

ATTACHMENTS 4 FOR CB 118429

PLUS Committee 9/29/15

OPTION B1: *Modifications to the incentive zoning provisions in South Lake Union (SLU)*

This is an alternative option to Amendment 1 – Option B that is described in the Central Staff memo for CB 118426. In addition to the changes that Option B would make that is described in the memo, this amendment t would add requirements for the public amenities that must be provided to include a hillclimb assist (in addition to a mid-block corridor and public viewpoint) and increases the ratio for the amount of floor area that can be gained by providing the amenities.

23.41.012 - Development standard departures

B. Departures may be granted from any Land Use Code standard or requirement, except for the following:

12. In ~~((Seattle Mixed))~~ SM, SM-D, SM-SLU, and SM-NR zones ~~((in the South Lake Union Urban Center,))~~ provisions for gaining extra floor area provided for in Section ~~((23.48.011))~~ 23.48.021, 23.48.221 and Chapter 23.58A, except that departures may be granted from the requirements of subsections 23.48.021.C.1.b.2, 23.48.021.C.1.b.3a, [23.48.021.C.1.b.4](#) and [23.48.021.C.1.b.4](#)~~23.48.021.C.1.b.5~~, if the applicant demonstrates that the amenity better achieves the intent of the Downtown Amenity Standards for that amenity feature.

23.48.021 Extra floor area

C. Calculation within an adopted Local Infrastructure Project Area

1. Means to achieve extra residential floor area. If the maximum height limit for residential use is 85 feet or lower, the applicant shall use bonus residential floor area for affordable housing pursuant to Section 23.58A.014 to achieve all extra residential floor area on the lot. If the maximum height limit for residential use is greater than 85 feet, the applicant shall:

a. achieve 60 percent of the extra residential floor area on the lot by using bonus residential floor area for affordable housing pursuant to Section 23.58A.014; and

b. achieve 40 percent of extra residential floor area by acquiring regional development credits pursuant to Section 23.58A.044, except that a development that is located in the area bounded by Thomas Street to the north, Denny Way to the south, Terry Avenue N to the west and Boren Avenue N to the east, on a lot that has slopes of ten percent or more, may achieve 20 percent of extra residential floor area by acquiring regional development credits pursuant to Section 23.58A.044 and 20 percent of extra residential floor area by providing public amenities consisting of a mid-block corridor, [hillclimb assist](#) and a public viewpoint that meet the following standards:

1) The mid-block corridor, [hillclimb assist](#) and public viewpoint may be used to achieve extra residential floor area according to a ratio of ~~five~~20 square feet of extra residential floor area per 1 square foot of qualifying mid-block corridor, [hillclimb assist](#) and public viewpoint area.

2) The amenities shall meet the general eligibility conditions for amenity features in the Downtown Amenity Standards and the standards in subsections 23.58A.040.C.4.g, 23.58A.040.C.4.h, and 23.58A.040.C.4.i; provided that ~~both~~ the mid-block corridor, hillclimb assist, and public viewpoint shall be considered open space amenity features for purposes of the general eligibility conditions for amenity features in the Downtown Amenity Standards.

3) The mid-block corridor shall:

a. be consistent with the size and coverage requirements, and the landscaping and lighting guidelines, for mid-block corridors in the Downtown Amenity Standards;

b. provide a continuous direct route connecting Terry Avenue N and Boren Avenue N; and

c. incorporate a mechanical conveyance, such as an elevator, for conveying pedestrians up the vertical distance between the elevations of Terry Avenue N and Boren Avenue N.

4) The hillclimb assist shall:

a. be consistent with the eligibility conditions for hillclimb assists in the Downtown Amenity Standards, except that an elevator may qualify as the required mechanical conveyance.

b. be consistent with the guideline requirements for hillclimb assists in the Downtown Amenity Standards except that at least 65 percent of the travel path must be open to the sky; and any covered portions of the corridor must have a minimum height of 13 feet between the ground and any overhead projection or overhanging structure.

45) The viewpoint shall provide public views of significant natural and human-made features, and shall meet the requirements for an additional open space area abutting the mid-block corridor specified in the Downtown Amenity Standards.

56) Only one lot may achieve 20 percent of extra residential floor area by providing public amenities consisting of a mid-block corridor and a public view point (~~is permitted on a single block~~) pursuant to this subsection 23.48.021.C.1.b.

