

# Planning in Uptown

Planning Land Use and Zoning Committee  
August 15, 2017



# Development Standards

- Height
- Floor Area Ratio (FAR), FAR Exemptions, FAR Incentives
- Upper Level Setbacks
- Open Space

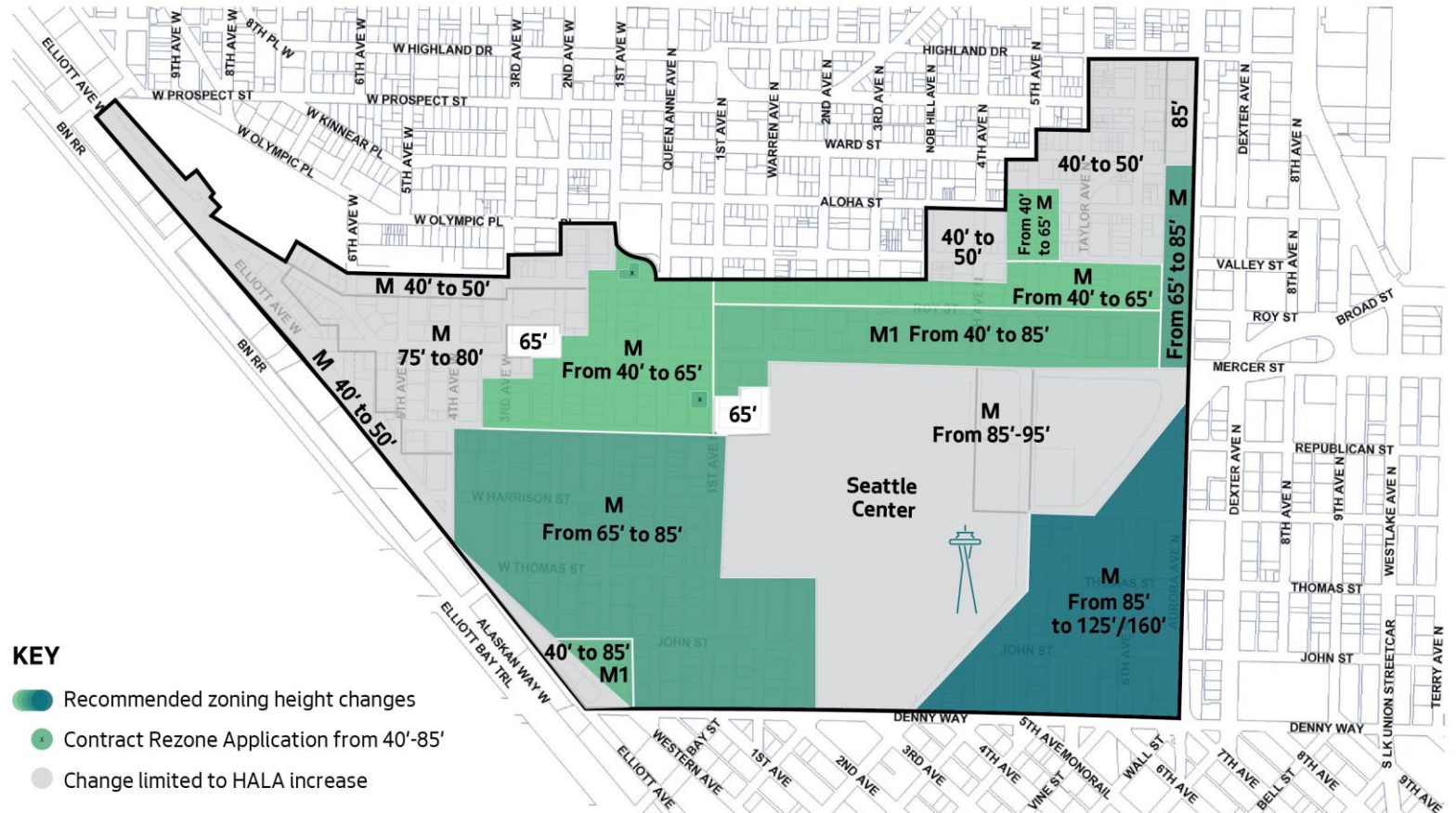
# Heights in Uptown

Greatest heights adjacent to South Lake Union and Downtown.

Transition toward toe of Queen Anne Hill

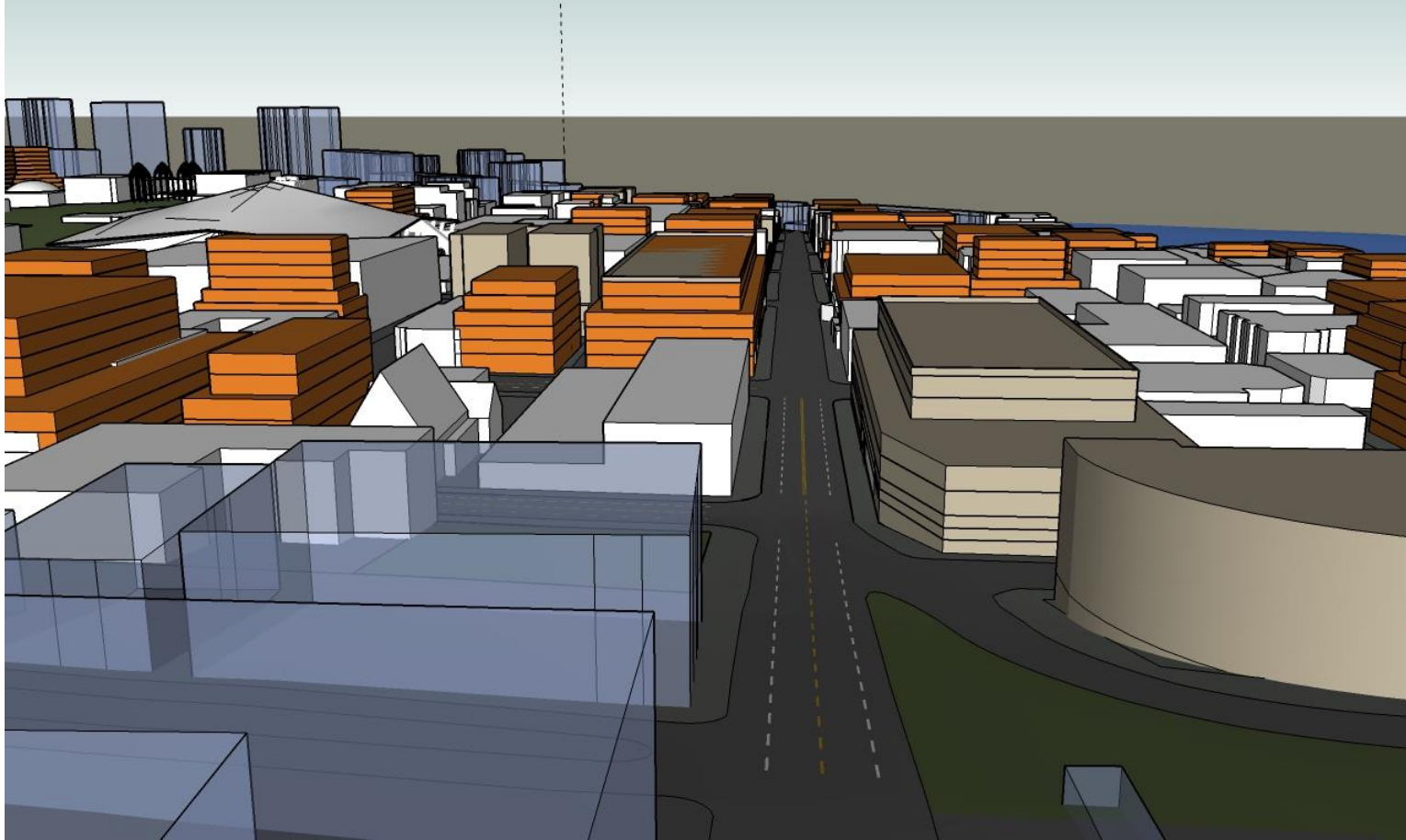
MHA increase only in Multi Family zones and most commercial zones.

Uptown Preliminary Height Map



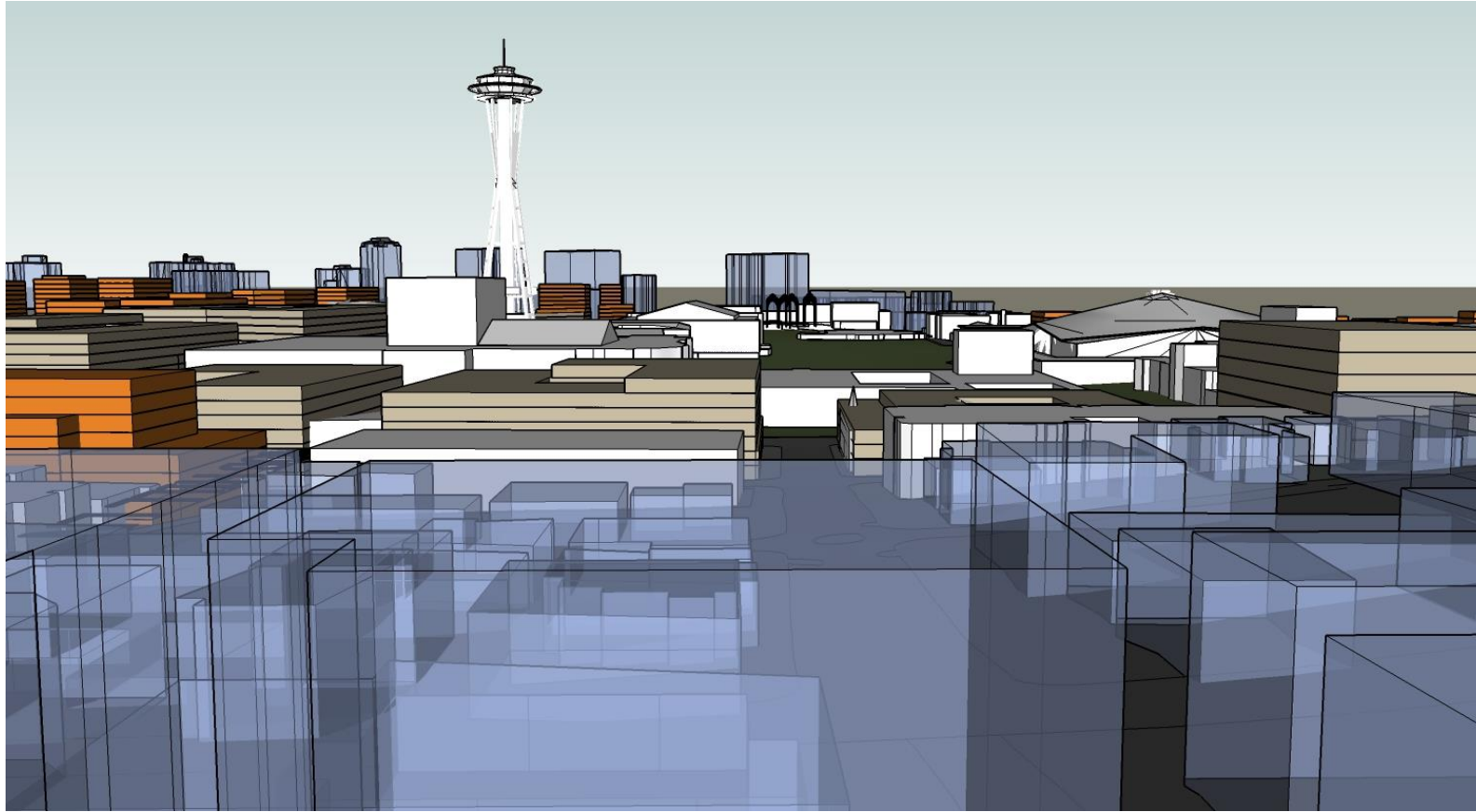


# Heart of Uptown 65



OPCD

# Mercer/Roy Corridor – 85 feet





# Uptown Triangle



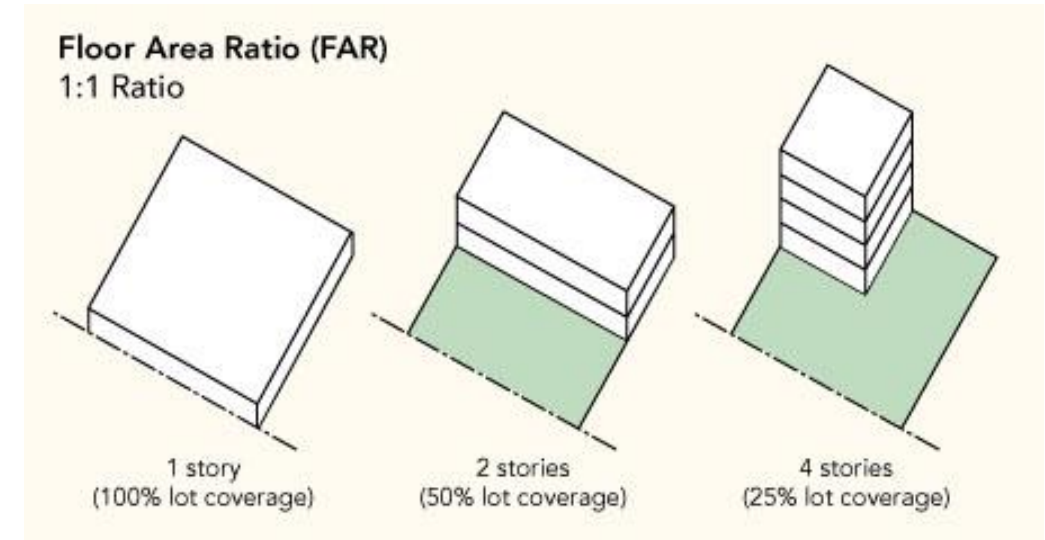
# Floor Area Ratio

**Every height increase receives and FAR increase.**

**FAR recommendations to encourage creative massing and encourage uses.**

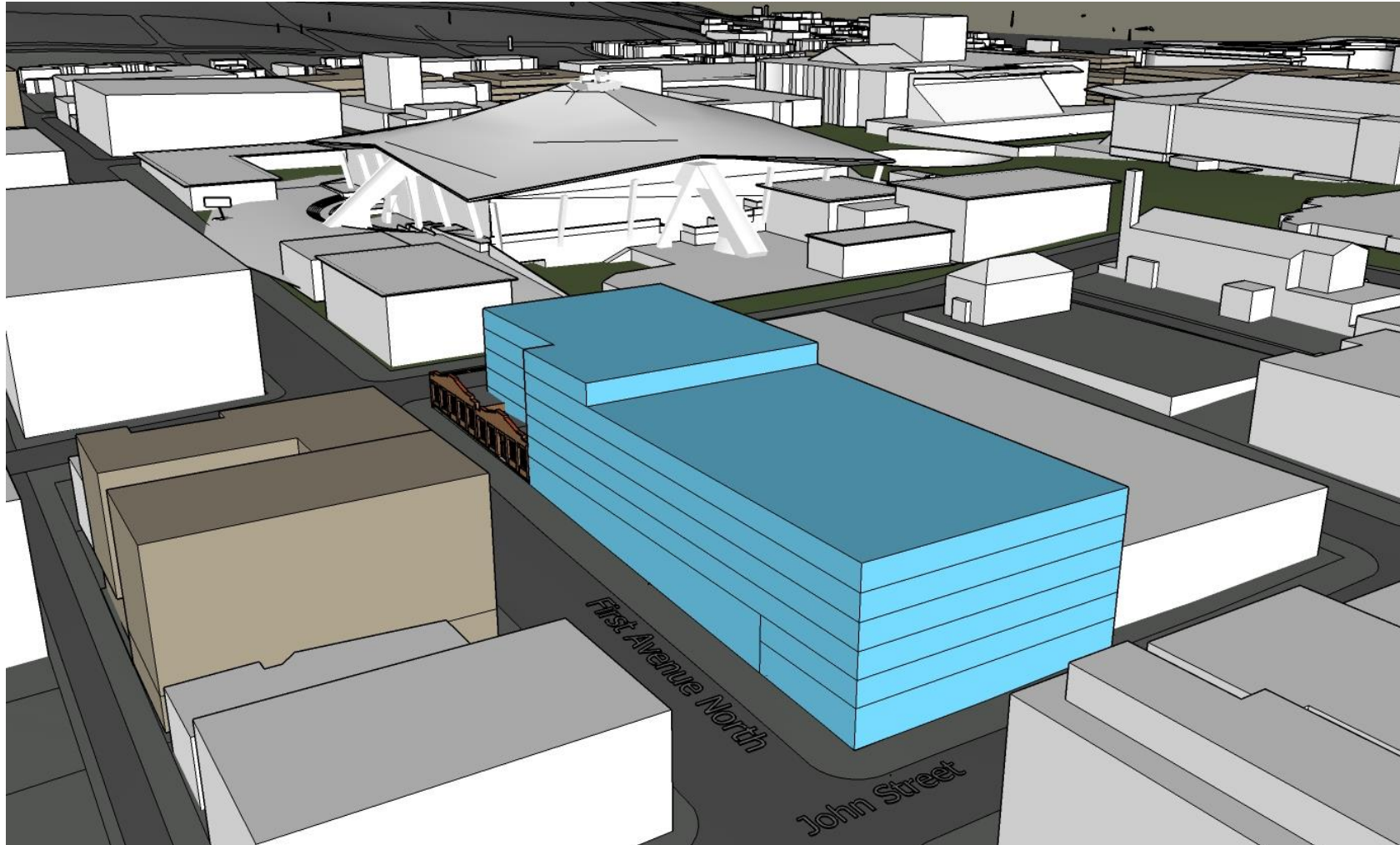
**Methods to earn additional FAR:**

- Arts Facilities – Exemption and increase
- Landmarks – Exemption
- Street Level Uses - Exemption





## Existing Zoning: NC3-65 4.75 FAR



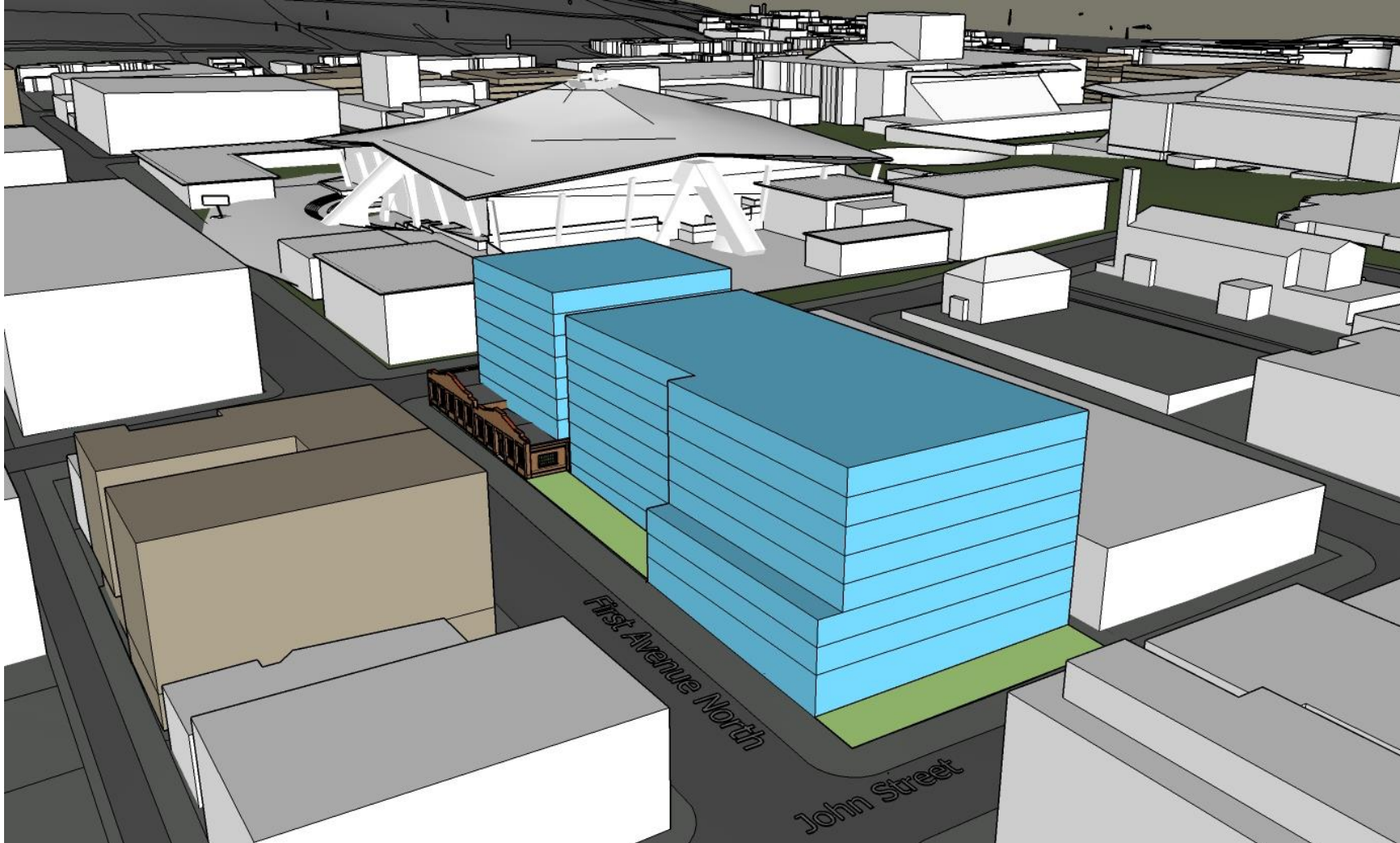
FAR: 4.75

No width limits  
No street-level open  
space requirements.



# Proposed Zoning: SM-UP 85 5.25 FAR

## no exemptions



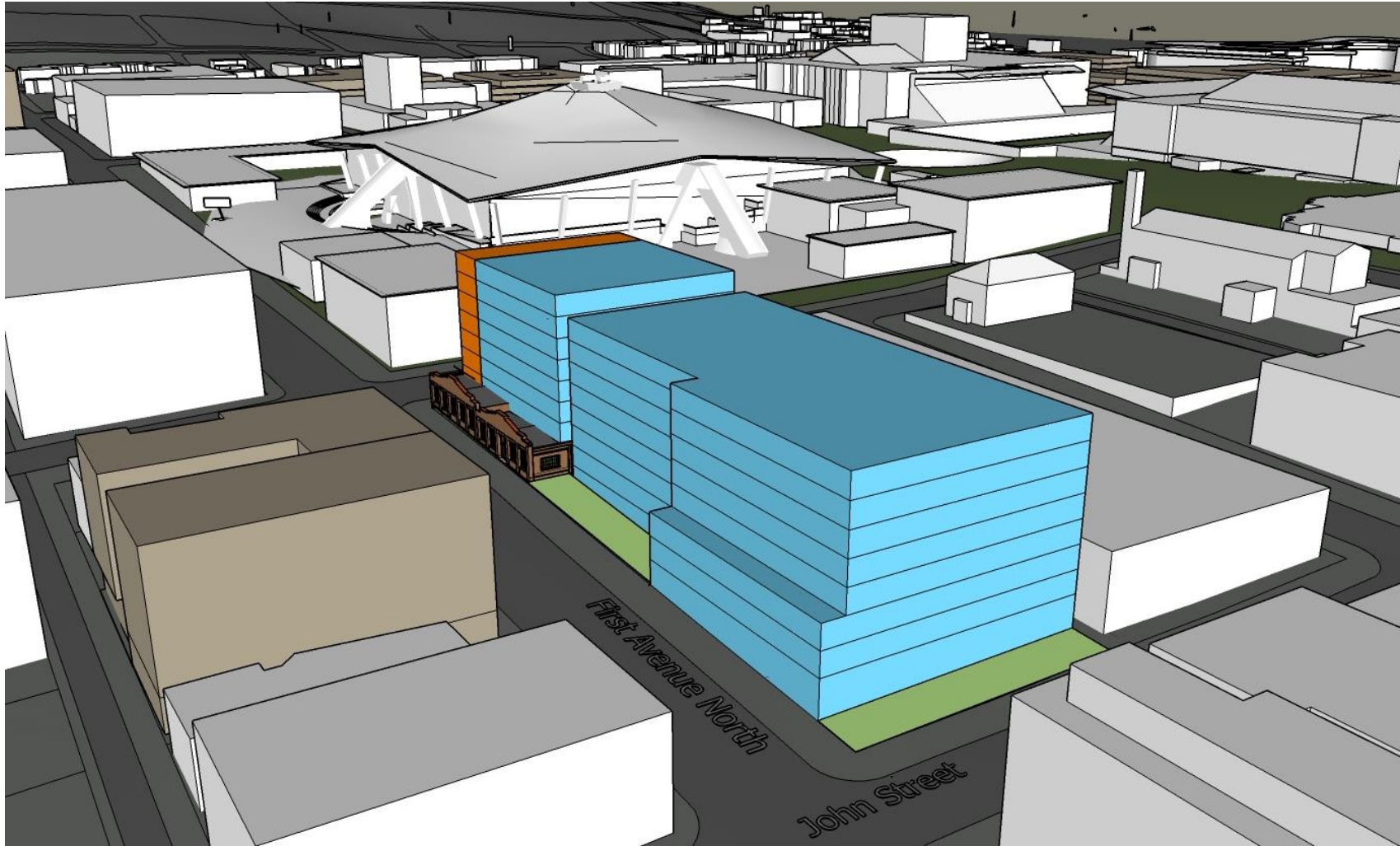
FAR: 5.25

Ground Level  
Open Space 15%

Upper level  
setback at 45 feet

250 maximum  
building width

# Proposed zoning: SM-UP 85 5.25 FAR with Arts Facility

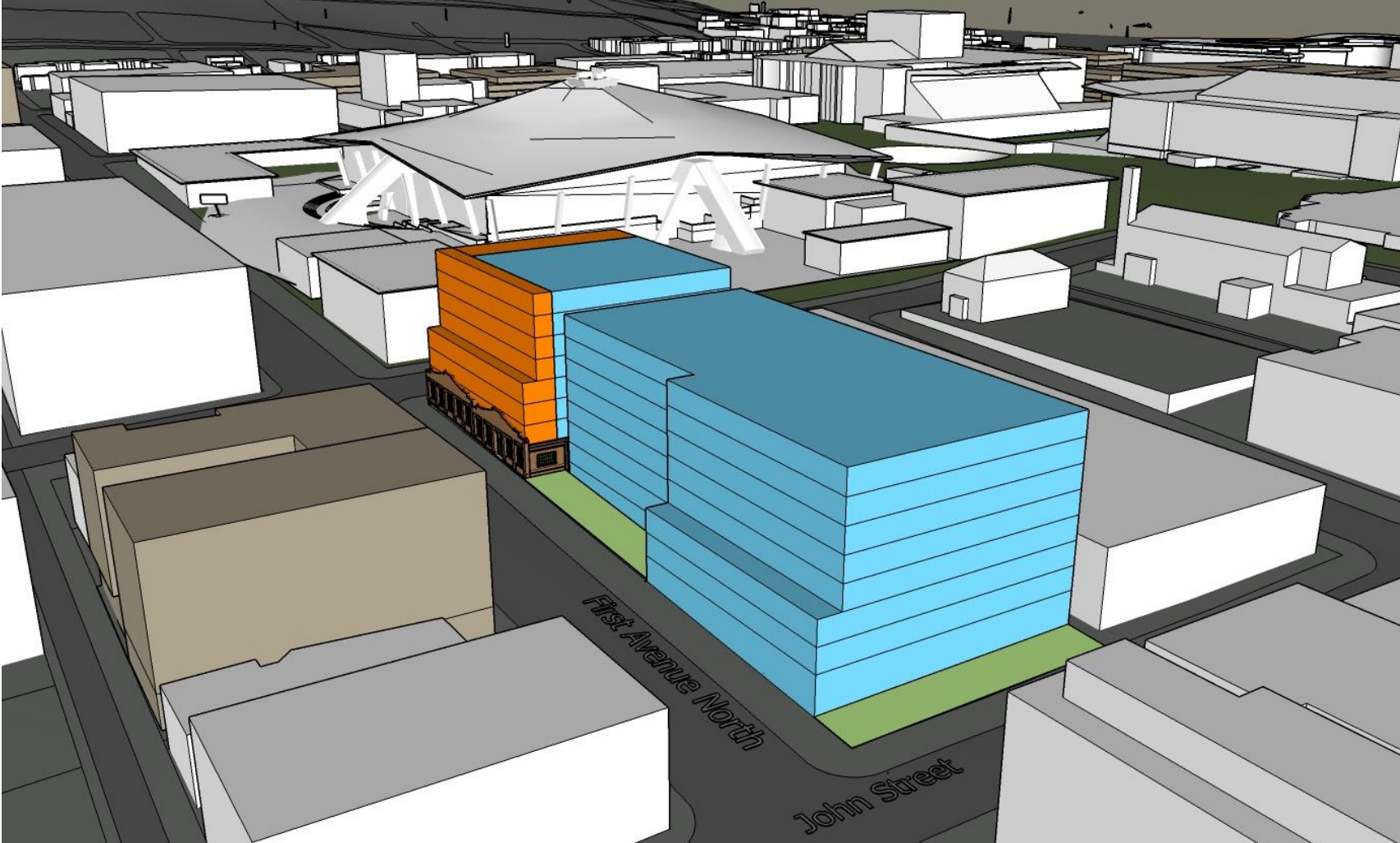


|  |             |
|--|-------------|
| FAR:   | 5.25        |
| Exempt FAR:<br>(Arts Facility/<br>Landmark)  | 0.5         |
| FAR increase<br>(Arts Facility/<br>Landmark) | 0.5         |
| <b>Total FAR</b>                             | <b>6.25</b> |



# Proposed zoning: SM-UP 85 5.25 FAR

## maximized exemptions

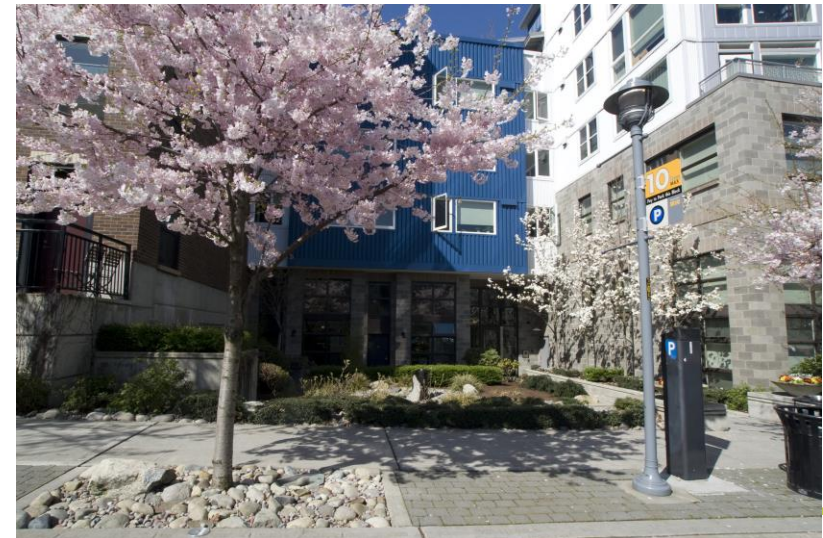


|  |             |
|--|-------------|
| FAR:   | 5.25        |
| Exempt FAR:<br>(Arts Facility/<br>Landmark/Uses) | 1.0         |
| FAR Increase:<br>(Arts Facility or<br>Landmark)  | 0.5         |
| <b>Total FAR</b>                                 | <b>6.75</b> |



# Open Space

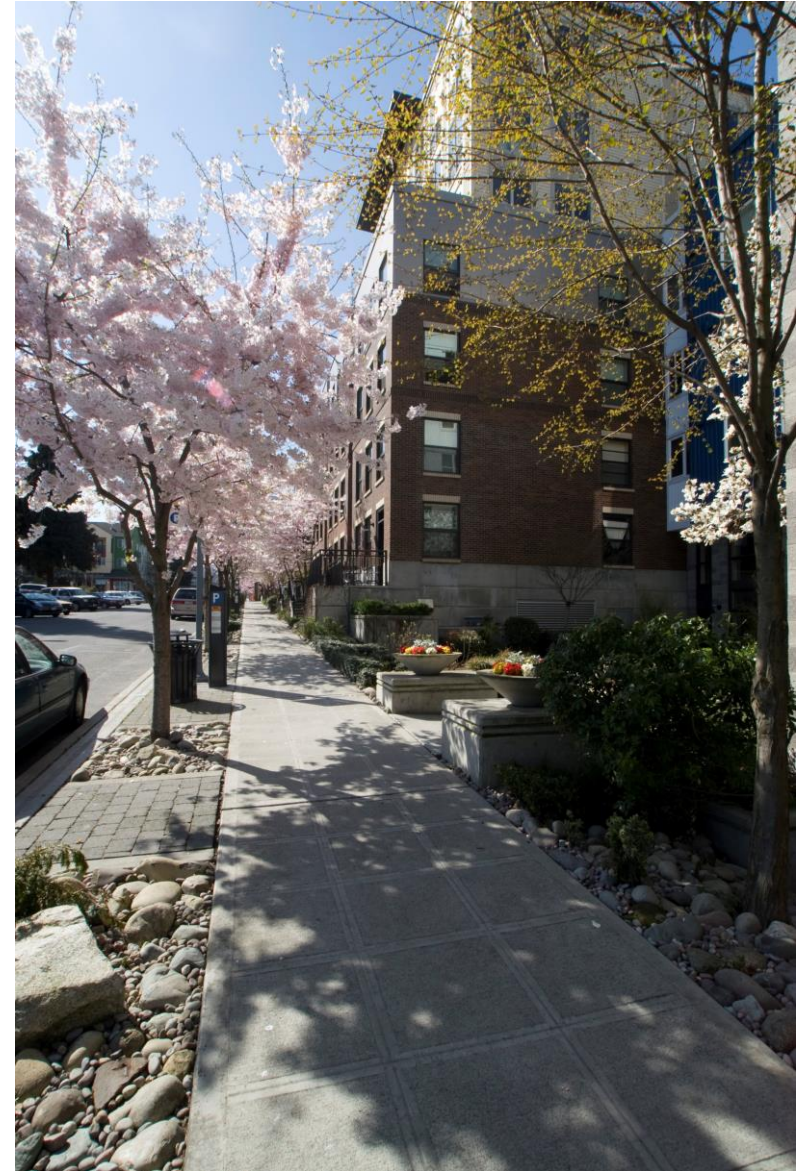
- Mid-block connections.
- Ground level open space for large sites.
- Commercial open pace and residential amenity requirements.
- Green street incentives
- Green factor requirements





# Upper Level Setbacks

- Preserve view corridors
- Control building mass
- Enhance solar exposure



# Active Street Frontages

- Transparency requirements
- Façade width limits
- Active use Requirements





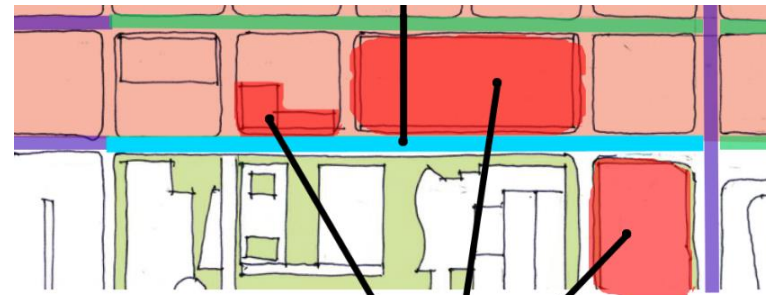


- **MHA requirements: “High Area”**
  - Residential: 7-10% of units or \$20.75-\$29.75 ft<sup>2</sup>
  - Commercial: 5-10% of units or \$8.00-\$29.75 ft<sup>2</sup>
- **Uptown participation in MHA will help produce an estimated 600 affordable homes in next 20 years**
- **MHA investments based on adopted criteria:**
  - Affirmatively furthering fair housing choice
  - Locating in urban centers and villages, and near transit
  - Promoting economic opportunity and addressing displacement
  - Locating near developments that generate cash contributions

# Other Affordable Housing Efforts in Uptown



- **Multi-Family Tax Exemption Program**
  - 255 affordable housing units (active or in pipeline)
- **Publicly-Owned Properties**
  - Proposed transfer of K-Site to Office of Housing (Q4 2017)
  - Committed to exploring additional opportunities



City-owned future  
development sites



# Collaboration for Uptown Planning with Seattle Center

- Urban Design Framework
- Uptown/Seattle Center Strategic Parking Study
- Uptown Zoning Recommendation
- Public Engagement

# Major Projects at Seattle Center

- Key Arena





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- Mercer block mixed-use and affordable housing.
- Potential development sites.





# 2018: Begin Comprehensive Update of the 2008 Seattle Center Century 21 Master Plan

