections between the neighborhood and Seattle Center that strengthen the role of each in making Uptown a premier regional amenity.

QA-P16 Encourage the development of a unique urban residential neighborhood in the Urban Center through such means as allowing Single-Purpose Residential buildings in designated portions of Neighborhood Commercial 3 (NC3) zones.

The rezone recommendation changes properties currently designated Neighborhood Commercial 3 (NC3) to a new zone designation, Seattle Mixed-Uptown (SM-UP). This new zone allows for single-purpose buildings in all but a select number of places. Specifically, ground level commercial uses are required in pedestrian rich areas of Uptown to reinforce the pedestrian character of the neighborhood. Nevertheless, in every area where the zoning is changing from NC3 to SM-UP the increase in development capacity will result in more residential development capacity than the current NC3 zone designation permits.

QA-P21 Strive to meet the open space and parks and recreation needs of the Queen Anne population, including the Urban Center.

The Uptown Urban Center is well served by open space and parks. Lower Kinnear Park, the Counterbalance Park, Ward Springs Park, and the Seattle Center campus each offer open space to Uptown residents. Access to the adjacent Myrtle Edwards Park via the Thomas Street

Bridge, Kerry Park, and Bye Kracke are each important open space resources in close proximity to Uptown. Parks, however, are not the only sources of open space. The Uptown rezone recommendation includes development standards that promote creation of a network of open spaces through required open space for large projects, midblock connections, and green streets.

QA-P22 Strive to provide trails and non-motorized linkages throughout and around Queen Anne.

Uptown is a highly-urbanized neighborhood. Its trails and non-motorized linkages include sidewalks, stair climbs, pathways across Seattle Center. The rezone legislation provides support for this policy through requirements that large projects provide mid-block pedestrian connections that will ease pedestrian movement throughout the neighborhood.

QA-P29 Strive to diversify transportation modes and emphasize non-SOV travel within the Queen Anne neighborhood.

The rezone recommendation directly emphasizes non-SOV travel within Uptown in several ways:

- **Parking:** Requiring at least 50% of all parking be below ground means parking will be more expensive to build. The Uptown neighborhood does not have minimum parking requirements which means there is an incentive to provide less parking. Reduction in parking is associated with reductions in traffic and use of alternative modes of transportation. In addition, the proposal will prohibit principle use parking structures which removes the ability to establish new for profit parking uses in Uptown.
- **Mid-block.** Transportation studies have shown that a critical mass of cross block connections can reduce reliance on SOV use. As noted above, this rezone recommendation requires provision of midblock connectors for large projects in Uptown.
- **Uptown is adjacent employment dense South Lake Union and Downtown.** Uptown is emerging as a critical housing resources for these workers who commute to work by walking, biking, or riding transit. As residential densities increase Seattle should anticipate that this trend continues.

QA-P30 Seek to find solutions to Queen Anne's traffic congestion.

A foundational basis of this legislation is that as an Urban Center Uptown has the unique capacity to improve the downtown jobs housing balance by providing residential opportunities near the South Lake Union and Downtown centers. An important part of finding solutions to Queen Anne's traffic congestion rests in focusing on moving people rather than cars. By providing more opportunities for people to live close to where they work fewer people will need to drive to work and commute by transit, walking, or bike riding.

The rezone recommendation also places new restrictions on creation of additional parking which will result in less new parking being built. Increases in parking supply are known to contribute to traffic congestion.

QA-P31 Promote a human-scale and character within the heart of the Urban Center and strive to reduce industrial through traffic.

The rezone recommendation includes provisions intended to maintain human-scale character. Limiting heights to 65 feet in the Heart of Uptown will maintain a human scale in this pedestrian focused area. Using building modulation standards, upper level setbacks, open space requirements will break up building mass in pedestrian friendly ways.

QA-P32 Promote enhanced mobility and mobility options between Queen Anne and other neighborhoods, employment centers, and recreation centers.

QA-P34 Strive to provide multi-modal linkages and access to and within Queen Anne and adjacent employment centers.

The following transportation investments will expand the number of multi-modal linkages to and within the Uptown Urban Center:

- Voters approved Sound Transit 3 in November of 2016. This will result in light rail transit serving uptown at two locations in the year 2035.
- Reconnection of the grid across Aurora Ave N and adjustment of Metro Route 8 will improve bus service in the neighborhood.
- Implementation of Ped/Bike Master plan will build more transportation linkages within Uptown and between Uptown and its neighbors.

QA-P35 Strive to provide high-capacity transit services, including light-rail, to the Urban Center.

Although the rezone does not directly advance this policy, it does seek to shape growth in ways that maximize the benefits of a strong mixed-modal transportation system. By increasing density in areas identified as Urban Centers in the City's Comprehensive Plan (Seattle 2035), intelligent and cost effective decisions about transportation infrastructure investments can be made that benefit both Uptown and the region as growth occurs.



APPENDIX B: RECOMMENDED HEIGHT LIMITS



APPENDIX C: DEVELOPMENT STANDARDS

FAR

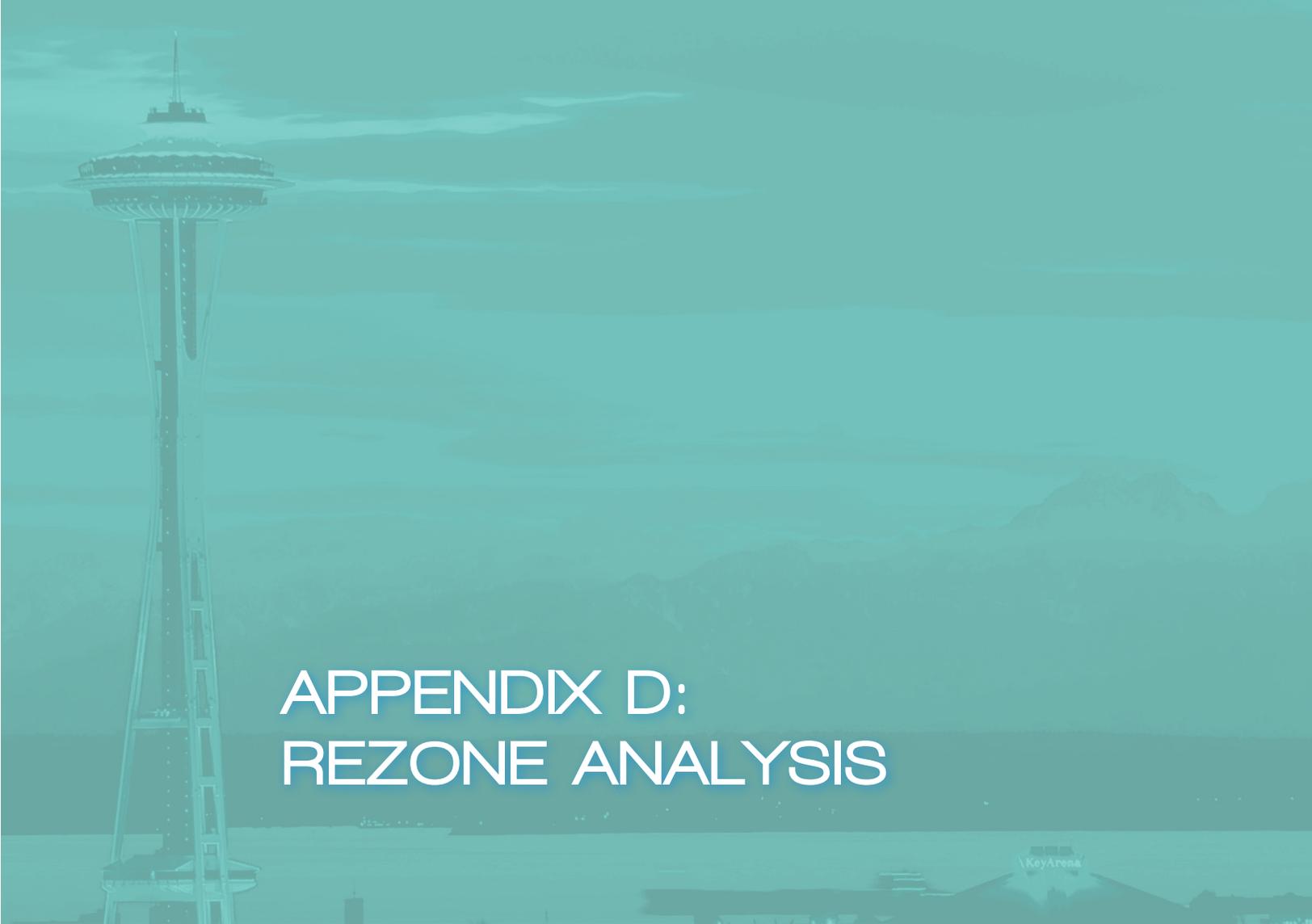
FAR Limit	Maximum floor area for a structure containing residential uses	Commercial
SM-UP 65	4.5	4.5
SM-UP 85	5.25	5.25
SM-UP 95	5.75	5.75
SM-UP 160 ¹	7	2

¹ Commercial structures that do not exceed 125' can build to 7 FAR.

Development Standards by Street Classification (refer to map in Director's Report)

Standard	Code Section	Class I Street	Class II Street	Class III Streets
Street Level Uses; Retail, Restaurants, Entertainment uses, public libraries, public parks, arts facilities.	23.48.005 D.1	<p>75% of street frontage must consist of street level uses. Street level uses must be with 10' of street lot line or open space abutting the street.</p> <p>Floor to ceiling clearance shall be a minimum of 13' and be 30' in depth.</p> <p>Street level uses are exempt from FAR limits if they meet the standards for street level uses on Class 1 streets.</p>	<p>30% of street frontage must consist of street level uses. Street level uses must be with 10 feet of street lot line or open space abutting the street.</p> <p>Floor to ceiling clearance shall be a minimum of 13 feet and be 30 feet in depth.</p>	<p>No requirements, but street level uses are exempt from FAR limits if they meet standards for street level uses on Class I streets.</p>
Transparency Transparency requirements apply to all street-facing street-level facades excluding ground level residential development	23.48.040 B	60% of façade must be transparent.		

Standard	Code Section	Class I Street	Class II Street	Class III Street
Upper Level Setbacks	23.48.735	10 foot setback from lot line at 45 feet in height or 65 feet as shown on map.		
Parking	23.48.055	Principal Use Parking Prohibited.		
	23.48.702	No more than 50% of parking above grade.		
	23.48.780	Ground level parking to be separated ROW by another use.		
	23.48.785	Upper level parking to be completely screened.		
Mid-Block Connection	23.48.740 D	Required for projects on lots 40,000 sf or larger. Connection should average 25 feet in width with a minimum of 15 feet. No more than 35% of the length of the connection shall be covered or enclosed.		
Blank Façade Limits	23.48.040.B.2	The maximum width of blank façades is 15 feet (exceptions permitted for garage doors). Total frontage of blank façades cannot exceed 30% of the façade frontage.		
Open Space	23.48.740 23.48.250	For projects of 30,000 sf or greater, usable ground level open space equivalent to 15% of lot area is required.		
Podium Requirements	23.48.745.C	For structures greater than 125 feet in height, floor plates limits do not apply below a height of 45 feet.		
Floor Plate Limit	23.48.745.B.1	For structures taller than 125 feet, tower floor plate is limited to 12,500 feet above a height of 45 feet.		
Lot Area	23.48.745.A	Structures greater than 125 feet in height, must have a lot area of twice the tower floor plate.		
Tower Limits	23.48.745.F	One structure greater than 125 feet is permitted per block.		



APPENDIX D: REZONE ANALYSIS

APPENDIX D: REZONE ANALYSIS

Current Zoning Overview

Zoning in the Uptown Urban Center consists of mixed use commercial zoning (NC3 and NC2) in the areas immediately north and west of Seattle Center, Seattle Mixed (SM) immediately east of Seattle Center, Lowrise Multifamily (LR3) at the base of Queen Anne hill on the eastern and western edges of Uptown, and Midrise multifamily (MR) moving west, and Commercial zoning fronting on Elliott Avenue.

Intent of Zoning Changes

In general, the proposed rezones increase the allowed density and intensity of development in the Uptown Urban Center. The intent is to provide for a pedestrian and transit oriented development in the area surrounding Seattle Center and adjacent to Belltown and South Lake Union. Increased density, particularly residential density, will advance a better jobs housing balance consistent with the City's Comprehensive Plan and the Queen Anne Neighborhood Plan. The recommendation provides for a transition through Uptown with greatest densities adjacent to South Lake Union and transitioning to a lower density and intensity of development adjacent to single family zoned properties on Queen Anne Hill. The proposed rezones include new development standards that address ground-level uses and façade treatment, streetscape improvements, and bulk and scale of new buildings. Generally, these standards are designed to encourage a greater variety of building forms than what is likely under existing zoning.

These proposed zoning changes include new requirements and programs to respond to the community's stated desire for affordable housing, space for arts & culture uses, open space, and other amenities to mitigate the impacts of growth. These include new open space requirements as well as Mandatory Housing Affordability (MHA) requirements. See the Director's Report for a full discussion.

Seattle Mixed Zoning

OPCD recommends rezoning the area immediately north and west of Seattle Center to Seattle Mixed (SM). This zone designation can incorporate a broad range of potential future land uses while accommodating existing land use activities. The function and locational criteria of Seattle Mixed matches existing use and is consistent with the community's goal of creating a diverse mixed-use neighborhood with a strong pedestrian orientation that supports the existing retail corridors and provides opportunity to develop additional housing and employment space.

Applying Seattle Mixed also allows OPCD to recommend more detailed development standards, responding specifically to the community's stated desires including more variety in buildings, more open space in conjunction with new development, and a broader mix of housing types.

Consistency with Rezone Criteria

The following sections compare elements of OPCD's proposal with the rezone criteria in Seattle Municipal Code Chapter 23.34. OPCD is recommending 19 rezones to implement the goals and policies of the Queen Anne (Uptown) neighborhood plan by promoting a lively, mixed-use neighborhood that can accommodate a range of new residential, commercial, retail and office uses while preserving neighborhood character representing a mix of building styles.

Rezone Analysis

Area A	Rezone existing Seattle Mixed with a height of 85 feet (SM-85) to Seattle Mixed Uptown with a height of 125 feet to 160 feet {SM-UP 125-160 (M)}
Area B	Rezone existing Neighborhood Commercial 3 with a height of 85 feet (NC 3 - 85) to Seattle Mixed Uptown with a height limit of 95 feet {SM-UP 95(M)}
Area C	Rezone existing Neighborhood Commercial 3 with a height limit of 40 feet (NC3-40) to Seattle Mixed Uptown with an 85 foot height limit {SM-UP 85(M1)}.
Area D	Rezone existing Commercial 1 with a height limit of 65 (C1-65) to Seattle Mixed Uptown with a height limit of 85 feet [SM-UP 85(M)].
Area E	Rezone and existing Lowrise Residential Residential Commercial with a height limit of 40 feet (LR3 RC) to Lowrise Residential Residential Commercial with a height of 55 feet [LR3 RC (M)].
Area F	Rezone and existing Lowrise Residential with a height limit of 40 feet (LR3) to Lowrise Residential with a height of 55 feet [LR3 (M)].
Area G	Rezone and existing Lowrise Residential Commercial with a height limit of 40 feet (LR3 RC) to Lowrise Residential Commercial with a height of 55 feet [LR3 RC (M)].
Area H	Rezone existing Neighborhood Commercial 2 with a height limit of 40 feet (NC2-40) to Seattle Mixed Uptown with a height limit of 65 feet [SM-UP 65(M1)]to Seattle Mixed
Area I	Rezone existing Lowrise 3 (LR3) with a height of 18-40 feet to Lowrise Residential 3 with a height limit of 50 feet [LR 3 (M)].
Area J	Rezone existing Neighborhood Commercial 3 with a P designation and a height limit of 40 (NC3P-40) feet to Seattle Mixed Uptown with a height limit of 85 feet [SM-UP 85 (M1)]
Area K	Rezone existing Neighborhood Commercial 3 with a P designation and a height limit of 65 (NC3P-65) feet to Seattle Mixed Uptown with a height limit of 65 feet (SM-UP 65).
Area L	Rezone existing Neighborhood Commercial 3 and a height limit of 65 (NC3P-65) feet to Seattle Mixed Uptown with a height limit of 65 feet (SM-UP 65).
Area M	Rezone existing Neighborhood Commercial 3 with a height limit of 65 feet (NC3-65) to Seattle Mixed Uptown with a height limit of 85 feet [SM-UP 85(M)].

Area N	Rezone existing Commercial 2 with a height limit of 40 feet (C2-40) to Commercial 2 with a height limit of 55 feet [C2-55 (M)].
Area O	Rezone existing Neighborhood Commercial 3 with a height limit of 40 feet (NC3-40) to Seattle Mixed Uptown with a height limit of 65 feet [SM-UP 65 (M)].
Area P	Rezone existing Neighborhood Commercial 3 with a 65-foot height limit (NC3-65) to Seattle Mixed Uptown with a height limit of 65 feet (SM-UP 65).
Area Q	Rezone existing Lowrise 3 (LR3) with a height of 18-40 feet to Lowrise Residential 3 with a height limit of 50 feet [LR 3 (M)].
Area R	Rezone existing Midrise with a 60 to 75 foot height limit (MR) to Midrise with an 80 foot height limit [MR(M)].
Area S	Rezone existing Lowrise Residential with a height limit of 40 feet (LR3) to Lowrise Residential with a height of 55 feet [LR3 (M)].
Area T	Rezone existing Commercial 2 with a height limit of 40 (C2-40) feet to Seattle Mixed Uptown with a height limit of 85 feet (SM-UP 85).
Area U	Rezone existing Neighborhood Commercial 3 with a 40-foot height limit (NC3-40) to Seattle Mixed UP with a 65-foot height limit (SM-UP 65).

Mandatory Affordable Housing

This rezone recommendation includes two types of rezone recommendations. The first is a height increase of mixed use commercial and commercial zones to increase development capacity, guide physical development of the neighborhood in ways consistent with the vision set out in the Uptown Urban Design Framework, and increase density in this Urban Center. The second set is an increase in development capacity within existing zone designation that is part of applying Mandatory Housing Affordability requirements across all zones. While these subareas are identified below, there is not a rezone analysis. The basis for these rezones is application of MHA not locational criteria set out in the Seattle Municipal Code. For a full analysis of potential impacts of MHA related capacity increases citywide, please see the Citywide Implementation of Mandatory Housing Affordability (MHA) Draft Environmental Impact Statement. Areas E, F, G, Q, R, and S are changes to the zoning map necessary to implement Mandatory Affordable Housing Requirements by adding an (m) suffix.

Scope of Analysis

The Seattle Land Use Code requires the analysis of certain types of information for rezone actions. For the Uptown Urban Center, much of the required information is presented within the body of the Director's Report. In addition to the report content on the preceding pages, this appendix presents analysis of the proposed rezone criteria identified in the Seattle Land Use Code (Chapter 23 of the Seattle Municipal Code - SMC 23.34).

General rezone criteria

The table below analyzes the broad rezone proposal for all nineteen (19) rezone areas against the general rezone criteria (and includes a Code citation for reference).

Criteria	Met?	Height Analysis - Uptown-wide
<p>In urban centers and urban villages the zoned capacity for the center or village taken as a whole shall be no less than one hundred twenty-five percent (125%) of the growth targets adopted in the Comprehensive Plan for that center or village. (SMC 23.34.008.A.1)</p>	<p>Yes</p>	<p>The proposal represents an increase in the development capacity available in the neighborhood, thus, this criterion is met.</p> <p>Existing zoned capacity plus additional jobs capacity as a result of the rezone will result in zoned capacity for approximately 5,136 additional jobs. That is approximately 183% of the 2,800 jobs estimated for 2035 (Up-town Rezone FEIS) Existing comp. plan growth target for 2035 is 2,500 new jobs.</p> <p>Zoned capacity for new housing units including capacity resulting from the recommended rezones is approximately 8,593 new units. That is approximately 347% of the projected housing unit growth of 3,370 units estimated for 2035 (Uptown Rezone FEIS). Existing comp. plan growth target for 2035 is 3000 new housing units.</p>
<p>For the area within the urban village boundary of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not be less than the densities established in the Urban Village Element of the Comprehensive Plan. (SMC 23.34.008.A.2)</p>	<p>Yes</p>	<p>The proposal represents an increase in the development capacity available in the neighborhood, thus, this criterion is met.</p>
<p>The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation. (SMC 23.34.008.B)</p>	<p>Yes</p>	<p>A specific analysis of each individual rezone in which a change in zone designation is proposed is evaluated against Zone Specific Criteria section.</p>

Criteria	Met?	Height Analysis - Uptown-wide
Previous and potential zoning changes both in and around the area proposed for rezone shall be examined. (SMC 23.34.008.C)	Yes	This analysis takes into account the changes to zoning that establish the existing height limits in the neighborhood. The proposal also takes into consideration the future potential zoning changes associated with implementation of MHA in multifamily and commercially-zoned areas adjacent to the area proposed for the rezone.
Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration. (SMC 23.34.008.D.2)	Yes	The Queen Anne (Uptown) portion Comprehensive Plan was adopted in 1998. The rezone proposal is consistent with the Queen Anne (Uptown) Goals and Policies as adopted in 1998.
Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan. (SMC 23.34.008.D.3)	Yes	There are no policies expressly adopted for the purpose of guiding future rezones in the Uptown Urban Center.
The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred. (SMC 23.34.008.E.1)	Yes	The proposed rezones consider transitions in development intensity and proposed height limits where the most intensive zones are proposed for the blocks adjacent to South Lake union, and a lessening of intensity as one approaches the bottom of Queen Anne hill. There is a buffer of Lowrise zoning between the boundary of the Urban Center and the single-family zones on Queen Anne.
Physical buffers may provide an effective separation between different uses and intensities of development. (SMC 23.34.008.E.2)	Yes	Seattle Center is a prominent boundary between the western part of the Uptown Urban Center where mixed use commercial transitions

Criteria	Met?	Height Analysis - Uptown-wide
<p>Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses (SMC 23.34.008.E.3).</p>	<p>Yes</p>	<p>Almost all proposed zone boundaries meet this criterion. One exception is the zone boundary between Area M and Area N where SM zoning is proposed on the east side of 4th Avenue W and MR exists on the east side of 4th Avenue W.</p> <p>The existing condition is also a case of commercial facing residential zoning.</p>
<p>In general, height limits greater than forty (40) feet should be limited to urban villages. (SMC 23.34.008.E.4).</p>	<p>Yes</p>	<p>All areas within the rezone proposal that establish potential height limits greater than 40 feet are located within the Uptown Urban Center.</p>
<p>Negative & positive impacts on the area, including factors such as housing (particularly low-income housing), public services, environmental factors (noise, air & water, flora & fauna, odor, glare & shadows, energy), pedestrian safety, manufacturing activity, employment activity, architectural or historic character, shoreline review, public access and recreation, should be examined. (SMC 23.34.008.F.4.1).</p>	<p>Yes</p>	<p>As recognized in the Uptown Rezone EIS, most of the impacts of redevelopment are a result of new development, regardless of whether it is under existing zoning or new zoning. For substantial impacts that would be likely to result from the new zoning (growth in traffic, potential demolition of older affordable housing stock), the EIS identifies a range of mitigation strategies. Many of these mitigations are incorporated in OPCD's recommendations.</p> <p>Many of the negative impacts of redevelopment and zoning changes would be offset by positive impacts: new publicly accessible open spaces, housing for a broader demographic range of residents, improved pedestrian routes, more trees and landscaping. Since the City's MHA requirements and incentive zoning program will be applied, new affordable housing units are likely to be created along with daycare centers and other amenities.</p> <p>Development resulting from the proposed zoning would support existing pedestrian-focused retail activity; increase the neighborhood's employment opportunities; increase housing opportunities and diversify the area's housing stock.</p>

Criteria	Met?	Height Analysis - Uptown-wide
<p>Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including street access, street capacity, transit service, parking capacity, utility and sewer capacity. (SMC 23.34.008.F.4.2).</p>	<p>Yes</p>	<p>This rezone is not anticipated to result in exceeding service capacities. This conclusion is based on the EIS as well as consultation with relevant departments.</p> <p>Existing services are adequate to accommodate an increase of this scale. The Uptown Urban Center is already served by several arterial roadways, and a full range of existing utility infrastructure. The EIS identifies various infrastructure improvements that will be needed over time under any development scenario - but these improvements fall within the standard procedures of the various utility agencies.</p>
<p>Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this chapter. (SMC 23.34.008.G).</p>	<p>Yes</p>	<p>The rezone proposal is prompted in large by the increasing number of jobs in the Center City and the need to provide more housing at a diversity of affordability levels. Additionally, neighborhood interests in improving the quality of the built environment and strengthening pedestrian areas through new development standards are additional considerations.</p>

Criteria for Height Limits of Proposed Zone

The table below analyzes the broad rezone proposal for all 19 rezone areas against the criteria for setting height limits.

Criteria	Met?	Analysis - Uptown-wide
Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)	Yes	<p>The highest proposed height in the rezone area is 160'. This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map.</p> <p>The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.</p>
Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)	Yes	Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.

Criteria	Met?	Analysis - Uptown-wide
<p>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</p>	Yes	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>
<p>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</p>	Yes	<p>The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the tow of Queen Anne Hill and the wester multifamily zoned areas.</p>
<p>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</p>	Yes	<p>The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.</p>

Rezone Analysis for Subarea A

Criteria	Met?	Analysis - Uptown-wide
<p>Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)</p>	<p>Yes</p>	<p>The highest proposed height in the rezone area is 160'. This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map</p> <p>The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.</p>
<p>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</p>	<p>Yes</p>	<p>Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.</p> <p>Views near this subarea are of the Space Needle looking west, Queen Anne Hill and Lake Union looking north, an ever-changing downtown skyline looking south, and development in the South Lake Union neighborhood looking east. An analysis conducted as part of the Uptown Rezone Final EIS documents there are no significant impacts resulting from the height recommendation for this subarea.</p> <p>The building height limit recommended for this subarea will not obscure views from the north looking south or from the south looking north. This subarea will not result in view blockage or</p>

Criteria	Met?	Analysis - Uptown-wide
<p>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</p>	Yes	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>
<p>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</p>	Yes	<p>The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the top of Queen Anne Hill and the western multifamily zoned areas.</p>
<p>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</p>	Yes	<p>The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.</p>

Rezone Analysis for Subarea B

The rezone proposal is to change the existing Neighborhood Commercial 3 zoning with a height of 85 feet (NC 3 - 85) to Seattle Mixed Uptown with a height limit of 95 feet [SM-UP 95(M)]

Current conditions

This area is entirely occupied by the offices for the Gates Foundation. The area is bound by 5th Ave N, Mercer Street, 6th Avenue N, and the former Broad Street right-of-way.

Intent of zoning change

The intent of the proposed zoning change is to rezone Area B to a designation that is applied consistently to mixed use commercial areas of Uptown with similar development standards and uses.

Criteria	Met?	Analysis - Subarea B
Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)	Yes	<p>The highest proposed height in the rezone area is 160.' This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map.</p> <p>The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.</p>
<i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i>	Yes	Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.

Criteria	Met?	Analysis - Subarea B
<p><i>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	Yes	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>
<p><i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i></p>	Yes	<p>The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the tow of Queen Anne Hill and the wester multifamily zoned areas.</p>
<p><i>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</i></p>	Yes	<p>The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.</p>

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis
<i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i>	Yes	This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	This area is well served by transit and vehicular systems including numerous bus routes and SR 99. The Uptown Rezone DEIS, July, 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.
<i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i>	Yes	This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.
<i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i>	N/A	This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.

Criteria for SM zone	Met?	Analysis
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Subarea C

Rezone existing Neighborhood Commercial 3 with a height limit of 40 feet (NC3-40) to Seattle Mixed Uptown with an 85 foot height limit {SM-UP 85(M1)}.

Current conditions

This area is comprised of a mix of residential, office, retail and parking uses. It is bound by Mercer Street, 1st Avenue N, Valley and Roy Streets.

Intent of zoning change

The intent of the proposed zoning change is to provide an opportunity a mix of uses, particularly with its location adjacent to Seattle Center. In addition, application of development standards specific to the Uptown Urban Center will ensure a consistent quality of development through the neighborhood.

Criteria	Met?	Analysis - Subarea C
Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)	Yes	The highest proposed height in the rezone area is 160.' This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map. The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.
<i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i>	Yes	Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.

Criteria	Met?	Analysis - Subarea C
<p><i>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	Yes	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>
<p><i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i></p>	Yes	<p>The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the tow of Queen Anne Hill and the wester multifamily zoned areas.</p>
<p><i>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</i></p>	Yes	<p>The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.</p>

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis - Subarea C
Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)	Yes	This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	This area is well served by transit and vehicular systems including numerous bus routes and SR 99. The Uptown Rezone DEIS, July, 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.
<i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i>	Yes	This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.
<i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i>	N/A	This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.

Criteria for SM zone	Met?	Analysis - Subarea C
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Subarea D

Rezone existing Commercial 1 with a height limit of 65 (C1-65) to Seattle Mixed Uptown with a height limit of 85 feet [SM-UP 85(M)].

Current conditions

This subarea consists primarily of commercial uses oriented toward Aurora Avenue N.

Intent of zoning change

The intent is to apply height and development standards that is consistent with the mixed character of the Uptown Urban Center.

Criteria	Met?	Analysis - Subarea D
<p>Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)</p>	<p>Yes</p>	<p>The highest proposed height in the rezone area is 160.' This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map.</p> <p>The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.</p>
<p><i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i></p>	<p>Yes</p>	<p>Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.</p>

Criteria	Met?	Analysis - Subarea D
<p><i>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	Yes	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>
<p><i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i></p>	Yes	<p>The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the tow of Queen Anne Hill and the wester multifamily zoned areas.</p>
<p><i>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</i></p>	Yes	<p>The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.</p>

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis - Subarea D
Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)	Yes	This area is located within the University Community Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a much greater intensity of development that is anticipated to follow the opening of the University District light rail station.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	<p>This area is well served by transit and vehicular systems including numerous bus routes, and I-5. The opening of the U District light rail station will significantly increase access to the neighborhood from Downtown Seattle via Capitol Hill.</p> <p>The U-District Urban Design DEIS, April, 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.</p>
<i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i>	Yes	This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.

Criteria for SM zone	Met?	Analysis - Subarea D
<p><i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>N/A</p>	<p>This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.</p>
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated University Community Urban Center and within walking distance of the light rail station areas. It is an area where high density, mixed use development is desirable and it will serve as transition from adjacent areas where greater heights are permitted.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation near a light rail station.</p>		

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis - Subarea D
<i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i>	Yes	This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	This area is well served by transit and vehicular systems including numerous bus routes and SR 99. The Uptown Rezone DEIS, July 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.
<i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i>	Yes	This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.
<i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i>	N/A	This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.

Criteria for SM zone	Met?	Analysis - Subarea D
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Subarea H

Rezone existing Neighborhood Commercial 2 with a height limit of 40 feet (NC2-40) to Seattle Mixed Uptown with a height limit of 65 feet [SM-UP 65(M1)]to Seattle Mixed

Current conditions

This area consists of a mix of ground level retail and residential uses in 3 to 4 story buildings.

Intent of zoning change

The intent of this rezone is to increase height and density on a scale consistent with the Uptown Urban Center but not out of scale with its neighboring lowrise multifamily neighbors.

Criteria	Met?	Analysis - Subarea H
Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)	Yes	<p>The highest proposed height in the rezone area is 160.' This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map.</p> <p>The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.</p>
<i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i>	Yes	Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.

Criteria	Met?	Analysis - Subarea H
<p><i>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	Yes	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>
<p><i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i></p>	Yes	<p>The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the tow of Queen Anne Hill and the wester multifamily zoned areas.</p>
<p><i>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</i></p>	Yes	<p>The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.</p>

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis - Subarea H
Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)	Yes	This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	This area is well served by transit and vehicular systems including numerous bus routes and SR 99. The Uptown Rezone DEIS, July 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.
<i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i>	Yes	This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.
<i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i>	N/A	This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.

Criteria for SM zone	Met?	Analysis - Subarea H
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Subarea J

Rezone existing Neighborhood Commercial 3 with a P designation and a height limit of 40 (NC3P-40) feet to Seattle Mixed Uptown with a height limit of 85 feet [SM-UP 85 (M1)]

Current conditions

This subarea contains a mix of residential buildings in mix of 1 to 4 story buildings. It is in the heart of Uptown - the pedestrian core of the neighborhood.

Intent of zoning change

Criteria	Met?	Analysis - Subarea J
<i>Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)</i>	Yes	The highest proposed height in the rezone area is 160.' This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map. The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.
<i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i>	Yes	Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.

Criteria	Met?	Analysis - Subarea J
<p><i>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	Yes	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>
<p><i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i></p>	Yes	<p>The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the tow of Queen Anne Hill and the wester multifamily zoned areas.</p>
<p><i>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</i></p>	Yes	<p>The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.</p>

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis - Subarea J
<i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i>	Yes	This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	This area is well served by transit and vehicular systems including numerous bus routes and SR 99. The Uptown Rezone DEIS, July 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.
<i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i>	Yes	This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.
<i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i>	N/A	This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.

Criteria for SM zone	Met?	Analysis - Subarea J
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Area K

Rezone existing Neighborhood Commercial 3 with a P designation and a height limit of 65 (NC3P-65) feet to Seattle Mixed Uptown with a height limit of 65 feet (SM-UP 65).

Current conditions

This subarea contains a 65-foot-tall residential structure with ground level retail.

Intent of zoning change

The intent of the rezone is to apply development standards consistent with those being applied in the Heart of Uptown which is the pedestrian core of the neighborhood. There is no increase in height limit.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis - Subarea K
<i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i>	Yes	This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	This area is well served by transit and vehicular systems including numerous bus routes and SR 99. The Uptown Rezone DEIS, July 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.

Criteria for SM zone	Met?	Analysis - Subarea K
<p><i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i></p>	<p>Yes</p>	<p>This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.</p>
<p><i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>N/A</p>	<p>This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.</p>
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>

Criteria for SM zone	Met?	Analysis - Subarea K
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Area L

Rezone existing Neighborhood Commercial 3 and a height limit of 65 (NC3P-65) feet to Seattle Mixed Uptown with a height limit of 65 feet (SM-UP 65).

Current conditions

This subarea contains a 65-foot-tall mixed use residential building.

Intent of zoning change

The intent of the rezone is to apply development standards that apply to mixed use areas of Uptown. There is no height increase proposed.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis - Subarea L
<i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i>	Yes	This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	This area is well served by transit and vehicular systems including numerous bus routes and SR 99. The Uptown Rezone DEIS, July 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.
<i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i>	Yes	This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.

Criteria for SM zone	Met?	Analysis - Subarea L
<p><i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>N/A</p>	<p>This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.</p>
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Area M

Rezone existing Neighborhood Commercial 3 with a height limit of 65 feet (NC3-65) to Seattle Mixed Uptown with a height limit of 85 feet [SM-UP 85(M)].

Current Conditions

This subarea consists of a mix of residential and commercial buildings that range from 1 to 6 stories.

Intent of the zoning Change

The intent of the zoning change is to increase residential and commercial density, and to apply development standards consistent with the mixed-use areas of the Uptown Urban Center.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria	Met?	Analysis - Subarea M
<i>Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)</i>	Yes	The highest proposed height in the rezone area is 160.' This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map. The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.
<i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i>	Yes	Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.

Criteria	Met?	Analysis - Subarea M
<p><i>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	Yes	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>
<p><i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i></p>	Yes	<p>The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the tow of Queen Anne Hill and the wester multifamily zoned areas.</p>
<p><i>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</i></p>	Yes	<p>The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.</p>
<p><i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i></p>	Yes	<p>This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.</p>

Criteria	Met?	Analysis - Subarea M
<p><i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i></p>	Yes	<p>This area is well served by transit and vehicular systems including numerous bus routes and SR 99.</p> <p>The Uptown Rezone DEIS, July 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.</p>
<p><i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i></p>	Yes	<p>This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.</p>
<p><i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	N/A	<p>This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.</p>

Criteria	Met?	Analysis - Subarea M
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed-use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Subarea O

Rezone existing Neighborhood Commercial 3 with a height limit of 40 feet (NC3-40) to Seattle Mixed Uptown with a height limit of 65 feet [SM-UP 65 (M)].

Current Conditions

This subarea is developed with a mix of commercial, residential, and mixed-use structures ranging from 1 to 4 stories. This subarea is part of the Heart of Uptown the pedestrian core of the neighborhood.

Intent of Rezone

The intent of the rezone is to increase residential and commercial capacity and reinforce pedestrian character of the subarea through application of new development standards.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria	Met?	Analysis - Subarea O
<p><i>Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)</i></p>	<p>Yes</p>	<p>The highest proposed height in the rezone area is 160.' This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map.</p> <p>The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.</p>
<p><i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i></p>	<p>Yes</p>	<p>Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.</p>

Criteria	Met?	Analysis - Subarea O
<p><i>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	Yes	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>
<p><i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i></p>	Yes	<p>The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the tow of Queen Anne Hill and the wester multifamily zoned areas.</p>
<p><i>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</i></p>	Yes	<p>The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.</p>

Criteria for SM zone	Met?	Analysis - Subarea O
<p><i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i></p>	<p>Yes</p>	<p>This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.</p>
<p><i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i></p>	<p>Yes</p>	<p>This area is well served by transit and vehicular systems including numerous bus routes and SR 99.</p> <p>The Uptown Rezone DEIS, July 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.</p>
<p><i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i></p>	<p>Yes</p>	<p>This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.</p>
<p><i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>N/A</p>	<p>This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.</p>

Criteria for SM zone	Met?	Analysis - Subarea O
<p><i>Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	Yes	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Subarea P

Rezone existing Neighborhood Commercial 3 with a 65-foot height limit (NC3-65) to Seattle Mixed Uptown with a height limit of 65 feet (SM-UP 65).

Current Conditions

Subarea P is a 65-tall mixed-use building. This subarea is in the Heart of Uptown, the pedestrian core of the neighborhood.

Intent of the rezone.

The intent of the rezone is to apply pedestrian oriented development standards that are part of the new Uptown Seattle Mixed zone designation. No height increase recommendation is included with this change.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis - Subarea P
<i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i>	Yes	This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	This area is well served by transit and vehicular systems including numerous bus routes and SR 99. The Uptown Rezone DEIS, July 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.

Criteria for SM zone	Met?	Analysis - Subarea P
<p><i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i></p>	Yes	<p>This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.</p>
<p><i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	N/A	<p>This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.</p>
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	Yes	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>

Criteria for SM zone	Met?	Analysis - Subarea P
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed-use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Subarea T

Rezone area currently zoned commercial 2 with a height limit of 40 feet [C2-40] to a SM-UP designation with a height limit of 85 feet [SM-UP 85 (M1)]

Current Conditions

Currently the subarea is developed with office, residential and surface parking lots with structures ranging from 1 to 3 stories.

Intent of rezone

Increasing the height to 85 feet and application of development standards that are part of the SM-UP zone designation will ensure future development is consistent in use and scale to the properties abutting this subarea immediately north and west.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria	Met?	Analysis - Subarea T
<p><i>Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)</i></p>	<p>Yes</p>	<p>The highest proposed height in the rezone area is 160'. This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map.</p> <p>The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.</p> <p>Increasing the height to 85 feet in this subarea would ensure future development was consistent with type and scale of development in the immediate vicinity of the subarea.</p>

Criteria	Met?	Analysis - Subarea T
<p><i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i></p>	<p>Yes</p>	<p>Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.</p> <p>This subarea is part of a larger area that slopes toward Elliott Bay. Adjacent development is proposed to be 85 feet (currently it is 65 feet). This change would reinforce topographic features and may result in localized view impacts, but will maintain overall neighborhood view corridors.</p>
<p><i>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	<p>Yes</p>	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>

Criteria	Met?	Analysis - Subarea T
<i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i>	Yes	The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the tow of Queen Anne Hill and the wester multifamily zoned areas.
<i>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</i>	Yes	The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.

Criteria for SM zone	Met?	Analysis - Analysis - Subarea T
Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)	Yes	This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	This area is well served by transit and vehicular systems including numerous bus routes and SR 99. The Uptown Rezone DEIS, July 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.

Criteria for SM zone	Met?	Analysis - Analysis - Subarea T
<p><i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i></p>	Yes	<p>This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.</p>
<p><i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	N/A	<p>This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.</p>
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	Yes	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>

Criteria for SM zone	Met?	Analysis - Analysis - Subarea T
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed-use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		

Rezone Analysis for Subarea U

Rezone existing Neighborhood Commercial 3 with a height limit of 40 feet (NC3-40) to Seattle Mixed Uptown with a height limit of 65 feet [SM-UP 65(M)]to Seattle Mixed

Current conditions

This area consists of a mix of ground level retail and residential uses in 3 to 4 story buildings.

Intent of zoning change

The intent of this rezone is to increase height and density on a scale consistent with the Uptown Urban Center but not out of scale with its neighboring lowrise multifamily neighbors to the north.

Criteria	Met?	Analysis - Subarea U
<p><i>Height limits for commercial zones shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered. (SMC 23.34.009.A)</i></p>	<p>Yes</p>	<p>The highest proposed height in the rezone area is 160.' This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan's Future Land Use Map.</p> <p>The proposed rezone would encourage mixed use development in south east corner of the Urban Center, the area immediately north and west of Seattle Center. Continuing west the proposal is to maintain the multi-family residential character of that part of the neighborhood.</p> <p>The recommended 65-foot height limit provides a transition from 85 feet to the south and the 40 foot Lowrise residential zone to the north.</p>

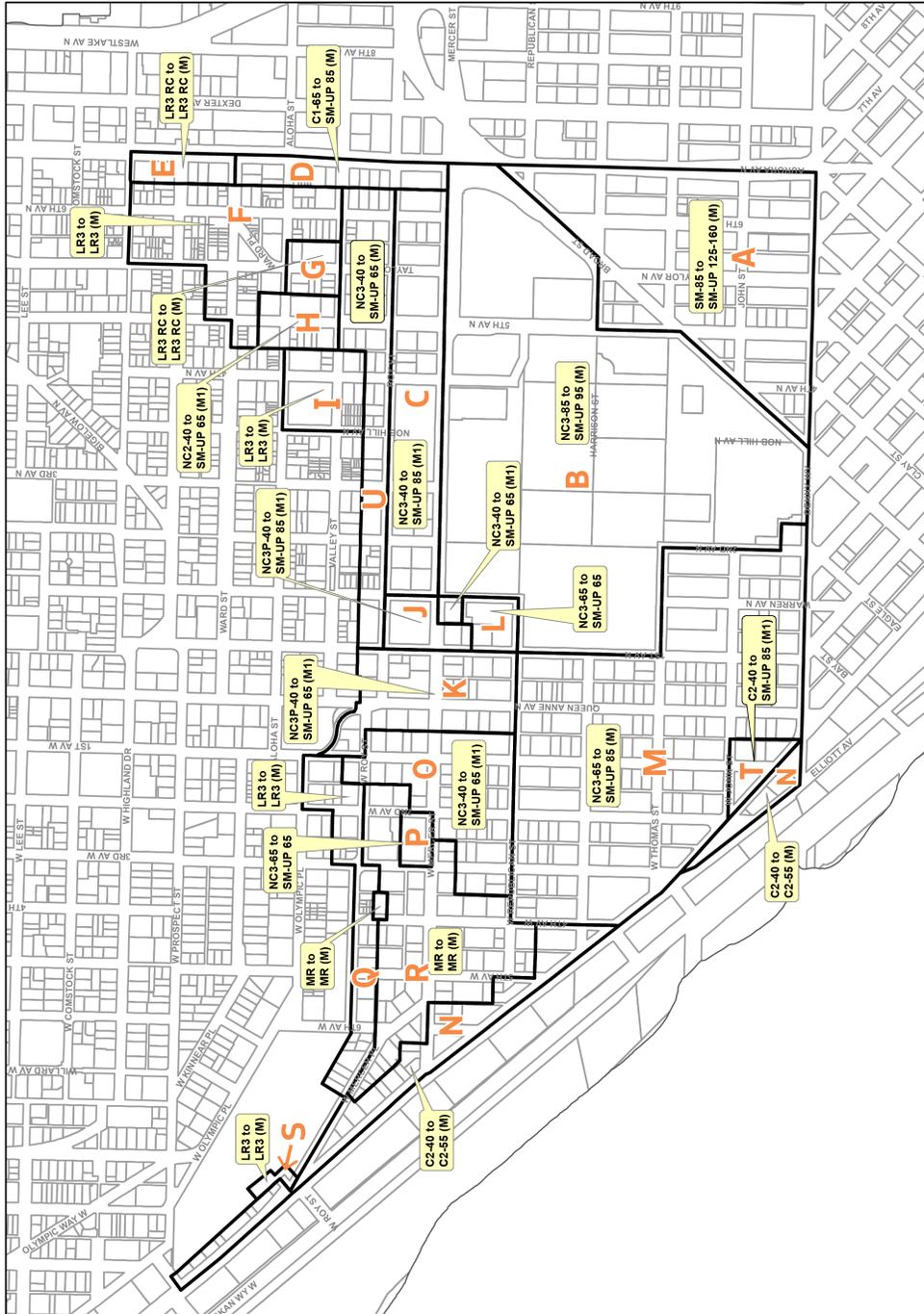
Criteria	Met?	Analysis - Subarea U
<p><i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i></p>	Yes	<p>Existing and proposed height limits respond primarily to the major topographic features including Queen Anne Hill, the downward slope of the neighborhood toward Elliott Bay west of Seattle Center and the higher elevation at the center of the neighborhood on its north edge. Heights have been scaled to maintain visibility of natural land forms and to preserve views from the protected viewpoints of Kerry Park and Bye Kracke Park and generally from the south slope of Queen Anne Hill.</p> <p>This subarea is at the bottom of Queen Anne Hill and greater heights than 65 would obscure the natural topography and encroach on views.</p>
<p><i>The height limits established by current zoning in the area shall be given consideration. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	Yes	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (SM) zones.</p> <p>The proposed heights are consistent with midrise zoning that characterizes the mixed use commercial areas of the neighborhood. The exception is that area in the southeast corner of Uptown adjacent to South Lake Union and downtown where heights up to 400 feet are permitted. This area is separated from the Uptown Urban Center by the Seattle Center Campus and the recommended heights represent a transition to the lower heights in the western and northern parts of the Urban Center.</p>
<p><i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i></p>	Yes	<p>The proposed zoning transitions from the highest density and intensity at its borders with downtown and South Lake Union and transitions to lower heights at the tow of Queen Anne Hill and the wester multifamily zoned areas.</p>

Criteria	Met?	Analysis - Subarea U
<i>Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map. (SMC 23.34.009.E.)</i>	Yes	The rezone proposals are consistent with the Queen Anne (Uptown) Neighborhood Plan goals and policies.

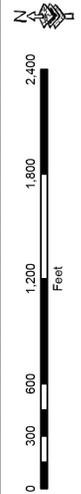
Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis - Subarea U
<i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i>	Yes	This area is located within the Uptown Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a greater intensity of development and reinforce pedestrian oriented development in key areas.
<i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i>	Yes	This area is well served by transit and vehicular systems including numerous bus routes and SR 99. The Uptown Rezone DEIS, July 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.
<i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i>	Yes	This area is intended to provide a transition between more densely developed SM zone to the south and lower density LR zones to the north.

Criteria for SM zone	Met?	Analysis - Subarea U
<p><i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>N/A</p>	<p>This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.</p>
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated Uptown Urban Center and has developed at a pedestrian scale. This area's proximity to the dense employment concentrations in South Lake Union and downtown mean Uptown will be a valuable housing resources with a rich mix of uses and strong pedestrian orientation.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation supported by a strong multi-modal transportation system.</p>		



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Uptown Rezone Map



APPENDIX E:
Relationship Between
Payment and Performance
Accounts Analysis

APPENDIX E: Relationship Between Payment and Performance Amounts

RCW 36.70A.540 provides that “Affordable housing incentive programs may allow a payment of money or property in lieu of low-income housing units if the jurisdiction determines that the payment achieves a result equal to or better than providing the affordable housing on-site, as long as the payment does not exceed the approximate cost of developing the same number and quality of housing units that would otherwise be developed.” This document outlines how the proposed MHA-R payment and performance requirements for the Uptown Urban Center achieve this requirement.

Relationship of Payment to Cost of Developing

In setting required performance and payment amounts for the zones in the Uptown Urban Center, the City established a conversion factor for determining the relationship between the payment amount and the performance amount. The conversion factor reflects the following methodology:

Payment amount = Capitalized value of the difference between market and affordable rental rate

(e.g., rent subsidy) + 10 percent

The capitalized value of the rent differential is intended to reflect the value of the revenue that would be lost by an owner due to providing rent-restricted units under the performance option. The 10 percent adjustment reflects a number of factors associated with provision of affordable housing by the City using payment proceeds, specifically the City’s cost to administer payment revenue and the resulting delay between the time payments are collected and the ultimate production of affordable housing. Administering payment revenue entails a wide range of activities, including tracking of funds, soliciting and underwriting affordable housing proposals, preparing and reviewing legal documents, closing and disbursement of loans in coordination with other investors and lenders, monitoring of construction progress, and general oversight of projects to ensure consistency with funding policies and procedures. These activities mean some amount of time to translate payments into the actual production of affordable housing. Additional time can be expected based on the time it takes projects to assemble financing and obtain building permits.

The City created several different scenarios for capturing the relationship between performance and payment using the foregoing methodology, based on high, medium, and low rent levels. The “high” scenario was used for the Uptown Urban Center.

Table A shows the calculations that were used to determine the payment amount per unit of affordable housing required.

Table A: Calculation of Payment Amount Per Affordable Unit Required

	Market Rate in High Area	Affordable Rate (60% of AMI)
Rent per net square foot	\$3.04	
Average One-bedroom Unit Size (Net SF)	654	
Monthly Gross Rent per Unit	\$1,988	\$1,008
Annual Gross Rent per Unit	\$23,858	\$12,096
<i>Less Vacancy</i>	(\$1,193)	(\$605)
<i>Less Monitoring Fee</i>		(\$150)
Annual Net Income per Unit	\$22,665	\$11,341
Capitalized Value of Net Income per Unit with 5.25% Cap Rate	\$431,715	\$216,023
Rent Subsidy (Market Value-Affordable Value)	\$215,692	
Payment Amount per Affordable Unit Required (Rent Subsidy plus 10%)	\$237,261	
Payment Amount per Net Square Foot of Affordable Unit Required	\$363	

The Payment Amount per Affordable Unit Required figures represent the payment cost for one performance unit in areas with different rent levels. The City started with the performance amount and used the conversion factor to set the payment amount.

Table B shows the cost of development of a unit in market-rate development in comparison to the cost of the payment option per affordable unit calculated above in High Areas. The Cost of Development figures come directly from the Seattle Affordable Housing Incentive Program Economic Analysis Report created by David Paul Rosen and Associates (DRA), October 10, 2014.

Table B: Cost of Development and Cost of Payment Option per Net Square Foot of Affordable Unit in High Area

	Area or Zone (DRA Prototype Numbers)	Rental Units	Ownership Units
Cost of Development from DRA Study (per net square foot)	Downtown highrise (1A, 2A)	\$523	\$620
	South Lake Union highrise (4A, 5A)	\$511	\$595
	South Lake Union Mid-rise (4B, 5B)	\$414	\$476
	LR3 (7B, 8B)	\$458	\$503
	MR (7A, 8A)	\$442	\$496
	NC40 (9B, 10B)	\$448	\$500
	NC65 (9A, 10A)	\$469	\$525
	NC85 (11A, 12A)	\$521	\$523
Payment Amount per Net SF of Affordable Unit Required (from Table A)		\$363	\$363

For all prototypes, the development costs in Table B are greater than the amounts used for purposes of establishing the relationship between performance and payment as set forth in Table A and shown by the last row in the chart. This data also indicates that the cost of the payment option would in all cases be less than the cost of development by non-profit developers, who tend to build low- to mid-rise projects (e.g., the type typical in LR3, MR, NC, and SM zones) and have development costs that are generally equal to or slightly higher than market-rate costs.

The cost of the payment option per affordable unit also remains below an affordability gap cost as determined by DRA (e.g., the capital subsidy required to develop housing affordable to families at target income levels). DRA's affordability gap analysis in the Seattle Non-Residential Affordable Housing Impact and Mitigation Study (DRA, September 15, 2015, pp. 11-13) calculated the cost to make housing affordable to households at the target income level by subtracting per unit development costs from the per unit mortgage supportable from affordable rents at 60 percent of area median income, based on the cost of building new low- or mid-rise multifamily housing. Table C shows how these figures compare to cost of the payment option, based on the 650 net square foot unit size used by DRA.

Table C: DRA Affordability Gap and Cost of Payment Option in a High Area

DRA Affordability Gap (per NSF)	\$371
Payment Amount per NSF of Affordable Unit Required (from Table A)	\$363

For all the foregoing reasons, the payment amount per required affordable unit used for purposes of the conversion factor does not exceed the cost of developing the same quality of unit that would otherwise be developed under the performance option. Thus, the performance and payment requirements for the Uptown Urban Center zones, whose relationship was determined using that conversion factor, ensure that the payment for a building does not exceed the approximate cost of developing the same number and quality of housing units that would otherwise be developed under the performance option, in compliance with the statutory requirement of RCW 36.70A.540.

Equal or Better Result

For purposes of implementing MHA-R in Uptown Urban Center, payment achieves a result equal to or better than providing the affordable housing on-site.

First, when creating housing with the same level of income and rent restrictions, payment results in the production of far more units of affordable housing than would be produced by on-site performance, due to the City's ability to use payment proceeds to leverage additional funds that would otherwise not be available. In the past, the City's Office of Housing has leveraged approximately \$3.50 in non-City funding for every \$1 of City funding invested. Among projects that utilize 4% Low Income Housing Tax Credits and tax exempt bonds, which are currently non-competitive and leave a large portion available for additional projects to access in Washington State, the City has leveraged approximately \$3 in non-City funding for every \$1 of City funding invested. Using an even more conservative estimate of \$2.25 in leverage for every \$1 of City funding going forward, the Office of Housing estimates it will still produce substantially more affordable housing than would be achieved through on-site performance. The Office of Housing, which administers in-lieu payments, has a history of effectiveness in aligning resources to maximize production, and has been particularly successful in leading statewide efforts to streamline and coordinate capital funding as well as long-term asset management and compliance monitoring of affordable housing.

Second, unlike with housing produced on-site, the investment of payment funds allows the flexibility to create housing affordable to households with incomes even lower than 60 percent AMI. While this may create some tradeoffs with the amount of housing produced, the City has in many cases made the policy choice to support housing for individuals and families with incomes lower than the maximum target income level, due to compelling cases that can be made for prioritizing housing for those with the greatest needs.

Third, the Office of Housing has a history of affirmatively furthering fair housing choice by investing in housing throughout the city. This record has been confirmed by independent study and is reflected in adopted policies that establish criteria for where funds are invested. The following map illustrates where the City has funded affordable housing, including the locations of projects that have received funding from payments under the City's existing incentive zoning system.

In the proposed MHA program, the City will invest funds in locations that advance the following factors:

- a. Affirmatively furthering fair housing choice;
- b. Locating within an urban center or urban village;
- c. Locating in proximity to frequent bus service or current or planned light rail or streetcar stops;
- d. Furthering City policies to promote economic opportunity and community development and addressing the needs of communities vulnerable to displacement.
- e. locating near developments that generate cash contributions.

While requiring an affordable unit to be in a market-rate building is one way of trying to ensure that low-income residents are integrated with higher-income residents, the City has not found compelling research-based evidence that this strategy results in more meaningful integration than investing in affordable housing projects in strategic locations throughout the city, particularly where that investment occurs in neighborhoods that provide high levels of opportunity. In addition, the City has received input that some low-income residents place greater value on the opportunity to live in their communities and benefit from existing social networks, as compared to moving to a neighborhood with no existing social supports.

With the new Seattle 2035 Comprehensive Plan, the City has developed a detailed approach to analyzing issues related to displacement and access to opportunity. See Seattle 2035 Growth and Equity report, May 2016. The locational factors for investing payment proceeds under MHA support the recommended equitable development strategies identified in the Growth and Equity report. See Growth and Equity report, pp. 11-12.

Comparing the geographic analysis of access to opportunity in the Growth and Equity report to the City's practice in investing payment proceeds confirms that the City has been quite successful in targeting affordable housing investments in areas with high access to opportunity, and high risk of displacement. This demonstrates the importance of a strategic approach to investing in affordable housing projects in a variety of locations based on criteria such as those applicable under MHA.

Finally, funds invested in affordable housing can result in a range of other community benefits. For instance, public investment can stimulate economic development in areas of the city that lack private investment; preserve historic buildings that would otherwise be lost to deterioration

or demolition; and help stabilize rents in areas where residents are at risk of displacement. On the whole, funds can be strategically invested to maximize housing choice throughout the city. Projects funded by the City must comply with the statewide Evergreen Sustainable Development Standard, which furthers energy and water efficiency, improves health and safety, and creates operational savings that benefit low-income residents over the long-term. In addition to leveraging other investment in housing, other public funds can also leverage investments in a range of non-residential spaces such as affordable childcare, small business space, and social service facilities. Finally, affordable housing projects often include resident service programs and other connections to social services that help individuals and families to thrive. These types of benefits are generally not achieved through new market rate developments.

Based on the foregoing, City staff has concluded that the investment of payment funds will result in outcomes that are equal or better than those resulting from provision of affordable housing on-site.

For more information:
Jim Holmes
206.684.8372
jim.holmes@seattle.gov

seattle.gov/OPCD

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