



Residential Provisions of South Lake Union Rezone,
February 25, 2013

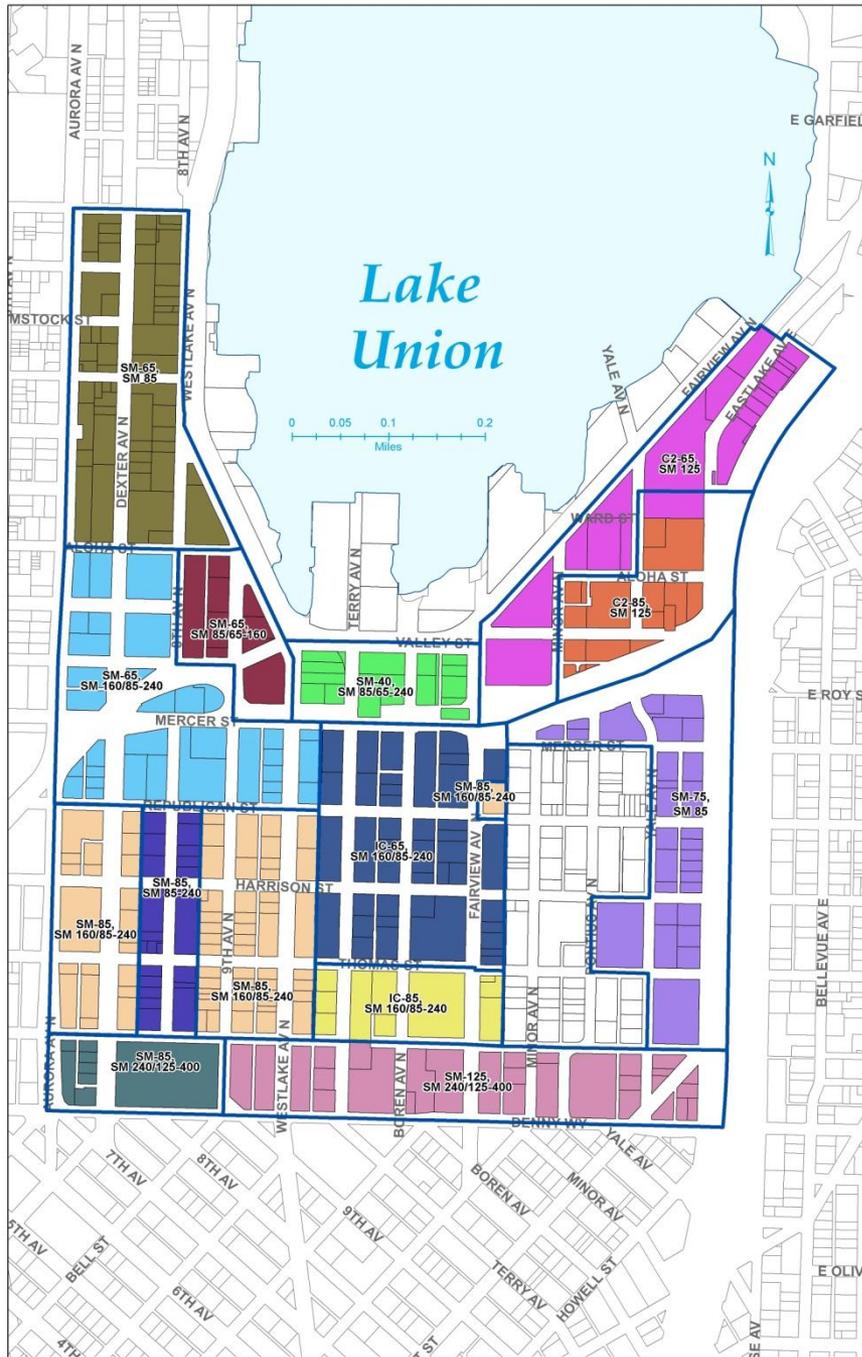
Housing Related Provisions of Rezone Proposal

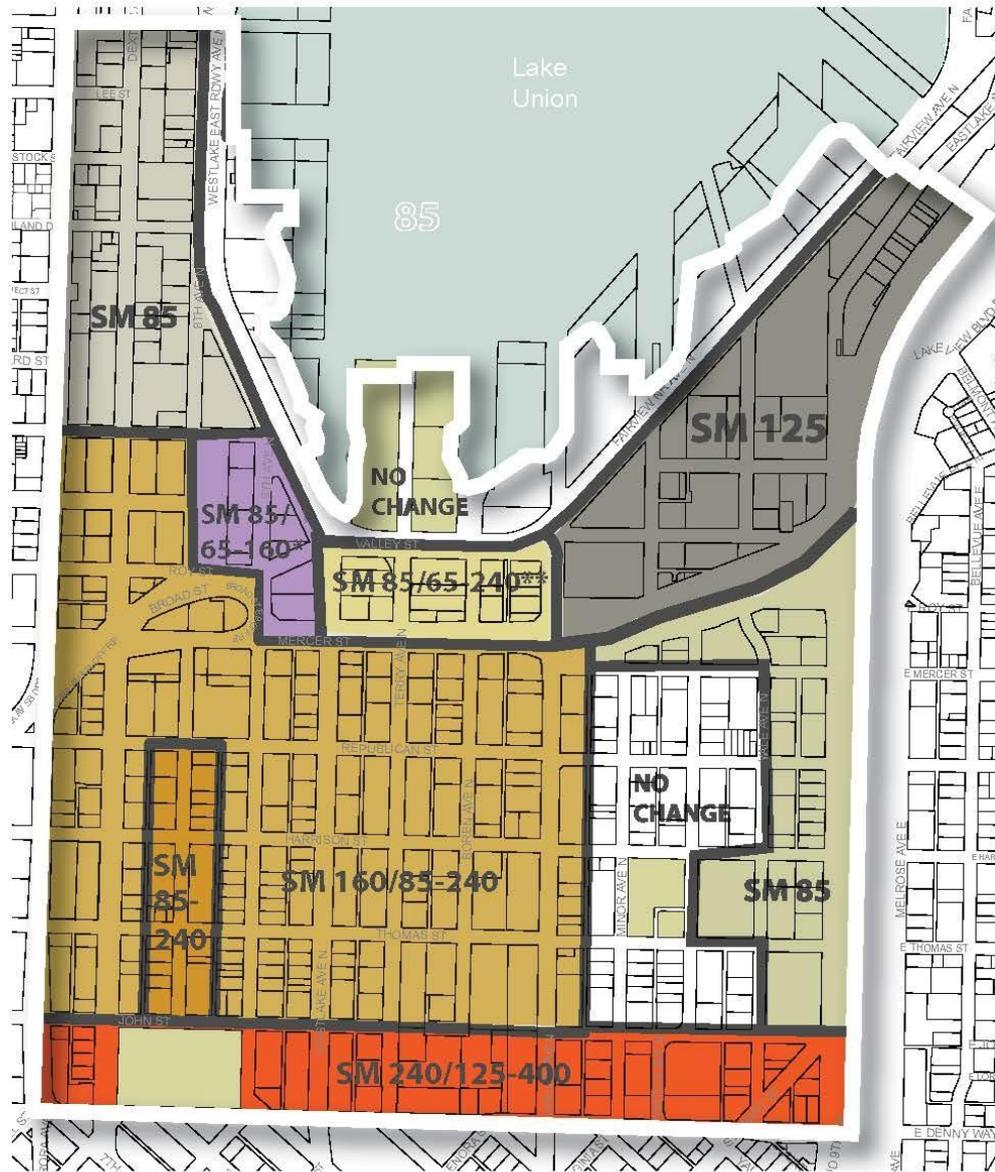
- Greater Height for residential uses.
- Retention of Cascade SM/R zoning.
- Creation of 8th Avenue Residential Corridor
- Change from IC to SM allows for residential uses where currently prohibited.
- Incentives for affordable housing.
- Preservation of existing affordable housing.

Base Zone Provisions



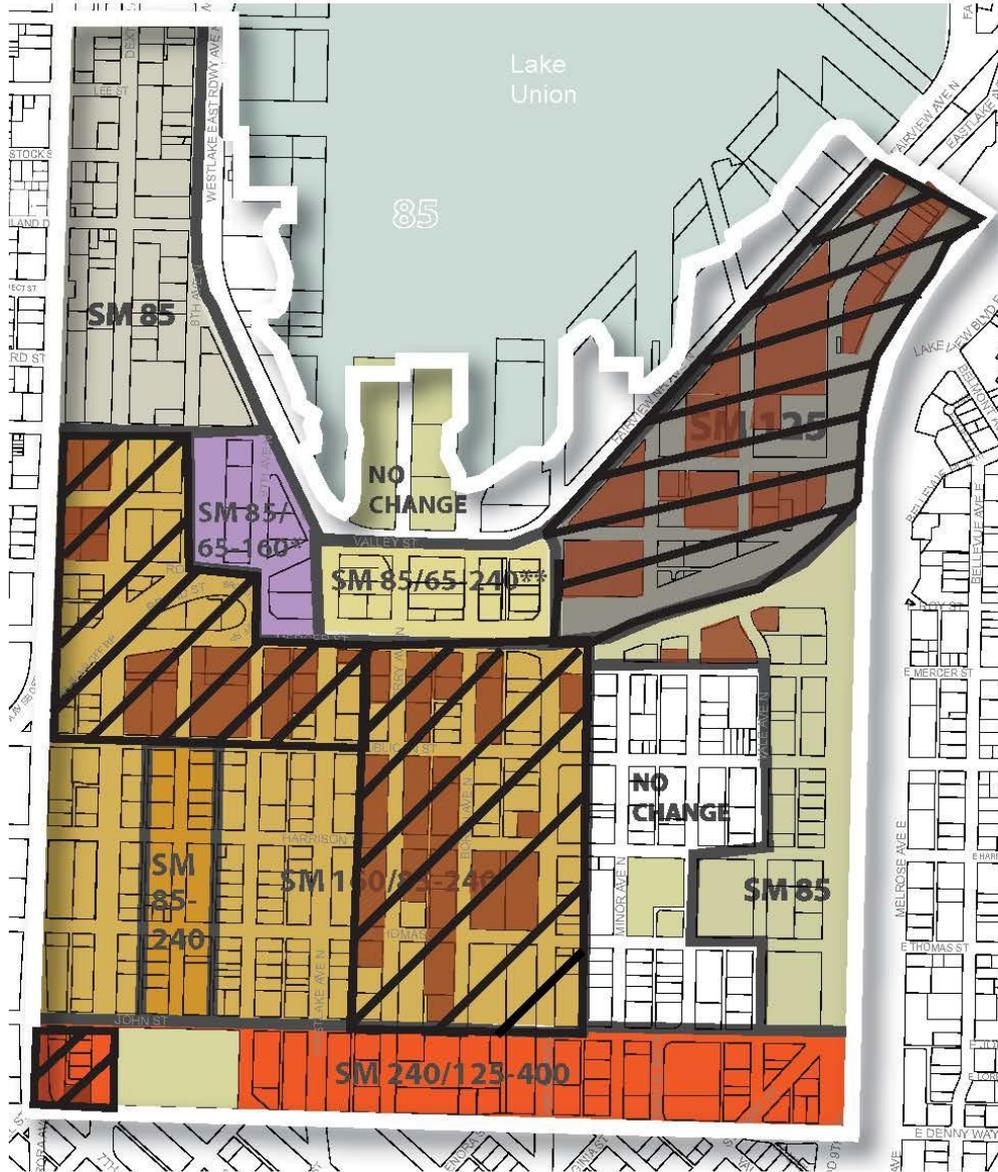
- Allows for residential development by right.
- Generally 85 feet and 6 FAR for residential uses.
- Consolidates multiple pockets of properties with different development standards into one zone.





Residential Floor Area

- 4 subareas where residential development allowed under existing zoning is less than proposed new base.
- Land zoned SM65, IC (65 and 85), one block currently zoned SM85 and properties zoned C2 (65 and 85).



How much new floor area in base?

- How much property is redevelopable?
- How does property redevelop – tower or base?
- How much is commercial and how much is residential?
- Build out versus projected growth.

How much new floor area in base?

- SM 65 – 185,000 to 335,000 s.f.
 - IC – 412,000 to 750,000 s.f.
(assumes Amazon precedent)
 - SM 85 -- 63,800 to 116,000 s.f.
 - C2-65 -- 28,500 to 57,000 s.f.
 - C2 – 85 -- 86,350 to 157,000 s.f.
- Total: 775,650 to 1,415,000 s.f.**