

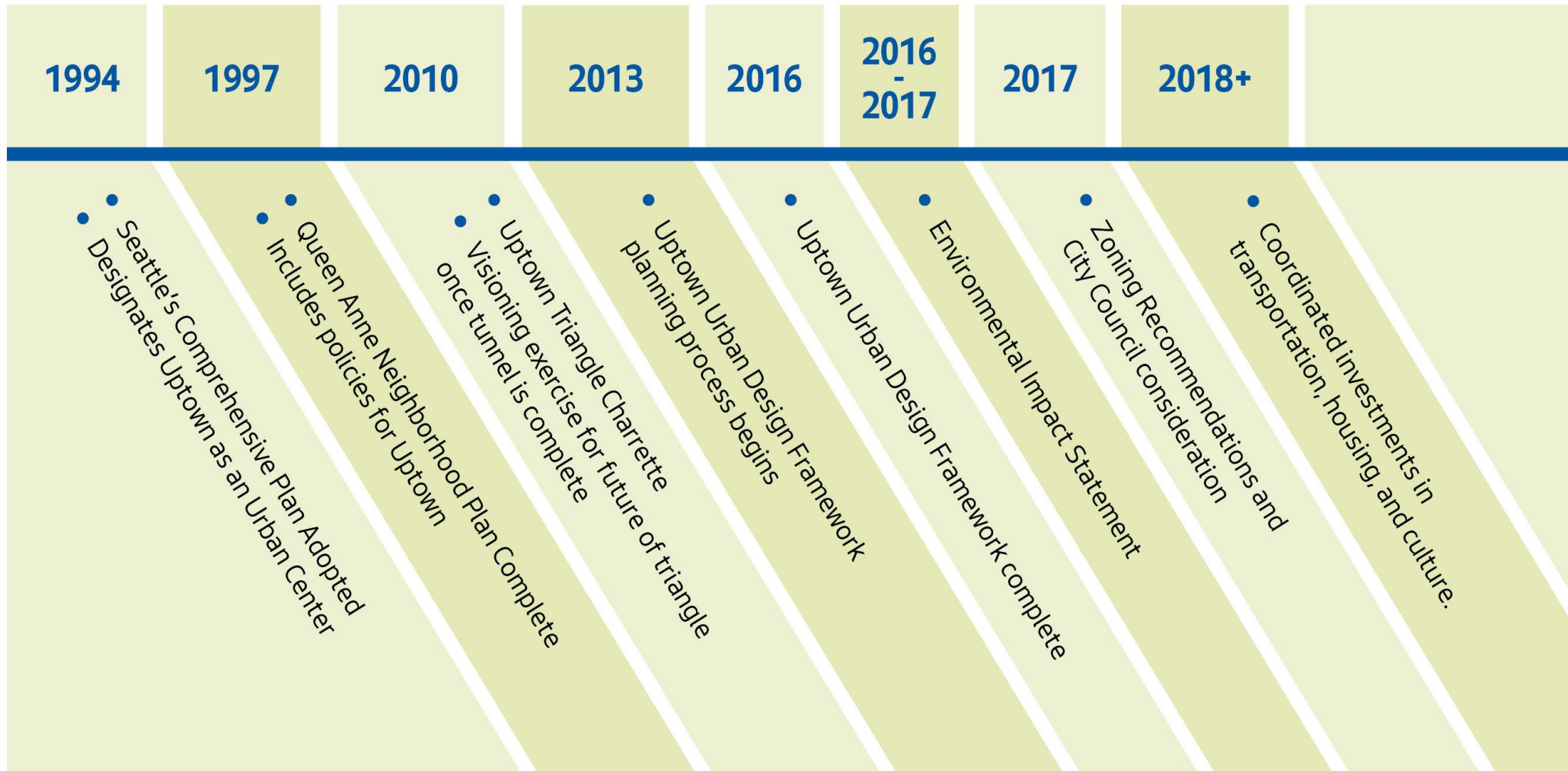
# Uptown Rezone

Planning Land Use and Zoning Committee  
August 1, 2017



# Uptown Planning Process

## FRAMEWORK FOR THE FUTURE



# What we heard from the community

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



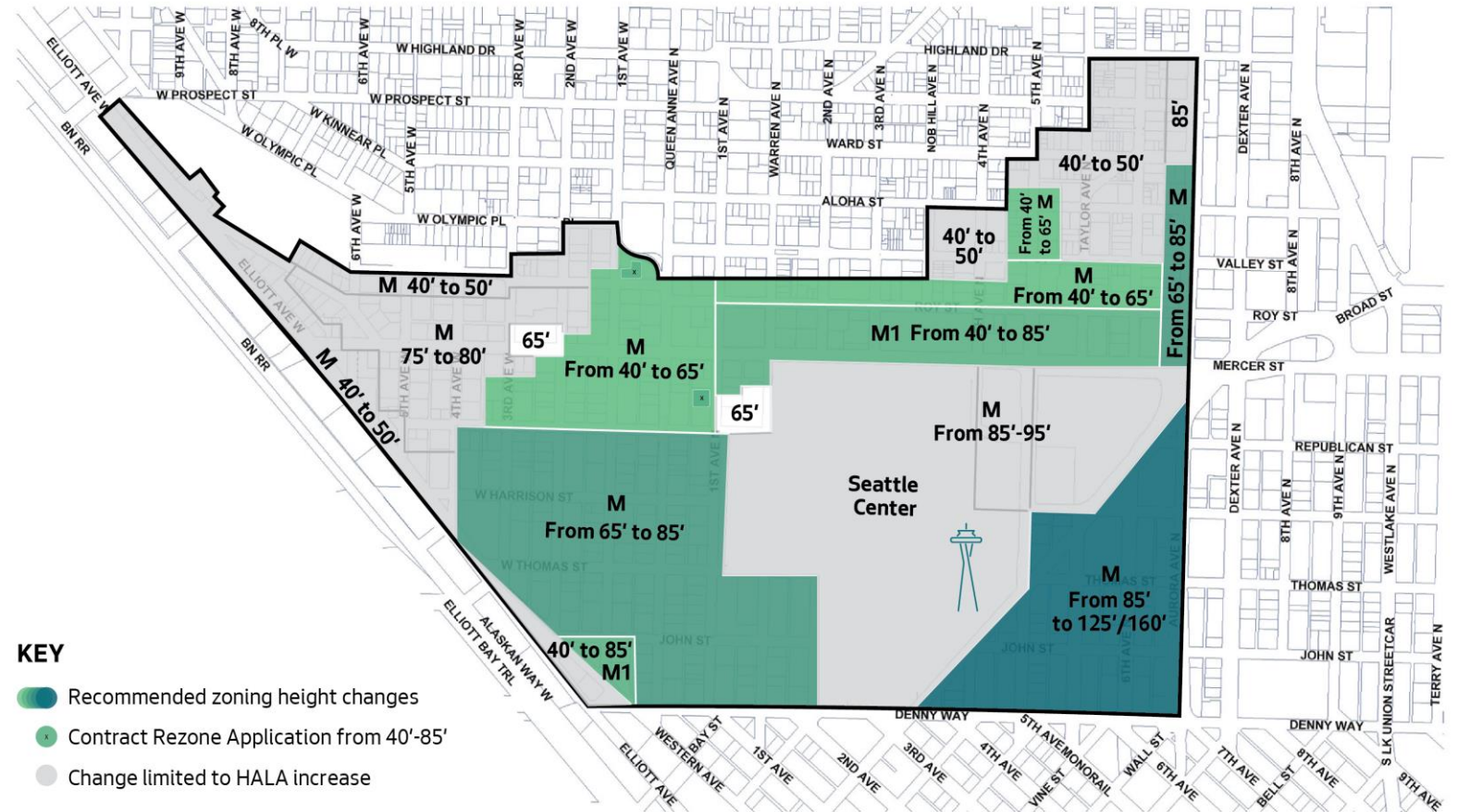
# Heights in Uptown

Greatest heights adjacent to South Lake Union and Downtown.

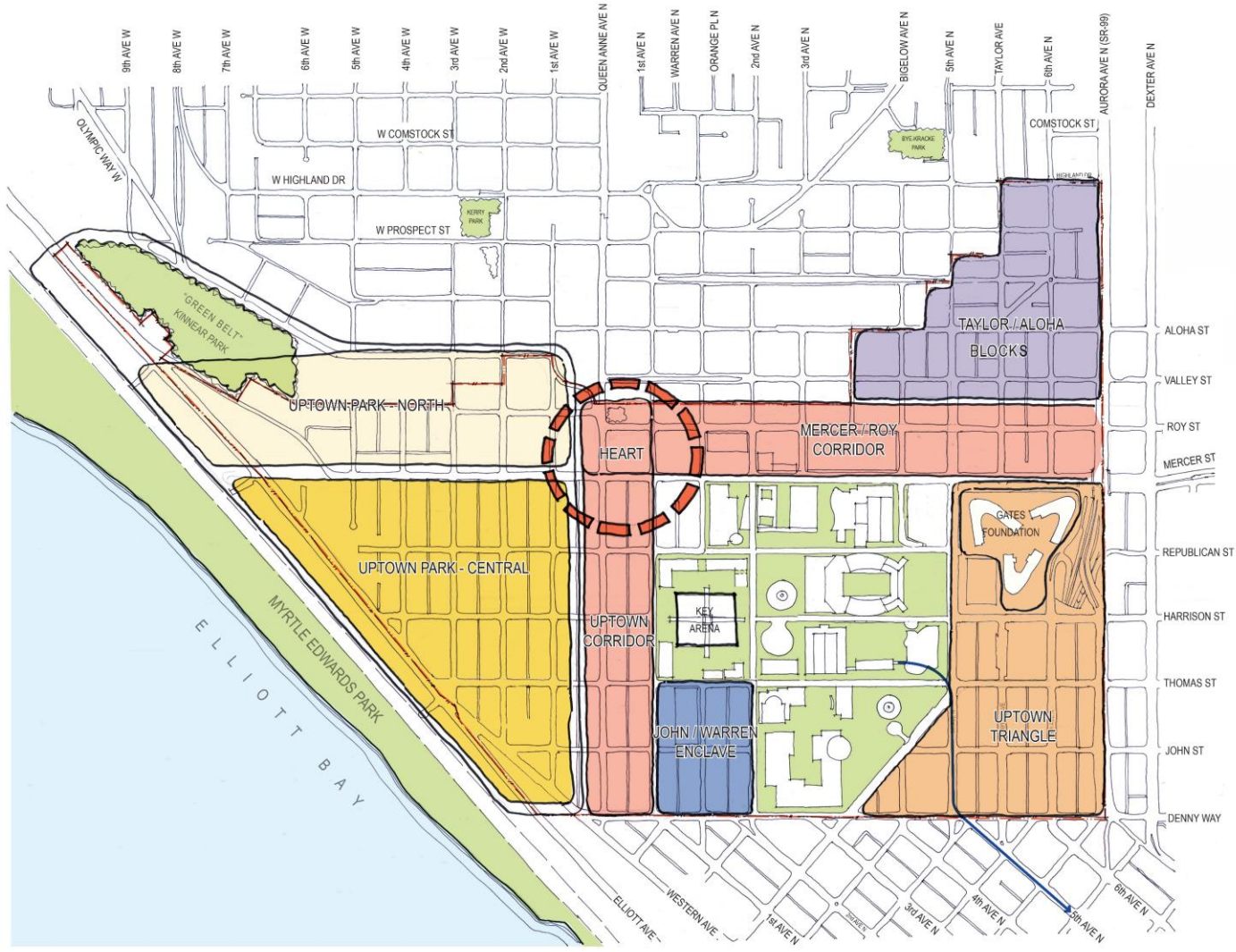
Transition toward toe of Queen Anne Hill

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

Uptown Preliminary Height Map



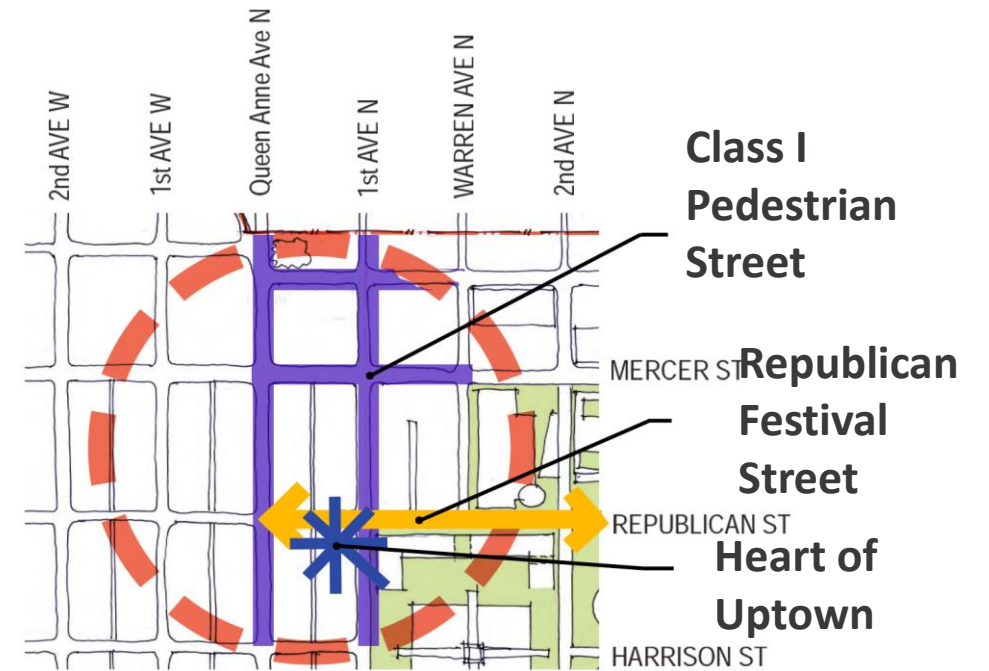
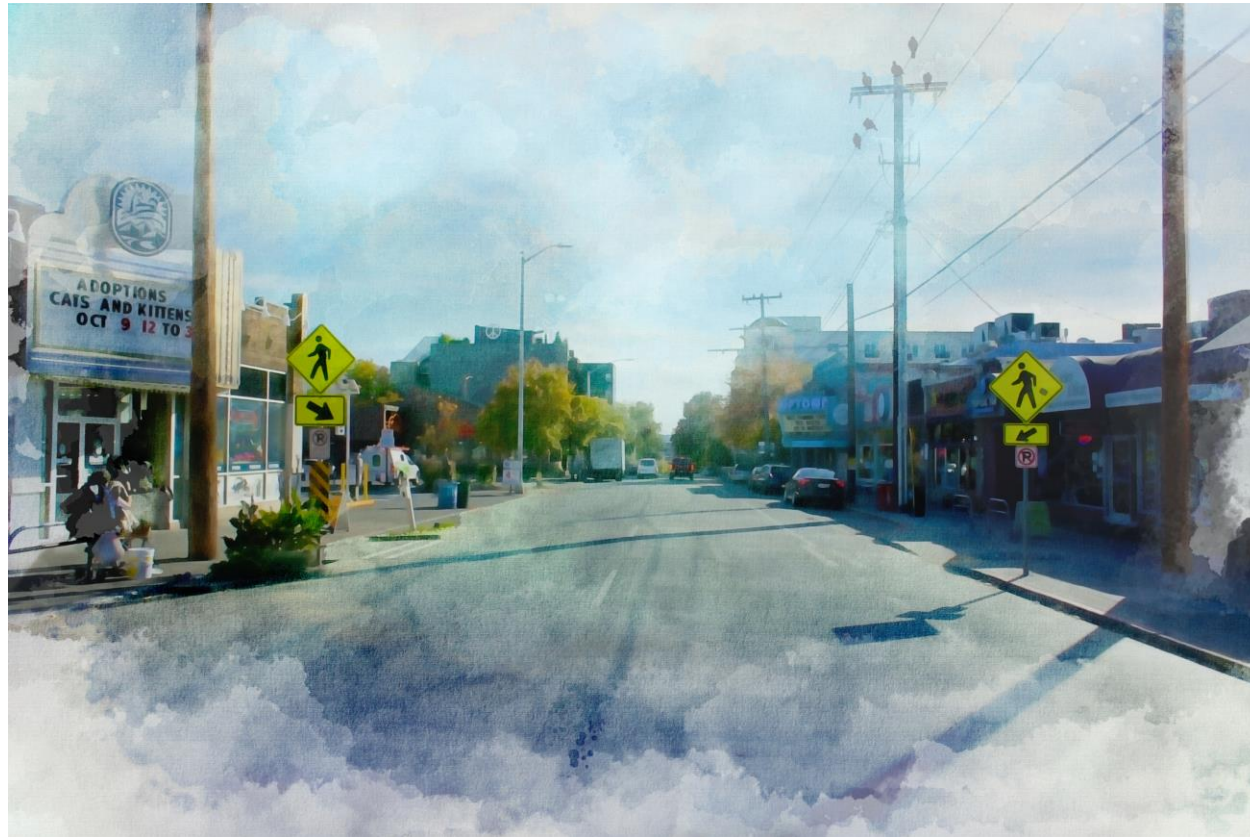
# Uptown Urban Center Subareas



UPTOWN NEIGHBORHOOD CHARACTER



# Heart of Uptown Today



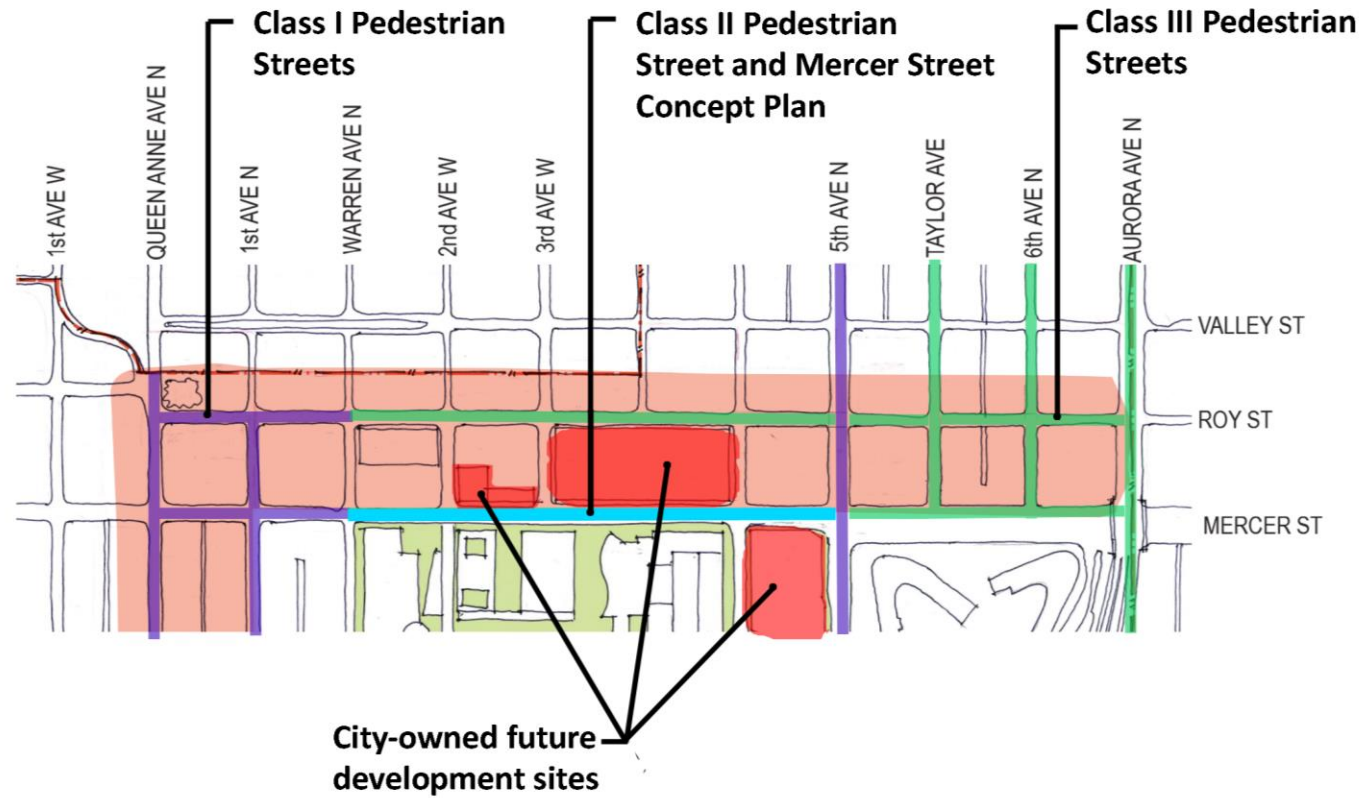
# Heart of Uptown Tomorrow



OPCD



# Mercer/Roy Corridor





# Uptown Triangle

- **Greatest Heights**
- **Adjacent to South Lake Union**
- **Thomas Street Green Street**

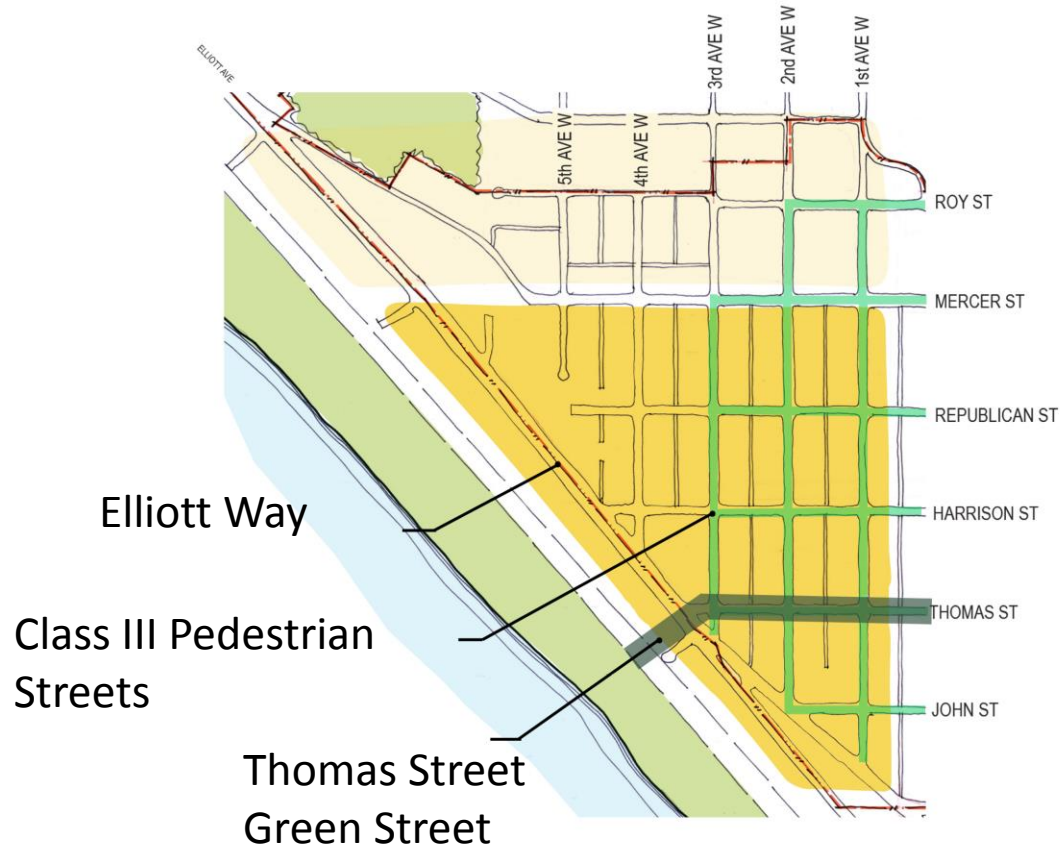
Class I and II  
Pedestrian Streets

Thomas Street  
Green Street

Broad Street Green



# Uptown Park



- **Primarily Residential**
- **Commercial to the South**
- **Residential Rezone limited to MHA**

# Street Level Development Standards (location specific)

- **Transparency**
- **Façade Width**
- **Use Requirements**





# Views



Views from Kerry  
Park

Images in blue  
represent new  
building heights.

# What is MHA?



## Creating more affordable housing through *growth*

- This new income- and rent-restricted housing would help our low income community members—such as seniors, artists, and working families.



# MHA Requirements



<i>Proposed requirements for residential and highrise commercial</i>		Low Area		Medium Area		High Area	
		%	\$	%	\$	%	\$
Scale of Zoning Change	Zones with (M) suffix	5%	\$7.00	6%	\$13.25	7%	\$20.75
	Zones with (M1) suffix	8%	\$11.25	9%	\$20.00	10%	\$29.75
	Zones with (M2) suffix	9%	\$12.50	10%	\$22.25	11%	\$32.75

<i>Proposed requirements for non-highrise commercial (up to 95 feet)</i>		Low Area		Medium Area		High Area	
		%	\$	%	\$	%	\$
Scale of Zoning Change	Zones with (M) suffix	5%	\$5.00	5%	\$7.00	5%	\$8.00
	Zones with (M1) suffix	8%	\$8.00	8%	\$11.25	8%	\$12.75
	Zones with (M2) suffix	9%	\$9.00	9%	\$12.50	9%	\$14.50



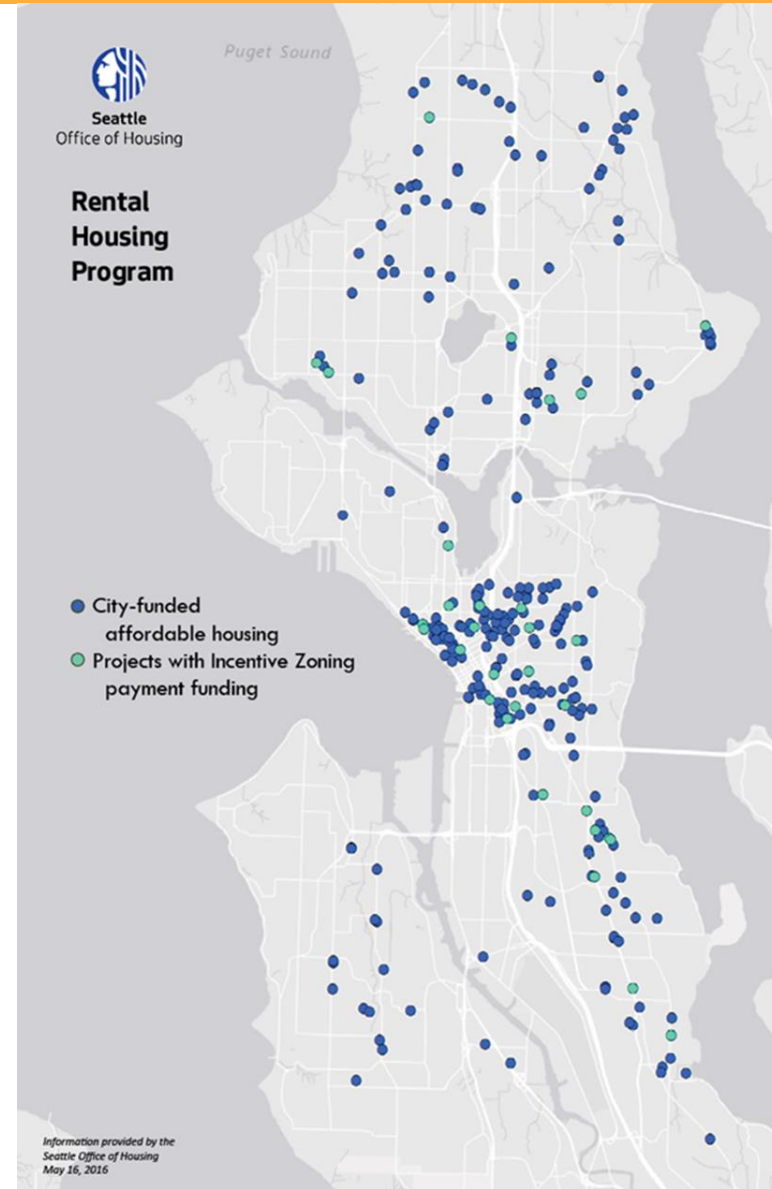
# Use of Payment Revenue



## Locational Goals

- Furthering fair housing choice
- Locating in urban centers and villages
- Locating near transit
- Promoting economic opportunity and addressing displacement
- Locating near developments that generate cash contributions

Payment can help fund units at deeper level of affordability



# Seattle Center Investments

- Key Arena
- Space Needle
- Sound Transit 3
- Seattle Public Schools

