

SOUTH LAKE UNION REZONE LEGISLATION



1. Overview

- Overview of SLU Legislation
- Key Planning Principles
- Comprehensive Plan Policies
- Planning Process
- Incentive Zoning
- Next Steps

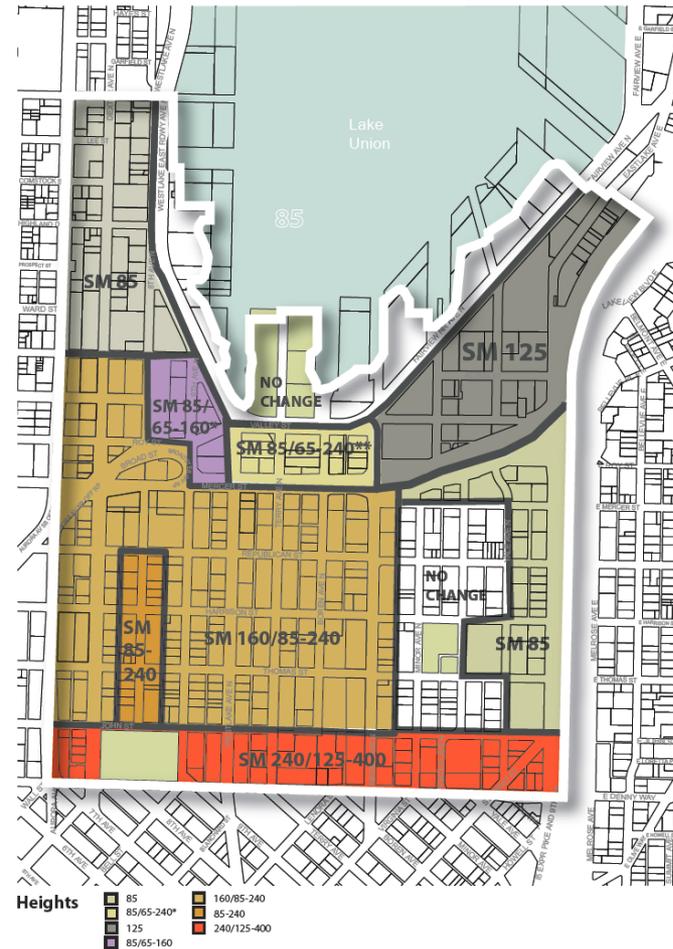


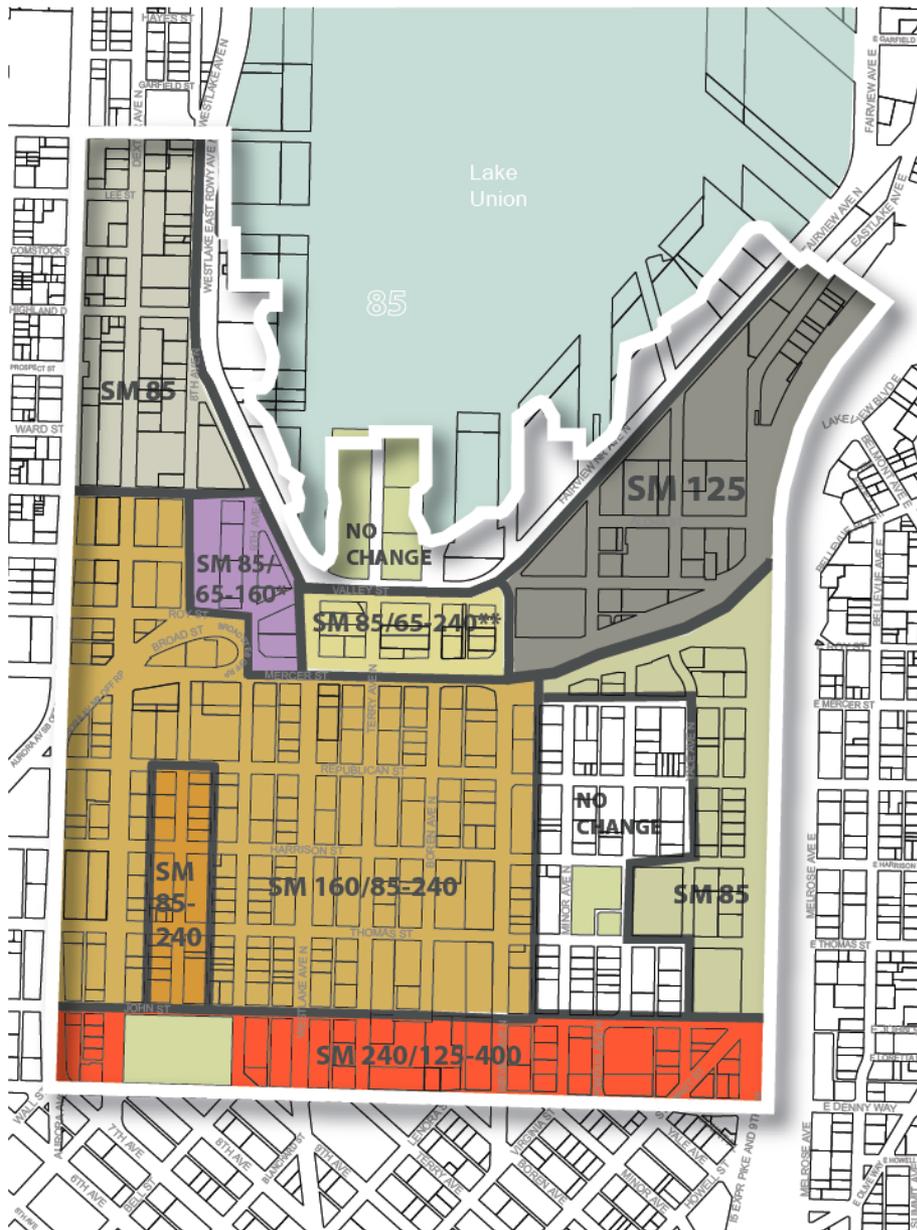
1.1 Rezoning: Planning Principles

- Encourage a broader range of building types, including high-rise commercial and residential, throughout the neighborhood. Carefully manage tower density to maintain view corridors and sense of openness to Lake Union.
- “Seattle Mixed” zoning throughout the neighborhood; establish strong residential pockets in key areas.
- Include strong incentive zoning provisions that support affordable housing, key infrastructure, and community facilities such as a community center.
- Provide parking standards that reinforce the City’s mode split goals.
- Development standards that emphasize the pedestrian experience.

2. Rezone Recommendation

- Height recommendation
- Key Development Standards
- Pedestrian Environment
- Subarea Provisions





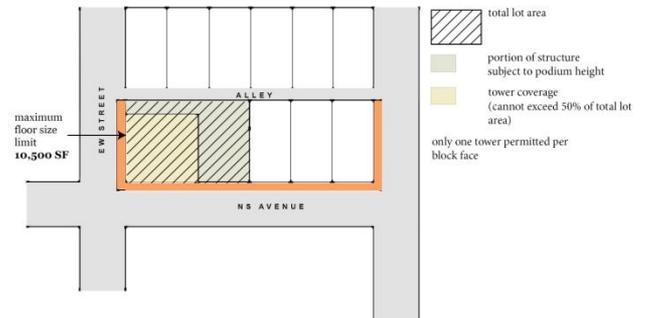
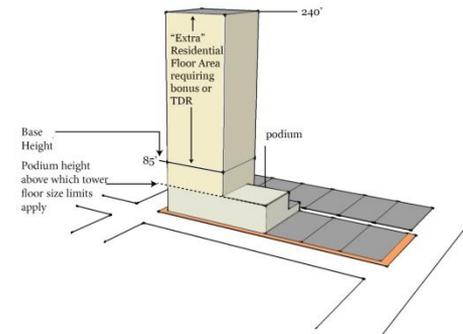
Heights

- 85
- 85/65-240*
- 125
- 240/125-400
- 85/65-160
- 160/85-240
- 85-240

Key Development Standards

- Floor Plate and FAR
- Towers per Block
- Spacing
- Lot Coverage
- Lake Union Seaport

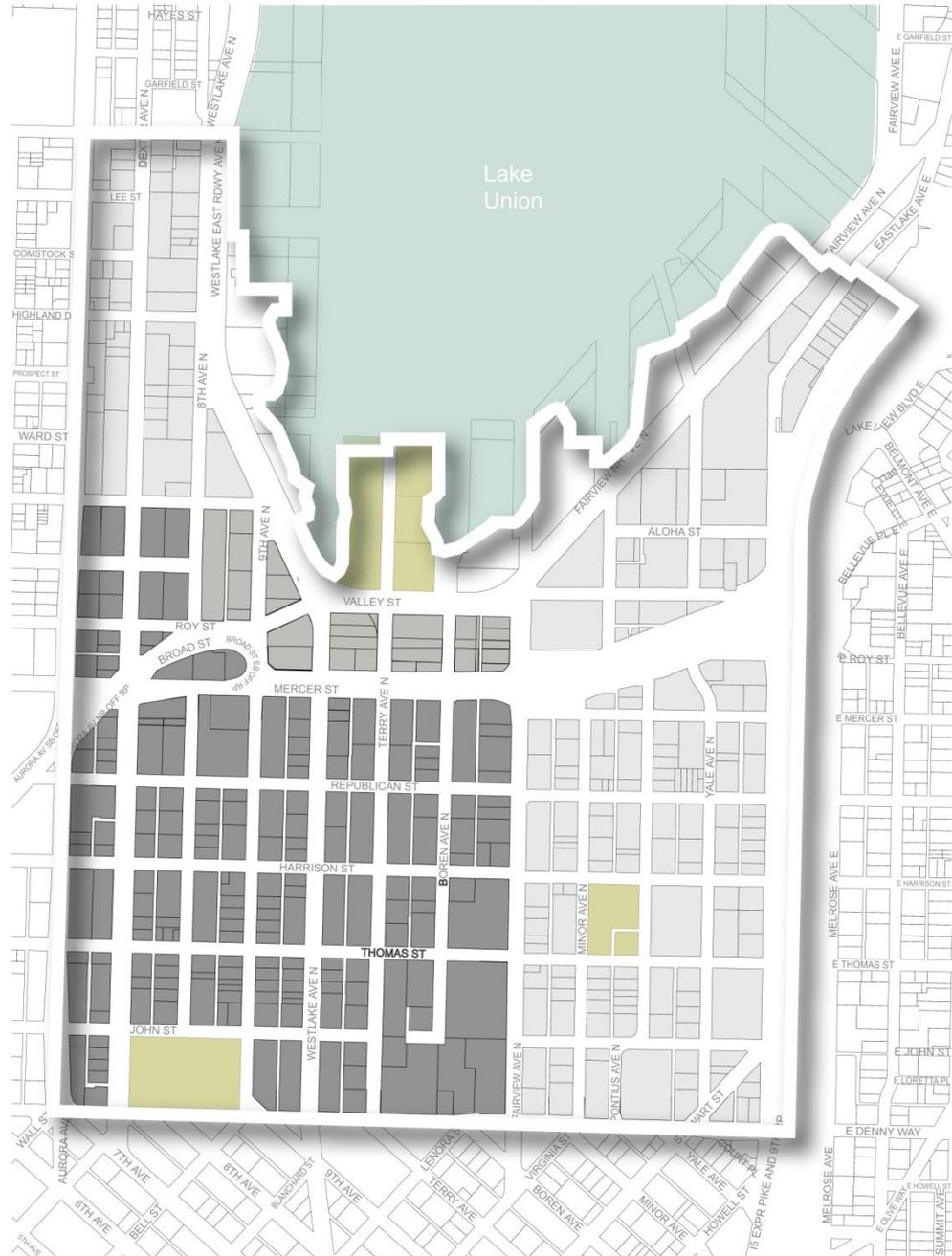
Urban Form Residential Development Standards



Floor Plates and Floor Area Ratio (FAR)

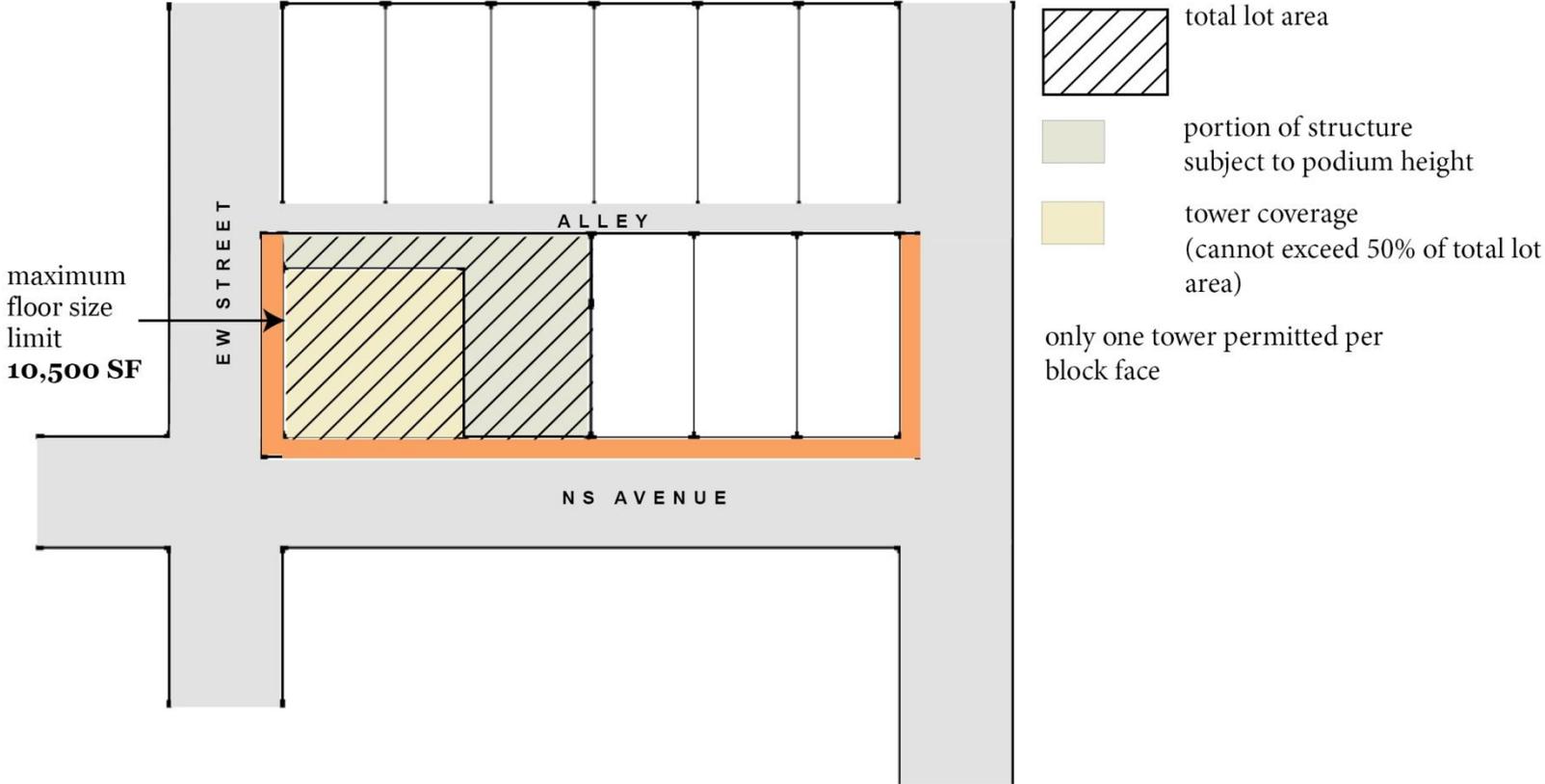
- Commercial –
24,000 Square Feet
FAR limit of 7
- Residential below 160 –
12,500 Square Feet
- Residential above 160 –
10,500 Square Feet





One Tower per Block
Two Towers per Block
No Towers

Lot Coverage



Lake Union Seaport

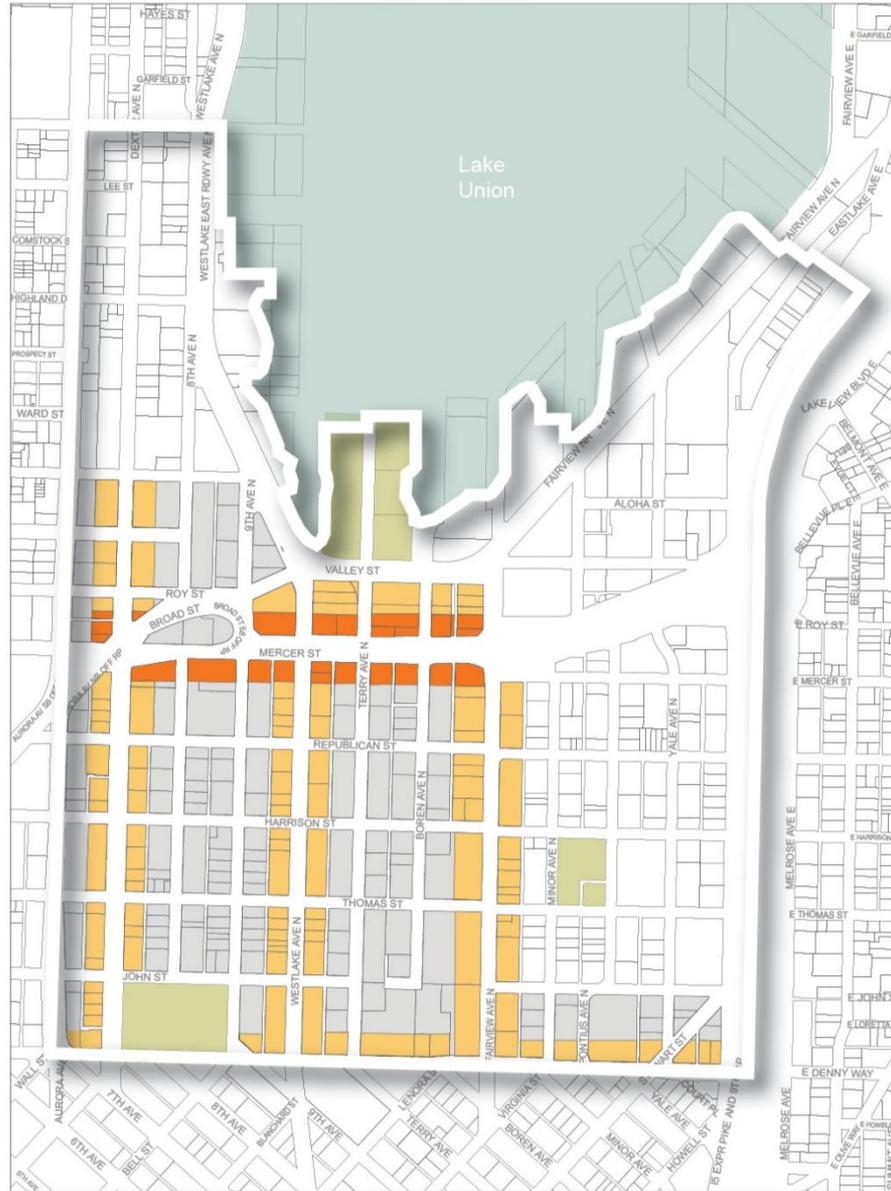
- Flight Path
- Project Level Review



Pedestrian Environment

- Podium
Heights
- Pedestrian
Designation
- Parking
standards





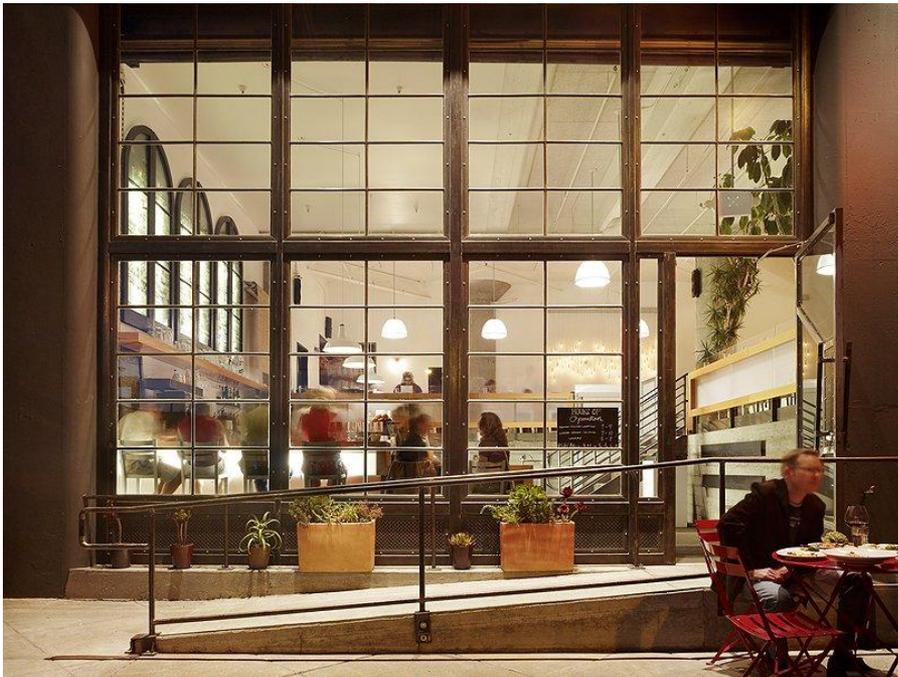
Podium 85'
65'
45'

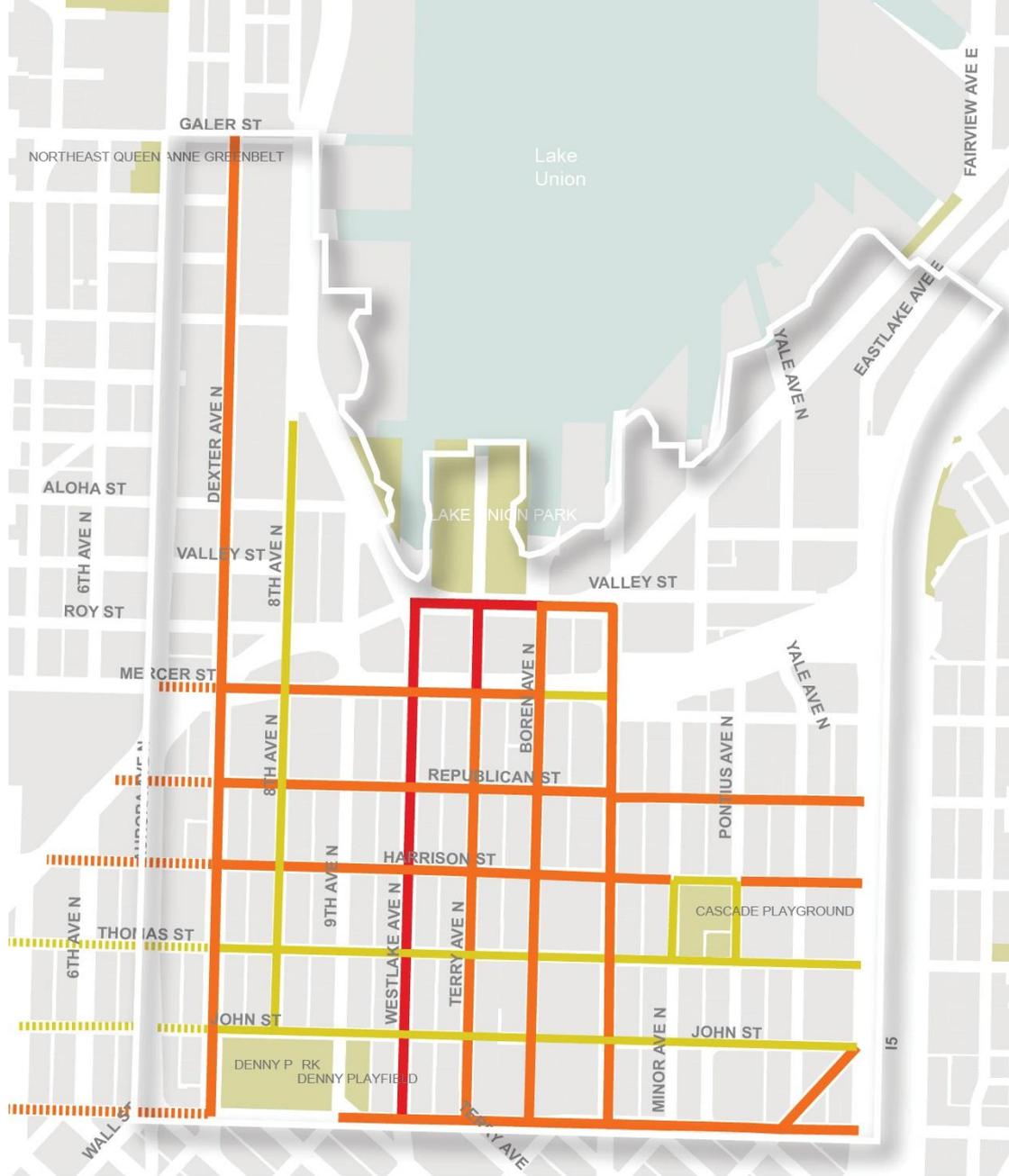
Heights 85'
65'
45'



Pedestrian Designation

- Ground Level Active Uses
- Transparency



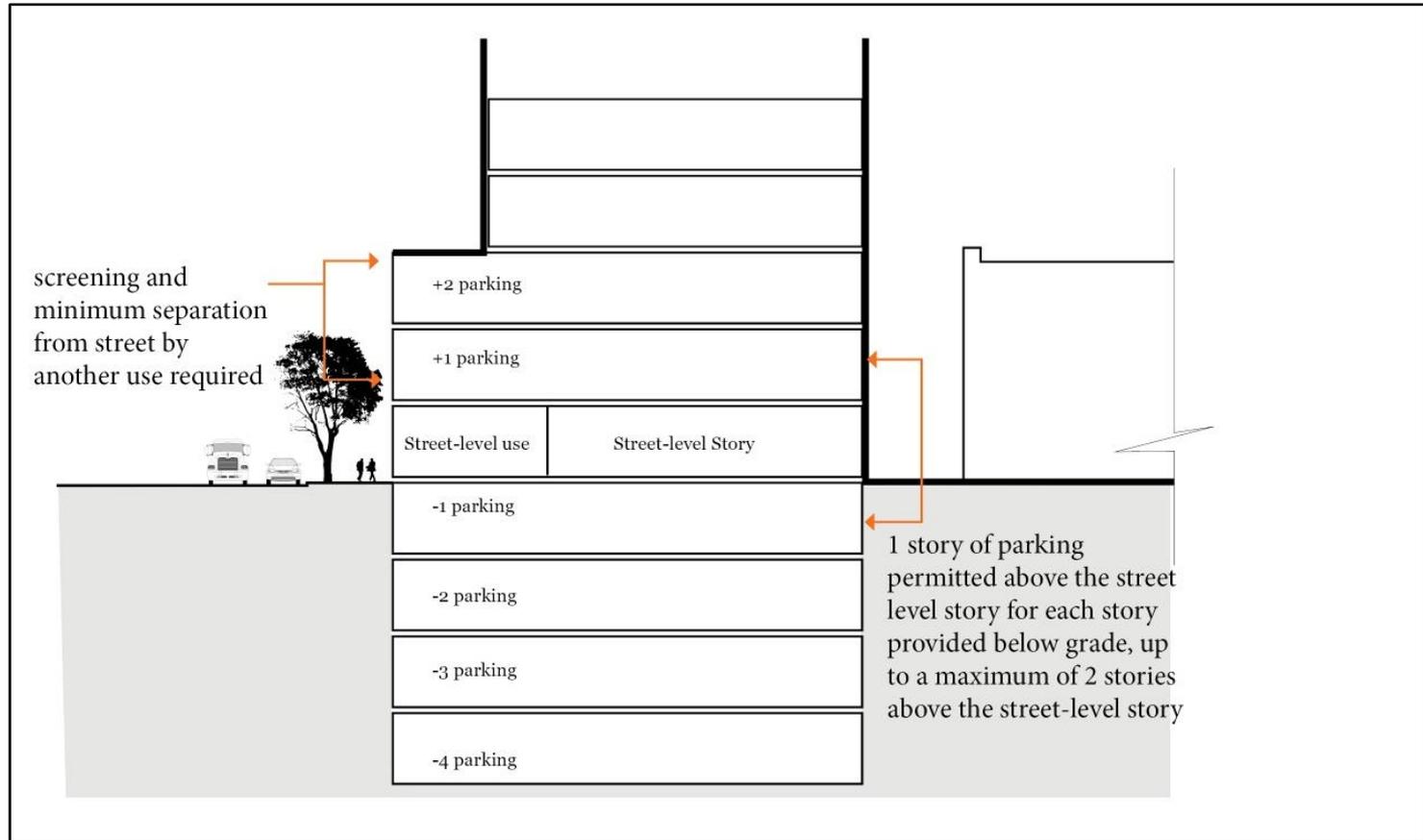


Pedestrian Designations

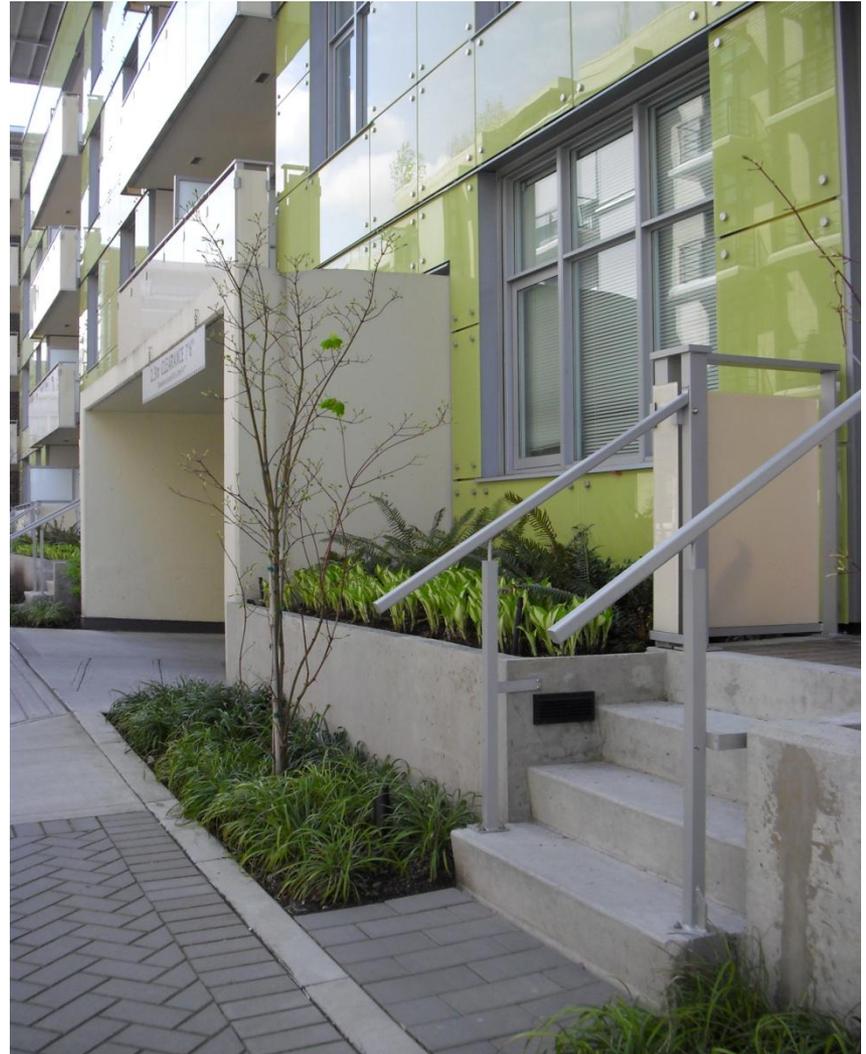
- Class 1 Pedestrian Streets
- Class 2 Pedestrian Streets
- Neighborhood Green Streets

Parking

- Parking Location
- Above Grade Standards
- Parking maximums

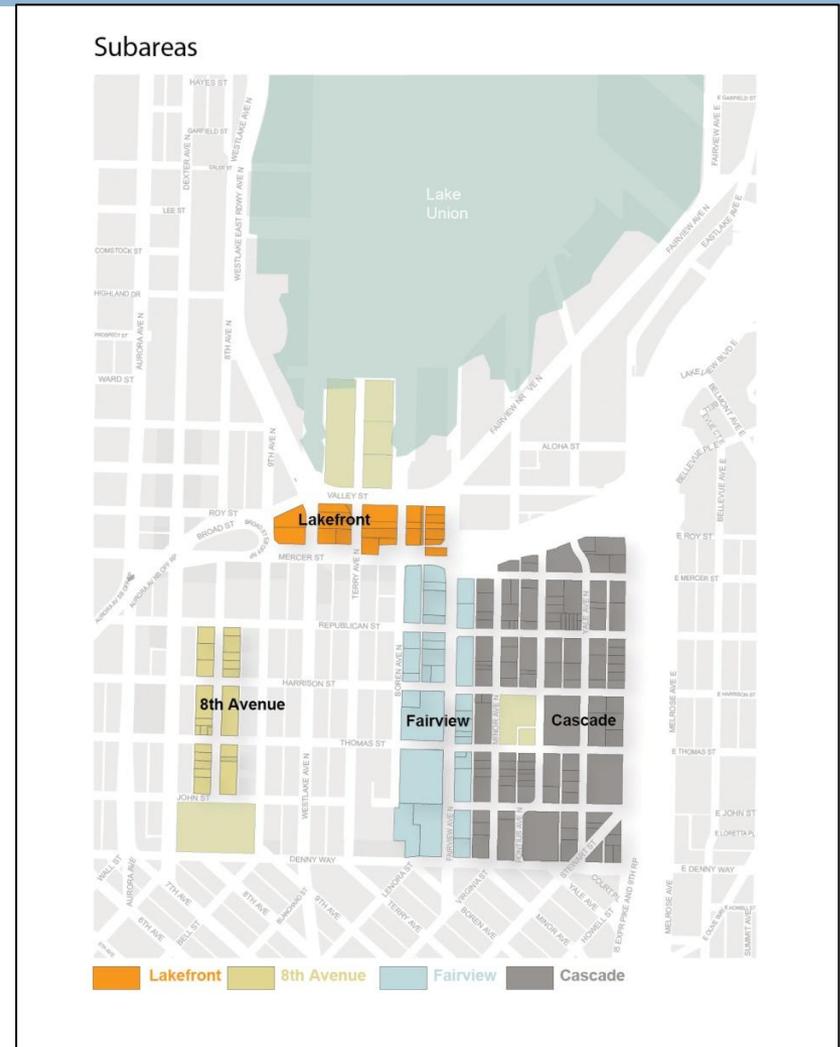


Examples of Screened Parking



Subarea Provisions

- Eighth Avenue Residential Corridor
- Fairview Super Blocks
- Lakefront Blocks
- Cascade Neighborhood



8th Avenue Residential Corridor

Urban Form

Residential along 8th Avenue



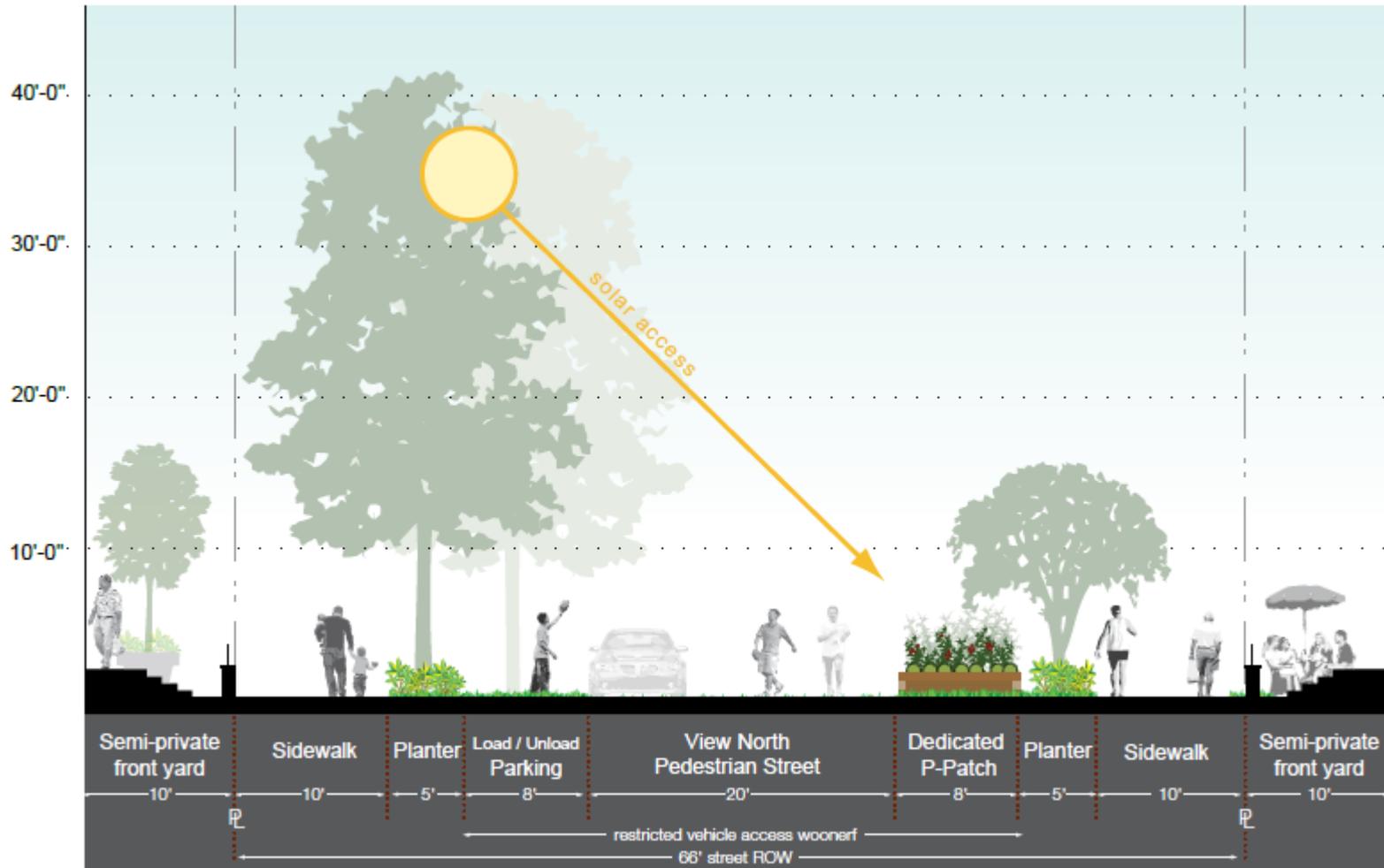
- Ground Related Housing
- Limited Commercial
- Reconfigured 8th Avenue



8th Avenue Residential Corridor



8th Avenue Street Concept



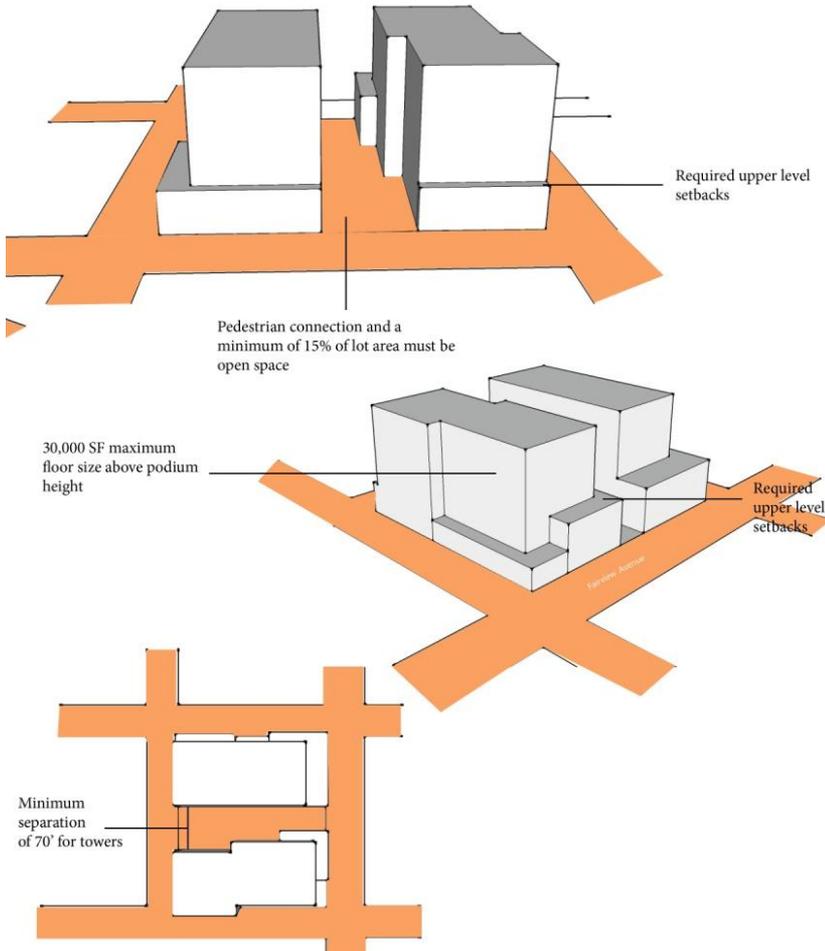
Examples of Ground Related Housing



Fairview Subarea

Urban Form

Office Buildings on Fairview Blocks



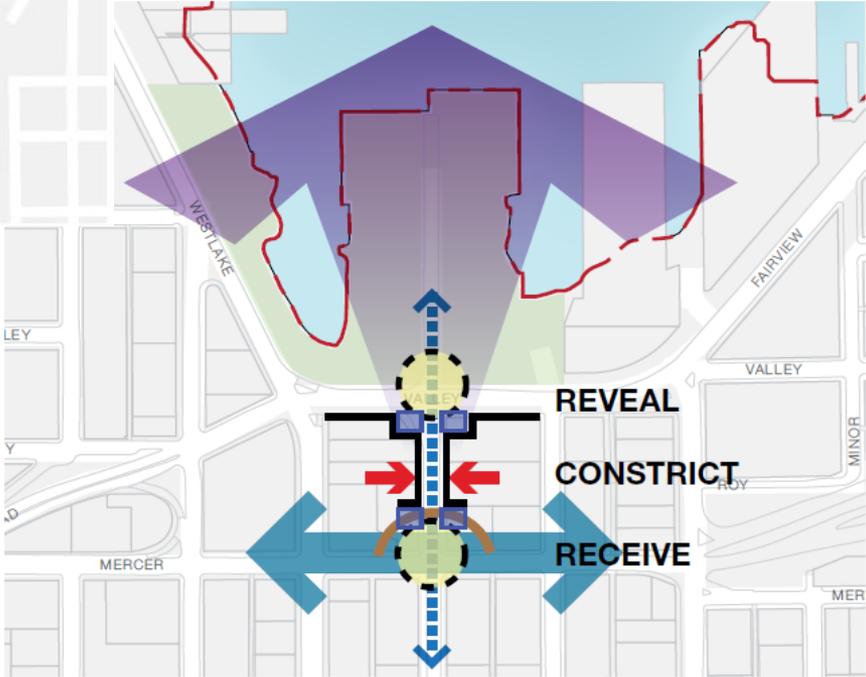
- Large Lots /Larger Floor Plates
- Historic Structures/Open Space



Fairview Subarea Landmarks



Lake Front Blocks

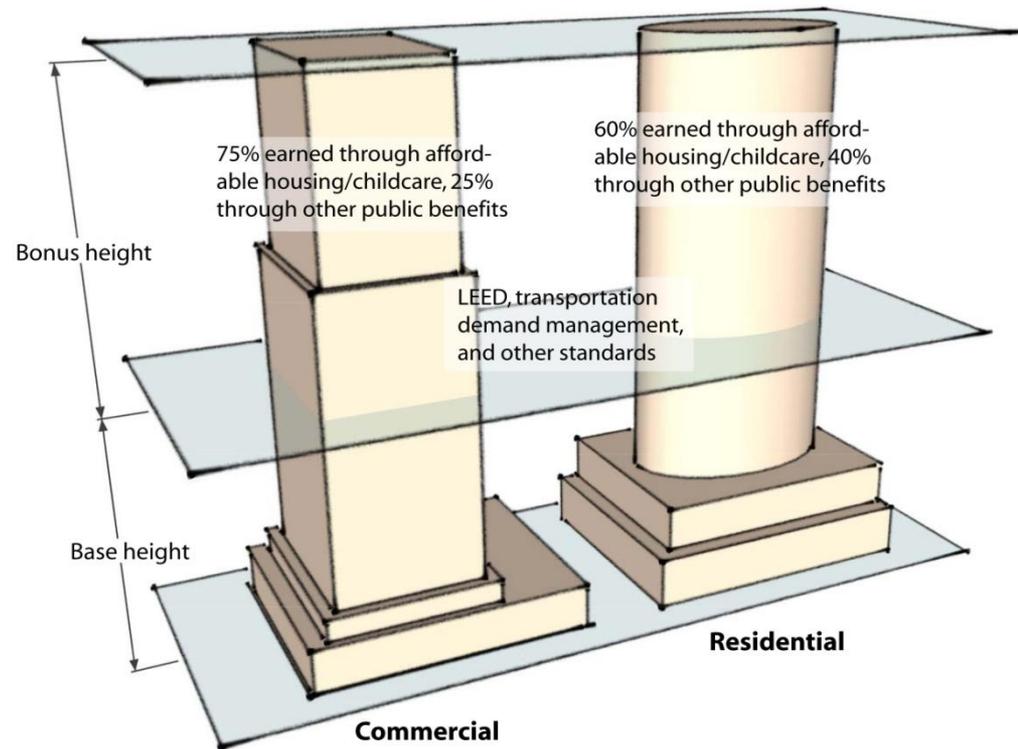


Lake Front Blocks



Incentive Zoning

- All height increases are through an incentive zoning process.
- Developers can generally use existing development regulations without participation in incentive zoning.



Minimum Standards

- LEED Silver
- Transportation Management Plan
- Energy Management Plan

Affordable Housing & Child Care

- Consistent with section 23.58A
- Options: On-site performance, Off-site performance, Payment-in-lieu
- \$45 million investment over 25 years

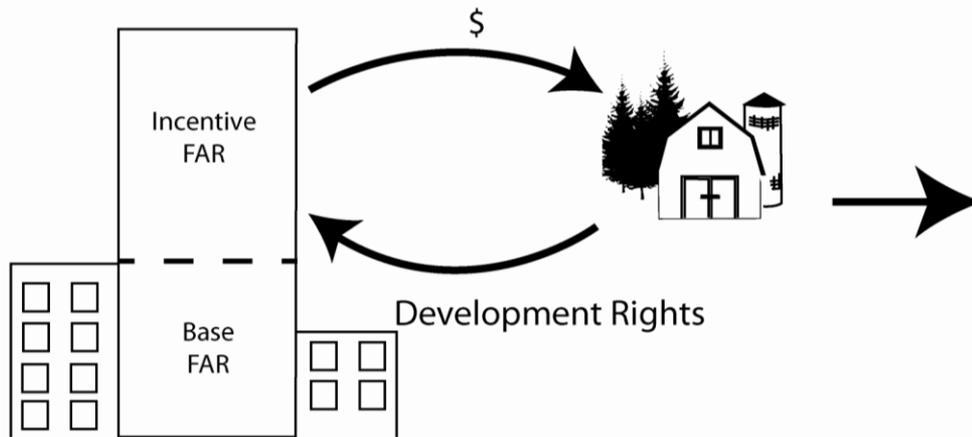
LCLIP (“TIF for TDR”)

- State Legislature established LCLIP in 2011
- Funds local infrastructure improvements through Tax Increment Financing (TIF) as part of regional Transfer of Development Right (TDR) programs

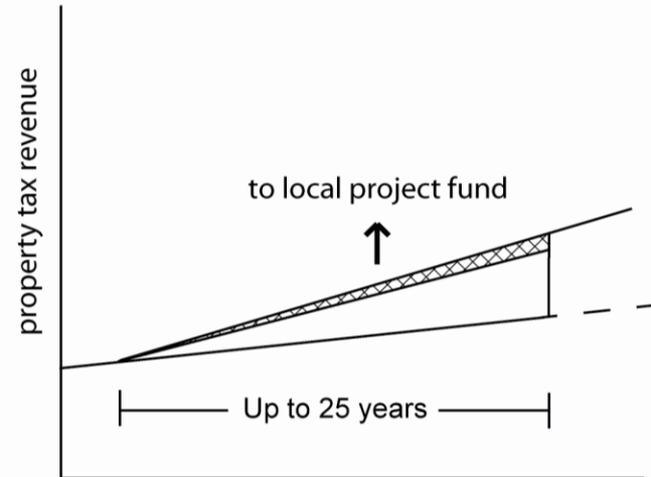


“TIF for TDR”

- 1 Developers purchase development rights from farm and forest land as part of incentive zoning.



- 2 20% of city and county property tax from new development goes to local projects.



Benefits

- Provide \$27.7 thousand in flexible funds for local infrastructure projects
- Preserve 25,000 acres of working farms & forests
- Supports County's long term economic situation by limiting sprawling infrastructure investments
- Supports City's long term economic situation by encouraging urban development and developing livable environments important to attracting companies

TIF for TDR Next Steps

- Develop Draft Project List – Now through Oct
- Present Draft Project List to stakeholders – Nov
- Implementing Legislation to Council – Jan 2013
 - Project Area
 - Project List
 - Size of Program

Picture of green
street