



**Legislative Department
Seattle City Council
Memorandum**

Date: December 3, 2012

To: Richard Conlin, Chair
Tim Burgess, Vice Chair
Mike O'Brien, Member
Planning, Land Use and Sustainability (PLUS) Committee

From: Ketil Freeman, Council Central Staff

Subject: Council Bill (C.B.) 117603 – South Lake Union Urban Center Rezone

Introduction:

PLUS Chair Conlin has proposed to continue Committee review of C.B. 117603 by tackling urban form issues in December and then moving to other rezone issues, such as incentive zoning provisions, in the new year. The Committee would address urban form issues by subarea as follows:

- December 3rd – 1) the Cascade neighborhood and 2) the 8th Avenue residential corridor
- December 13th – 3) Fairview super-blocks with transition to the Cascade neighborhood and 4) the lakefront blocks.

This memo summarizes development standards and proposed changes for the Cascade Neighborhood and 8th Avenue residential corridor and poses two threshold urban form questions for Council consideration.

Two maps are attached to this memo:

- 1) South Lake Union Urban Center subareas and
- 2) Proposed zones.

Cascade Neighborhood:

The majority of the Cascade neighborhood is zoned Seattle Mixed (SM) with a 75 foot height limit and Seattle Mixed / Residential (SM/R) with a differential height limit of 55 feet and 75 feet for commercial and residential uses, respectively. This mixed-use commercial zoning has facilitated development in the recent past of primarily wood-frame structures with the majority of floor area in residential use. The neighborhood is also characterized by older brick apartments in residential use. The propose rezone would upzone the eastern and northern edge of the neighborhood to allow for development up to 85 feet in height, which could allow development

of an additional floor over current zoning. Proposed zoning for the Cascade neighborhood would not allow development of towers.

The environmental impact statement for the rezone analyzed heights up to 160 feet for the Cascade neighborhood. Some public comment has urged that the Council increase heights for all of the Cascade neighborhood. Other have urged that the Council maintain existing zoning throughout the neighborhood.

Threshold Issue: Should the Council consider higher heights than those proposed by the Mayor or maintain current zoning?

8th Avenue Residential Corridor:

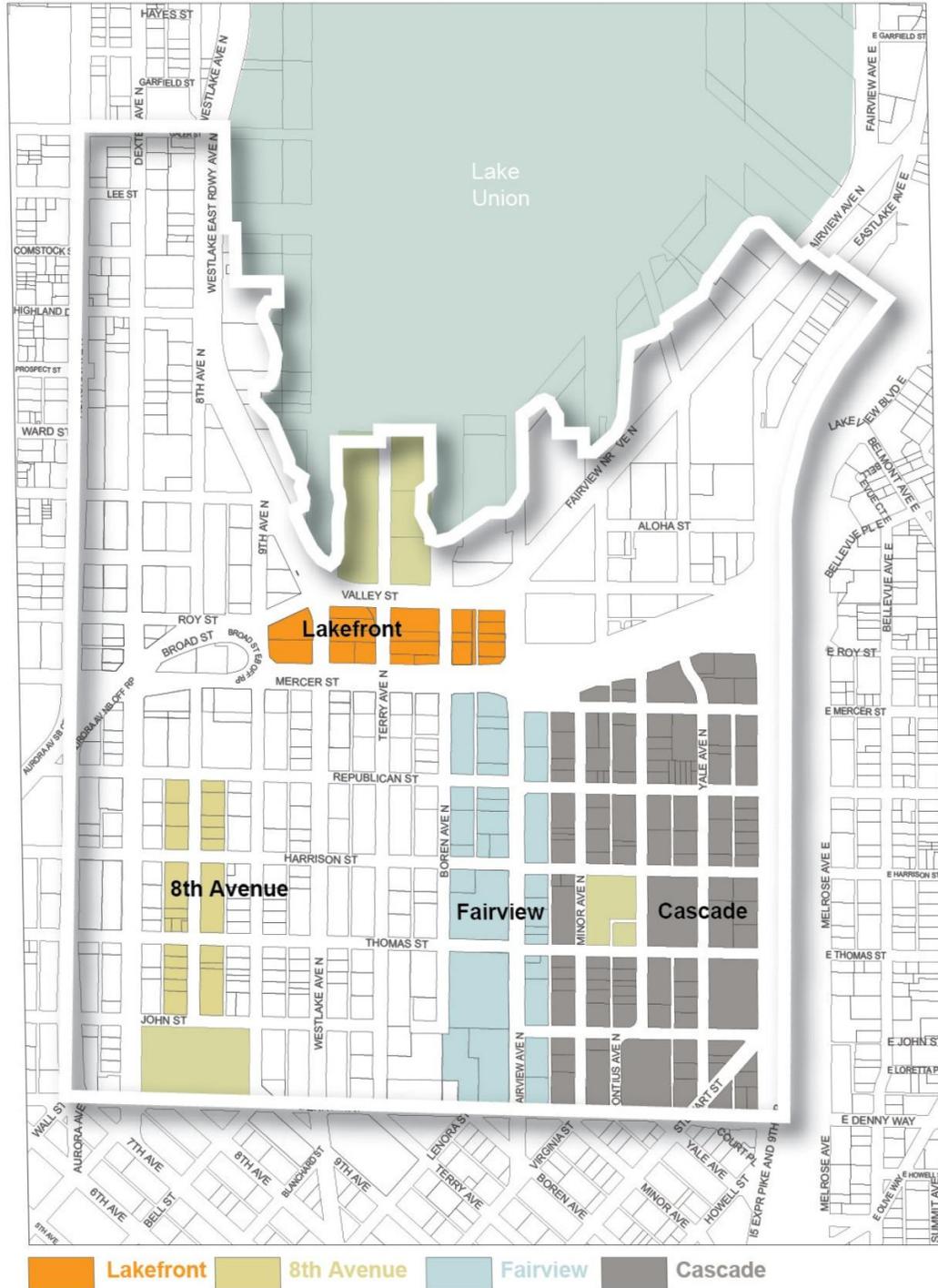
The South Lake Union Urban Design Framework (UDF) identifies the 8th Avenue corridor as a residential focus area. DPD proposes development standards for this three block area that would encourage a residential feel, such as limits on the location of ground-level commercial uses and ground-level setbacks to facilitate stoops and street-level entries for individual units. Eighth Avenue would be redeveloped as a woonerf-style green street with park-like pedestrian amenities.

These development standards would be unique to this corridor and would not be requirements for development in other parts of the rezone area. More intense mixed-use zones are proposed to surround the 8th Avenue corridor on all sides. Proposed zoning to the north, east, and west of the 8th Avenue corridor would be Seattle Mixed with a maximum height for commercial development of 160 feet, base height for residential development of 85 feet, and a maximum height for residential development of 240 feet (SM 160/85-240)

Threshold Issue: Should the Council establish a residential focus area for the 8th Avenue Corridor?

Attachment A - Subareas

Subareas



Attachment B - Proposed Zones

