

Overview of Substitute South Lake Union Legislation

The Department of Planning and Development has prepared a substitute ordinance for the South Lake Union Rezone, Council Bill 117603. The substitute ordinance provides for technical corrections, clarification of some provisions, and makes minor adjustments based on Mayor and Council direction. The majority of new provisions are minor in scale; the most significant include new provisions for open space and expansion of the incentives for preservation of historic landmarks. The list below summarizes the revisions in the substitute ordinance.

23.41.12 Development standard departures

- Tower floor plate limits are made non departable.
- Setbacks are made non departable.

23.48.004 Uses

- Arts and Cultural uses are allowed as permitted street-level uses on Class I Pedestrian Streets.
- New language clarifies the amount of additional FAR that can be gained through preservation of landmark structures or existing open space.

23.48.009 Floor Area Ratio

- Expands to the entire SLU area the .5 increase of permitted FAR for lots that include a qualifying landmark structure.
- Exempts roof top equipment from chargeable FAR.
- Clarifies the FAR requirements for mixed use developments that do not exceed the base height

23.48.010 Structure Height

- Allows increased height of elevator penthouses on structures over 85 feet up from 15 feet up to 25 feet.

23.48.011 Extra Floor Area in Seattle Mixed Zones

- Changes timing for the submittal of an Energy Management Plan to be submitted prior to issuance of a building permit, rather than prior to issuance of a Master Use Permit .

23.48.012 Upper Level Setback Requirements

- Extends the allowed 65 foot podium height to include properties along Aurora Avenue.

23.48.013 Upper Level Development Standards

- Provides an exemption to the 75% maximum podium lot coverage requirement for projects with more than 3 stories. Projects with more than 3 stories will be required to include open space at street level equal to 15% of the lot area, or preservation of a structure that has been in existence since 1965 and is rehabilitated as part of the project.
- Provides an exception to the requirement that a lot is at least 60,000 square feet for two non-residential towers to be permitted. If a lot has been reduced in size to incomplete.

23.48.014 Street-level development standards

- Changes Map A, Pedestrian Street Classifications to designate the entire section of Valley Street between Westlake Avenue and Fairview Avenue as a Class I Pedestrian Street.
- Extends the designation of Terry Avenue as a Class I Pedestrian Street south from Valley Street for a length of 120 feet. Does this allow parking access on Terry just north of Mercer?
- Adds a requirement that for lots greater than 30,000 square feet with structures above 85 feet in height, 15% of lot area be provided as useable open space.
- Clarifies the 20 percent open space requirement for the Mercer Blocks and that this open space may be distributed throughout the three block area so long as total open space for the three blocks combined is equal to the amount that would be provided if the 20% open space requirement were met on each block.

23.48.024 Street Level Development Standards

- Requires that parking above the first floor must be entirely enclosed rather than the current requirement that it be screened with a wall 3.5 feet in height.

23.58A.044 Regional Development Credits Program

- Adds new exchange ratios that will apply once the initial 200 regional TDR credits designated for farmland are obtained
- Clarifies the process for regional TDR credits, where proceeds from the sale are used to purchase new agricultural credits

23.85.006 Structure Height Measurement.

- Allows a choice between the method used downtown or the method currently used for South Lake Union.