

Amendment 1
to
CB 120153 - OPCD Belltown Small Lot Development ORD

Sponsor: CM Lewis

Clarify height limits, remove special green street setback limits, and reduce structure width limits for development on small lots in the DMR zone in Belltown

Amend subsections B and C and delete subsection D of proposed Seattle Municipal Code section 23.49.167 as shown on pages 2 and 3 of Council Bill 120153, as follows:

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B. Lot coverage

1. For lots 8,000 square feet or less in size, development must meet one of the following:

a. Portions of structures above 25 feet in height shall not exceed a lot coverage of 80 percent; or

b. Portions of structures above 25 feet in height shall not exceed a lot coverage of 85 percent and the development ~~does~~ shall not exceed a height of 135 feet, excluding rooftop features and any additional height granted by the Living Building Pilot program in Section 23.40.060.

2. For lots greater than 8,000 square feet ~~but~~ and 14,500 square feet or less in size, portions of structures above 45 feet in height shall not exceed a lot coverage of 75 percent and the development shall not exceed a height of 145 feet, excluding rooftop features and any additional height granted by the Living Building Pilot program in Section 23.40.060.

C. Maximum width and depth

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Date: September 23, 2021

Version: 2b

1. The maximum width and depth for any portion of a structure above 45 feet in height is ~~100~~ 95 feet on avenues and 120 feet on east/west streets. The maximum applies to the width and depth of portions of structures as measured parallel to any street lot line.

2. Any portion of a structure above 45 feet in height shall be separated horizontally by at least 20 feet at all points from any other portion of a structure on the lot above 45 feet in height.

D. Green street setbacks. If the structure is located on the northern side of the green street on a lot 8,000 square feet or less in size, portions of structures above 25 feet in height shall be set back 10 feet from the street lot line of a green street designated on Downtown Overlay Map 1B. If the structure is located on the southern side of the green street or on a lot greater than 8,000 square feet, the standards of subsection 23.49.166.B shall still apply.

Effect:

This amendment, at the request of Belltown community members, would restore some of the underlying requirements from Belltown's DMR zoning to projects seeking to use the alternative lot coverage limits provided in Council Bill 120153.

Amendments to Section B would clarify that the maximum height limit for development on small lots is 145 feet, as provided under the underlying zoning. Incentives that allow for additional height for family size units would not be available to development choosing to use these zoning provisions, but incentives that allow additional height under the Living Building Pilot program would continue to be allowed.

Amendments to Section C would reduce the maximum width of structures along north-south Avenues to 95 feet, from the proposed 100 feet. This provides a compromise between the current 90 foot limit and the 100 foot limit in the proposed bill. It would have the effect of narrowing structures along the Avenues by five feet, increasing light and air along Avenues, but may also lead to the upper levels of buildings on double lots being built closer to the alley than they would be under the bill as proposed.

Section D would be amended to limit the alternative setback requirements included in the bill to smaller lots where a 22 foot setback would make development difficult. The underlying green street setbacks would continue to apply to structures on the north and south side of green streets on lots larger than 8,000 square feet.