

September 9, 2019

MEMORANDUM

To: Planning, Land Use and Zoning Committee
From: Aly Pennucci, Analyst
Subject: Council Bill 119597

On Wednesday, September 11, 2019, the Planning, Land Use and Zoning (PLUZ) Committee will discuss and may vote on [Council Bill \(CB\) 119597](#) that would update and expand an existing incentive to preserve privately held open space in the South Lake Union Urban Center. This memorandum briefly describes the proposal.

CB 119597

The proposed legislation will provide additional height and floor area to a development, and amends some associated development standards, in exchange for preserving a qualifying open space in the South Lake Union Urban Center. If adopted, a development could transfer a portion of the floor area that could otherwise be developed on the open space site to a development project on the same block or on a block within 1,500 feet of the qualifying open space. In addition, the proposal modifies development standards related to tower height limits, upper level setbacks, tower spacing requirements, and allowances for aerial connections, for projects that are using the provision to transfer floor area from a qualifying open space.

Specifically, the proposal will provide incentives to a proposed development on the north side of John Street between Boren Avenue N and Fairview Ave North in exchange for preserving and maintaining the Seattle Times Park located at the intersection of John Street and Fairview Avenue N as publicly accessible open space. The owners of the development will be required to record a covenant prohibiting future development of the open space and must maintain it for public access in perpetuity. The proposed development is also subject to the Mandatory Housing Affordability program and must complete the review and approval processes through the Landmarks Preservation Board and the Design Review Board.

Next Steps

If the PLUZ Committee votes on CB 119597 at the September 11 meeting, their recommendation will be considered by the Full Council on September 16, 2019.

cc: Kirstan Arestad, Exec Director