



**Legislative Department
Seattle City Council
Memorandum**

Date: March 28, 2013
To: Special Committee on South Lake Union
From: Sara Belz and Ketil Freeman, Council Central Staff
Subject: Options for Map and Text Amendments for Council Bill (CB) 117603, the South Lake Union Urban Center rezone legislation

At its April 1, 2013, meeting, the Council's Special Committee on South Lake Union will continue its discussion of CB 117603, the South Lake Union Urban Center rezone legislation. That discussion is scheduled to include consideration of options for amending:

1. The official land use map (for ease of reference the Mayor's proposed changes are shown on the reverse of this page) to establish different proposed maximum heights and to move proposed zone boundaries for the following areas:
 - The east side of Fairview Avenue,
 - The interior blocks of the Cascade neighborhood,
 - The three lakefront blocks located between Mercer and Valley Streets ("the Mercer Blocks"), and
 - The area located between Westlake Avenue, Aloha Street, Aurora Avenue, and Galer Street ("the Westlake Panhandle"); and
2. The development standards in the Land Use Code that govern the built environment, such as maximum floor plate sizes, podium heights, and allowable uses.

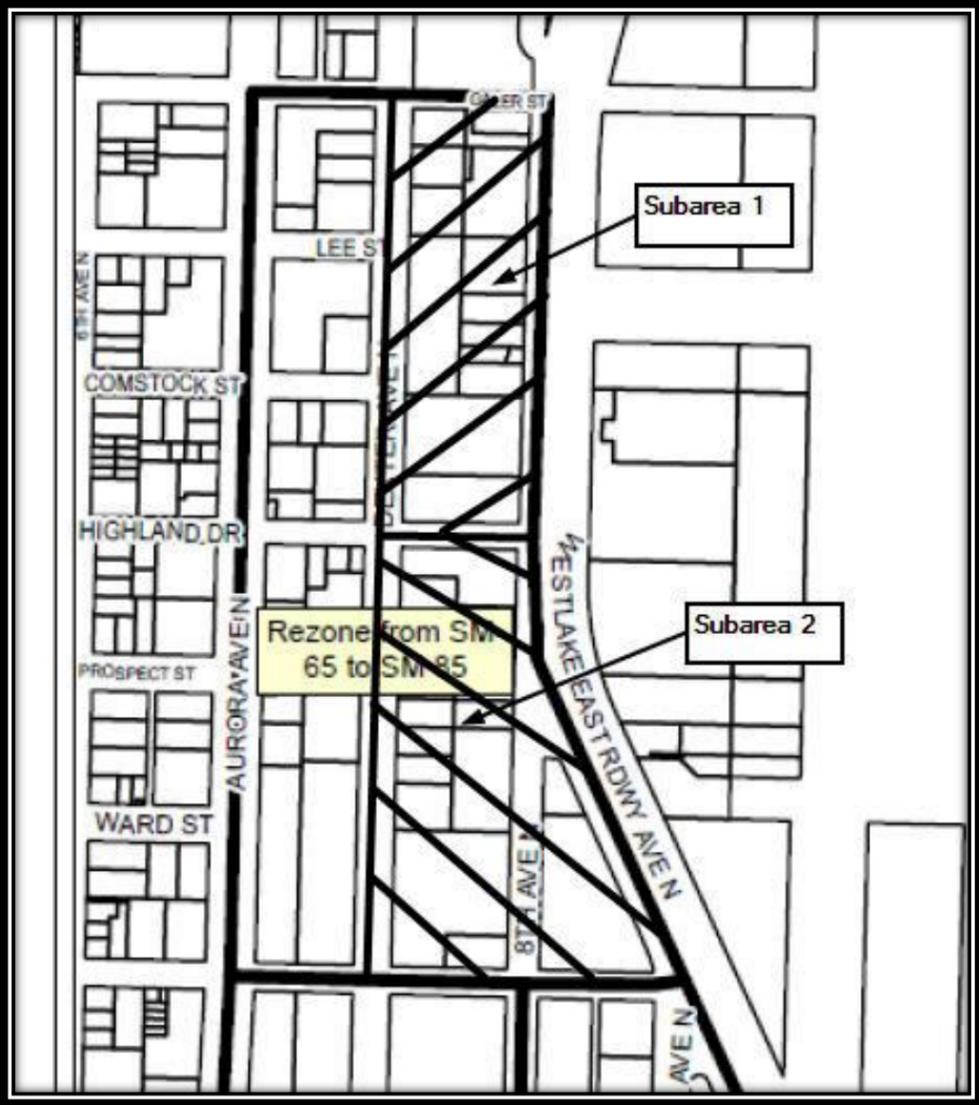
This memorandum includes a discussion of options related to issues identified by the Council.

Issues and options not covered in this memorandum include:

- Options related to changes to the bonus program including in-lieu fees and performance requirements for the affordable housing incentive program or development standards related to those programs, such as proposed base heights and Floor Area Ratios (FARs) and the definition of housing TDR site. Those issues are scheduled to be taken up by the Committee on April 15, 2013.
- Amendments already made by the Council through the substitute bill moved by the Committee on March 18th. A description of amendments made through the substitute and a track-changes version of the substitute moved by the Committee are linked to the [online agenda for the March 18th meeting](#).
- Options that cannot be accomplished by regulatory changes, such as providing budgetary authority to DON to nominate potentially eligible landmark structures or to SDOT to update the alternative transportation impact mitigation program.
- Finally, other amendments that may be resolved in a second substitute bill correcting errors and making clarifications to the Mayor's proposal. These issues include clarification of allowable height measurement techniques and ground level open space requirements.

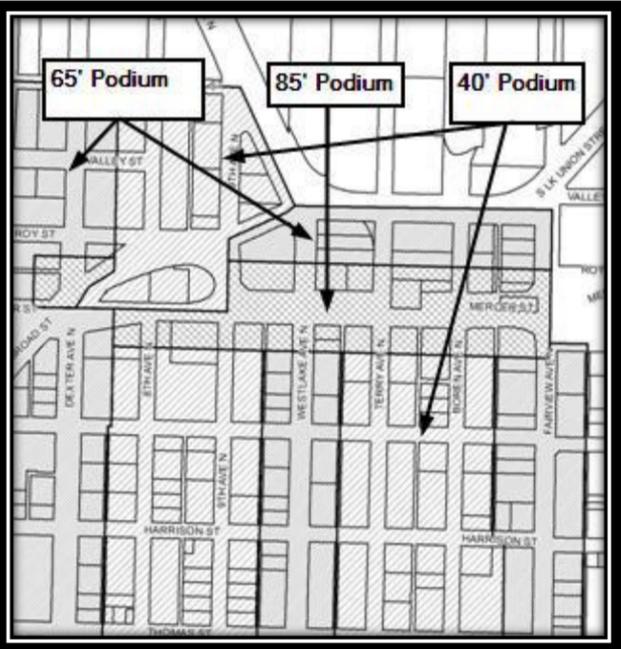
Issue	Option(s)	Area
<p>I. Cascade - Should the Council raise the maximum heights of the interior blocks of the Cascade neighborhood?</p> <p>Located east of the alley between Fairview and Minor Avenues, and west of Yale Avenue, are the interior blocks of the Cascade neighborhood. Within this area, the Mayor's proposal would retain existing SM/R zoning with a 55 foot height limit for commercial use and a 75 feet height limit for residential use. This designation is proposed to be retained, in part, to preclude additional development pressure on the area's existing housing stock, which includes residential uses in older brick apartment buildings. The interior section of the Cascade neighborhood is the only portion of the South Lake Union Urban Center that would not be rezoned under the Mayor's proposal.</p>	<p>Option A – Retain the Mayor's Proposal</p> <p>Option B – 125 Foot Maximum Height</p> <p>A coalition of Cascade property owners has requested that the Council consider upzoning the interior blocks of the Cascade neighborhood from SM/R 55/75 to a zone that would allow commercial development up to a height of 85 feet and residential up to a height of 125 feet through incentive zoning. This zone would likely be denominated SM/R 85/75-125. They assert that most of the properties that would be affected have been redeveloped in recent years and that increasing the maximum height limit would allow for greater design flexibility and support the construction of mixed-use (as opposed to residential-only) buildings on the remaining under-developed lots. It would also allow City bonus programs to be applied in the interior of Cascade – something that is not contemplated in the Mayor's rezone proposal.</p> <p>Option C – 85 Foot Maximum Height</p> <p>Another possible rezone option for Cascade would be to upzone the neighborhood's interior blocks to allow heights up to 85 feet. This could be accomplished with either a residential or commercial emphasis. The former could be accomplished by retaining the SM/R designation but allowing residential development up to 85 feet. That zone would be denominated SM/R 55/85. The latter could be accomplished by changing the zone designation to SM 85 as was done for the eastern part of Cascade.</p> <p><u>Related Development Standards and Zoning Decisions</u></p> <ul style="list-style-type: none"> There are not currently development standards for an SM /R 85/75-125 zone. Those standards would likely need to include podium heights for residential towers, base and maximum commercial FARs, and upper level development standards. If the Council chooses to increase heights in the Cascade beyond 85 feet, for continuity the Council should also consider expanding the rezone area to other parts of the Cascade neighborhood. 	

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<p>2. Fairview Boundary - Should the Council move the zone boundary from the alley between Minor and Fairview to the center line of the Fairview right-of-way?</p> <p>The Mayor’s proposal would retain an existing zone boundary along the alley between Fairview and Minor Avenues. Under current zoning, this boundary primarily serves to separate incompatible uses. Specifically, the boundary separates Industrial Commercial (IC) zoning on the west side of the alley, which prohibits most residential uses and accommodates light industrial uses, from Seattle Mixed/Residential (SM/R) zoning on the east side of the alley, which favors residential uses. The height limits permitted under existing zoning range from 65 to 85 feet on the west side of the alley and, on the east side, from 55 to 75 feet.</p> <p>Under the Mayor’s proposal, zoning on both sides of the alley would be within the SM family of zones and generally allow the same uses. However, there would be significant transitions in allowable height, bulk and scale. On the west side of the alley, the proposed SM 160/85-240 zone designation would allow commercial towers with heights of up to 160 feet and mixed-use and residential towers with heights of up to 240 feet. Properties on the east side of the alley would retain their current SM/R 55/75 zoning designation.</p> <p>The Mayor’s proposal is intended to match zone designations across the relatively wide Fairview Avenue right-of-way and includes upper level setback standards at the alley to mitigate the transition from SM 160/85-240 to SM/R 55/75. These setback standards would apply along the east side of the alley for portions of buildings above 25 feet. The maximum required depth of the setbacks would be 15 feet.</p> <p>Council has received comments and testimony expressing concern about the severity of the proposed height, bulk and scale transitions at the alley.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B – Move the Boundary to the Centerline of Fairview Avenue</p> <p>Rather than retaining the existing zone boundary along the alley, the Council could move the boundary line to Fairview Avenue. This would result in a transition across the Fairview right-of-way between more intense SM zones that allow tower development to less intense SM zones that do not.</p> <p><u>Related Development Standards and Zoning Decisions</u></p> <p>If the Council chooses to move the zone boundary, the Council must also decide what the new zone should be between the alley and Fairview.</p> <p>The Council could extend SM/R 55/75 zoning that is currently in place on the east side of the alley all the way to Fairview Avenue. However, because some of the lots located between Fairview Avenue and the alley are currently zoned to accommodate more development and uses than what is permitted under SM/R 55/75 zoning, such as light industrial uses, extending the SM/R 55/75 zoning could reasonably be considered a downzone. Alternatively, the Council could establish an SM 85 zone that would accommodate those uses and allow for slightly higher heights on Fairview.</p> <p>Possible options for rezoning the properties on the east side of the alley are described in issue number 2 below.</p>	<p>The map illustrates the proposed rezoning areas. Key streets shown include Boren Ave, Minor Ave, Fairview Ave, and Yale Ave. Specific rezoning callouts are: <ul style="list-style-type: none"> Top left: Rezone from SM-40 85/65-240 Top right: Rezone from SM-75 to SM 85 Middle left: Rezone from IC-65 to SM 160/85-240 Middle left (lower): Rezone from IC-85 to SM 160/85-240 Bottom center: Rezone from SM-125 to SM 240/125-400 </p>

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<p>3. Westlake Panhandle - Should heights in the northwest portion of the rezone area be increased?</p> <p>The northwest portion of the rezone area is shaped like a panhandle and located between Westlake Avenue, Aloha Street, Aurora Avenue, and Galer Street. The Mayor proposes to upzone this area from SM 65 to SM 85. The proposed zoning for properties located immediately south of the panhandle is a mix of SM 160/85-240 and SM 85/65-160.</p> <p>Within the panhandle area, there is a significant grade change between Aurora Avenue and Westlake Avenue as the east slope of Queen Anne Hill extends down toward Lake Union. The southernmost portion of panhandle, near Aloha Street, is located in the flight path for the Kenmore Air seaplane terminal.</p> <p>Recently, a large property owner from the panhandle blocks requested the Council consider further upzoning this area to SM 85/65-160. Although several blocks within the panhandle area have been redeveloped in recent years, some opportunities for infill development remain. Although the maximum building heights that would be permitted under SM 85/65-160 zoning are significantly taller than what are permitted under the area's current SM 65 zoning, the potential visual impacts of new tower development would be mitigated somewhat by the sloping nature of the panhandle blocks.</p> <p>In response to the proposal to upzone the panhandle area to SM 86/65-160, Kenmore Air has expressed concerns about the potential impacts of such heights on aircraft operations and flight safety. In particular, they believe the presence of new tower development on both the Mercer Blocks and along Westlake Avenue could create a challenging flight corridor for aircraft departing from Lake Union.</p> <p>To reduce encroachment on the flight path, options include separate consideration of two subareas with lower heights proposed for subarea 2, which is closer to the flight path and Kenmore Air's operations. Options for subareas are not mutually exclusive.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B – 160 Foot Maximum Height</p> <p>Subarea 1 - Increase the maximum allowable height to 160 feet, but limit structures above 85 feet to one tower for every 60,000 square feet. of lot area.</p> <p>Subarea 2 – Increase the maximum allowable height to 125 feet, but limit structures above 85 feet to one tower for every 60,000 square feet of lot area.</p> <p>Option C – 125 Foot Maximum Height</p> <p>Subarea 1 – Increase the maximum allowable height to 125 feet and establish development standards for tower structures to limit bulk.</p> <p>Subarea 2 – No change from the Mayor’s proposal.</p> <p><u>Related Development Standards and Zoning Decisions</u></p> <p>Any decision to allow towers in the Westlake Panhandle should also include consideration of amendments to the following development standards:</p> <ul style="list-style-type: none"> ▪ As with options in Cascade, there are not currently development standards for a zone, like SM/R 85/75-125, that could be proposed here. Those standards would likely need to include podium heights for residential towers, base and maximum commercial FARs, and upper level development standards. ▪ Floor plate sizes - see issue 5 ▪ Maximum east / west tower dimensions - see issue 6 ▪ Podium heights - see issue 8 	

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<p>4. Mercer Blocks - Should the Council lower the proposed maximum height for the Mercer Blocks to 160 feet?</p> <p>The Mayor’s proposal establishes the SM 85/65-240 zone designation, which would apply to the Mercer Blocks. This zone designation would allow construction of residential towers, or hotel towers meeting residential development standards, up to a height of 240 feet, if authorized by a development agreement between the City and the owner of the Mercer Blocks. Without a development agreement, the same buildings could not exceed heights of 160 feet. The height proposed for commercial structures, other than hotels, is 85 feet. The opportunity for the City and the owner of the Mercer Blocks to enter into a development agreement would expire six months after the effective date of CB 117603.</p> <p>Current zoning allows development on the Mercer Blocks up to 40 feet in height with an exception allowing additional building height up to 65 feet if 20% of the site is set aside as usable open space and other development, including upper level setback and lot coverage limits are met.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B – 160 Foot Maximum Height</p> <p>Some Councilmembers and South Lake Union residents have expressed interest in lowering the maximum residential tower heights that would be permitted on the Mercer Blocks to 160 feet. This option is consistent with what is currently permitted along the downtown waterfront, where the maximum building height permitted anywhere along the east side of Alaskan Way is also 160 feet. Limiting residential and hotel towers on the Mercer Blocks to 160 feet would also result in a clear stepping down of tower heights between Denny Way and Lake Union. More specifically, maximum building heights would transition from 400 feet immediately north of Denny to 240 feet north of John Street, to 160 feet between Mercer and Valley.</p> <p><u>Related Development Standards and Zoning Decisions</u></p> <p>The Mayor’s proposal for towers on the Mercer Blocks includes interrelated development standards. Any decision to lower the heights on the Mercer Blocks should also include consideration of amendments to the following development standards:</p> <ul style="list-style-type: none"> ▪ Floor plate sizes - see issue 5 ▪ Maximum east / west tower dimensions - see issue 6 ▪ Podium heights - see issue 7 ▪ Commercial FAR - The South Lake Union neighborhood plan identifies the Mercer Blocks as an area that should be targeted for residential development. Lowering maximum tower heights reduces the residential development potential for those blocks and may tip the scales in favor of commercial development. If the Council reduces the maximum allowable residential height, the Council may also want to consider reducing the maximum commercial FAR. 	

Issue	Options
<p>5. Floor Plate Sizes on the Mercer Blocks and Westlake Panhandle - Should the Council reduce the maximum floor plate sizes for towers?</p> <p>The Mayor’s proposal establishes maximum floor plate sizes for residential and commercial towers that could be built on the Mercer Blocks. Towers are defined as the developed area above a building’s podium. For towers on the Mercer Blocks with heights up to 160 feet, the maximum floor plate size would be 12,500 square feet. Towers measuring between 160 and 240 square feet in height would be subject to a maximum average floor plate size of 10,500 square feet, with no individual floor permitted to exceed 11,500 square feet in total area.</p> <p>Councilmembers have received comments and testimony from members of the public expressing concern about the potential bulk of towers that may be constructed on the Mercer Blocks and their potential to shade Lake Union Park and block public views from the south toward the lakefront. Smaller maximum floor plate sizes are required elsewhere in the Land Use Code. Specifically, in the Downtown Mixed Residential zone portions of a tower above 125 feet have a maximum gross floor area limit of 8,000 square feet. See Seattle Municipal Code Section 23.49.158. Additionally, recently permitted residential projects and projects currently under review in other parts of town where towers can be developed have been designed with floor plate sizes smaller than 10,500 square feet indicating that such development is technically and financially feasible. For example, a residential tower at 1321 Seneca Street on First Hill is being designed with residential floor plates that are less than 9,000 square feet and another proposed First Hill residential tower at 8th and Columbia is being designed with residential floor plates of 9,500 square feet</p> <p>Should the Council elect to permit tower development in the Westlake Panhandle, Councilmembers may want to consider applying the same maximum floor plate sizes in that area as are ultimately selected for the Mercer Blocks.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B – 10,500 square feet</p> <p>If the Council would like to further reduce the potential bulk and scale of tower development, one option would be to apply a maximum average floor plate size of 10,500 square feet to all towers built on the Mercer Blocks and not just those that exceed 160 feet in height.</p> <p>Option C – 8,000 square feet</p> <p>Another option the Council may want to consider is reducing the maximum average floor plate size for tower development on the Mercer Blocks to 8,000 square feet. Such a reduction could help lessen the negative shadow and view impacts such towers might create while still providing sufficient space to accommodate residential and hotel development. However, if the maximum permitted scale of future tower development is significantly reduced, the likelihood that the Mercer Blocks will be developed with shorter commercial buildings (maximum permitted height of 85 feet) may increase.</p>
<p>6. Maximum Lake Union-facing Tower Dimensions - Should the Council establish lower maximum water-facing tower dimensions for development on the Mercer Blocks (east – west) and the Westlake Panhandle (north – south)?</p> <p>Another approach the Council could take to reduce negative shadow and public view impacts created by tower development on the Mercer Blocks would be to further limit the east-west dimensions that would apply to such towers. The Mayor’s proposal would establish maximum east-west tower widths of 120 feet for the Mercer Blocks.</p> <p>A Council decision to reduce east-west tower dimensions on the Mercer Blocks could be combined with a decision to reduce maximum tower floor plate sizes in the same area (issue 4); however, the more limits on residential development capacity that are applied, the more likely it may become for developers to choose to construct commercial, rather than residential, buildings along this portion of the lakefront. This could be mitigated by reducing the proposed maximum allowable FAR for commercial development in that area.</p> <p>Should the Council elect to permit tower development in the Westlake Panhandle, Councilmembers may want to consider applying the same maximum north-south tower dimensions in that area as are ultimately selected for the Mercer Blocks.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B – 105 foot east-west tower dimensions</p> <p>Under this option, maximum east-west tower dimensions would be 15 feet less than what would be permitted under the Mayor’s proposal. Sample area measurements for tower floors with east-west dimensions of 105 feet and various floor plate sizes are provided below.</p> <p>12,500 square foot floor plate = 105 feet (east-west) x 119 feet (north-south) 10,500 square foot floor plate = 105 feet x 100 feet 8,000 square foot floor plate = 105 feet x 76 feet</p> <p>Option C – 90 foot east-west tower dimensions</p> <p>Under this option, maximum east-west tower dimensions would 30 feet less than what would be permitted under the Mayor’s proposal. Sample area measurements for tower floors with east-west dimensions of 90 feet and various floor plate sizes are provided below.</p> <p>12,500 square foot floor plate = 90 feet (east-west) x 138 feet (north-south) 10,500 square foot floor plate = 90 feet x 116 feet 8,000 square foot floor plate = 90 feet x 88 feet</p>

Issue	Options
<p>7. Mercer Podium Heights - Should the Council reduce the podium heights for tower development along Mercer?</p> <p>On the Mercer Blocks, the Mayor’s proposal would establish maximum podium heights of 65 feet along Valley Street and 85 feet along Mercer. The maximum permitted podium height on the south side of Mercer Street would also be 85 feet. Mercer Street is the only location in the South Lake Union rezone area where 85 foot podium heights would be permitted. Some Councilmembers have expressed unease about allowing 85 foot podiums to be constructed along either the north or both sides of Mercer.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B – 65 foot Podiums on the North Side Mercer</p> <p>The Council could reduce the maximum permitted podium height on the north side of Mercer Street to 65 feet. This would make the maximum podium height on the north side of Mercer consistent with what would be permitted on Valley Street as well as along the other more major streets in the rezone area, including Denny Way, Dexter Avenue, Westlake Avenue, and Fairview Avenue.</p> <p>Option C – 65 foot Podiums on the North and South Sides of Mercer</p> <p>If the Council is interested in reducing the maximum podium height permitted on the north side of Mercer Street to 65 feet, it may also want to consider reducing the maximum podium height on the south side of Mercer. Otherwise, the maximum podium heights permitted on the north and south sides of the street will differ by 20 feet and the south side of Mercer will be the only location within the South Lake Union rezone area where a podium height limit in excess of 65 feet would apply.</p> 
<p>8. Westlake Pandhandle Podium Heights - If the Council allows tower development in the Westlake Panhandle, what podium heights should be established for that area?</p> <p>If the Council allows tower development in the Westlake Panhandle, the Council will also need to establish podium heights.</p> <p>The Mayor’s proposal does not prescribe podium heights for the Westlake Pandhandle because tower development was not proposed for that area. Podium heights dictate where, in part, other development standards, such as maximum floor plate size for towers, would apply.</p> <p>Generally, under the Mayor’s proposal 65 foot podium heights are prescribed along major arterial, such as Dexter, Westlake, and Fairview Avenues. Both Dexter and Westlake Avenues are major arterials.</p>	<p>Option A – 65 Foot Podium Heights</p> <p>Under this option, the Council would establish 65 foot podium heights for subareas 1 and 2 shown in the figure for issue 3.</p> <p>Option B – 45 Foot Podium Heights</p> <p>Under this option, the Council would establish 45 foot podium heights for subareas 1 and 2 shown in the figure for issue 3.</p>
<p>9. School height exception - Should the Council amend the proposed height exception to clarify and add greater specificity to the school height exception?</p> <p>The Mayor’s proposal would create a height exception for co-development with the Seattle School District. Specifically, in the proposed SM 160 / 86-240 and SM 85-240 zones, heights for residential and commercial towers could be increased by 30% and 20%, respectively, if the building includes a public school.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B – Amend the Exception</p> <p>Councilmember Burgess is proposing to strengthen these provisions by 1) providing more use-specific development standards that make reference to school district specifications for a 500 student elementary school and 2) providing the school district with a role in reviewing projects that invoke the exception.</p>

Issue	Options
<p>10. 8th Avenue Residential Corridor and R&D Uses - Should the Council amend the use standards proposed for 8th Avenue in order to facilitate a possible future expansion of adjacent biomedical research and laboratory uses?</p> <p>The Mayor’s proposal would establish a residentially-focused corridor along 8th Avenue between Republican Street and John Street. Development standards for this area would favor residential development by only allowing non-residential uses to occupy a portion of the first 20 feet of a building above the street level.</p> <p>This proposed residential corridor is located immediately south of the University of Washington Medicine’s biomedical research campus and includes parcels that could serve as future expansion sites for that facility. The residentially-focused use and development standards proposed for those properties could inhibit such an expansion. While the University of Washington does not know when it will seek to expand its biomedical research campus, it has expressed the desire to preserve that option, at least for the near term.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B – Expand Areas of a Building that Could be Occupied by R&D Uses in the 8th Avenue Corridor</p> <p>Under this option, Council would expand indefinitely areas of a building that could be occupied by R&D space in the 8th Avenue Corridor without amending any other development standards, such as setback and open space requirements, which are intended to impart a more residential character. The University of Washington would have the option of expanding into the 8th Avenue Corridor provided that it future development would need to meet other proposed development standards. Expansion would only be precluded by new residential or mixed use development on sites the University might otherwise occupy.</p> <p>Option C – Expand Areas of a Building that Could be Occupied by R&D Uses in the 8th Avenue Corridor, but Provide a Sunset Clause</p> <p>Under this option, Council would expand areas of a building that could be occupied by R&D space in the 8th Avenue Corridor without amending any other development standards, such as setback and open space requirements, which are intended to impart a more residential character. However, those development standards would sunset on a specified date precluding future expansion.</p>
<p>11. Preservation of Character Structures - Should the Council extend the FAR bonus for landmarked structures to sites with structures that are potentially eligible for landmark designation?</p> <p>A total of 15 designated historic landmarks and about 30 potentially eligible sites are located within the rezone area. Eligible landmark sites are shown in orange in the figure from the EIS on the right. The Mayor’s proposal and changes made through the substitute bill includes the following incentives to support historic preservation in South Lake Union:</p> <ul style="list-style-type: none"> ▪ Exempt preserved, designated landmark structures from FAR calculations; ▪ Provide a 0.5 FAR bonus for all projects that incorporate the preservation of a designated landmark structure; and ▪ For structures that incorporate the preservation of a designated landmark, are located on lots measuring 60,000 or more square feet, and have nonresidential uses above 85 feet (slightly higher limits would apply to buildings with research and laboratory uses), increase the maximum floor plate size for each story above the required podium from 24,000 square feet to 30,000 square feet. <p>Under C.B. 117603, the City’s landmark TDR program would only operate in South Lake Union until the regional TDR program is implemented. It is estimated that there are currently about 360,000 square feet of landmark TDR credits available from existing properties in South Lake Union. The present trading price downtown is about \$11 per square foot.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B – Allow an FAR Bonus for Structures Identified as Eligible for Landmark Status</p> <p>Under this option the Council would establish a list of character structures and provide an FAR bonus as an incentive for preservation of portions of those structures. There are approximately 30 structures that could be eligible for inclusion on that list.</p> <p>As with any FAR bonus, the addition of density provided as an incentive below the base erodes the development capacity above the base that must be achieved through participation in the affordable housing incentive program, rural TDR program, or landmarks TDR program.</p> <div data-bbox="2107 862 2915 1749" data-label="Figure"> <p>Figure 3.11-1 Eligible and Designated Historic Sites</p> <p>Source: City of Seattle, BOLA Architecture + Planning, 2010</p> </div>

Issue	Options
<p>12. LEED - Should future development projects in South Lake Union be required to meet or exceed the threshold for a higher LEED standard in order to take advantage of any bonus floor area?</p> <p>The Mayor’s proposal would require future development in South Lake Union that exceeds a base FAR or height to meet or exceed the threshold for a LEED Silver rating in order to qualify for any bonus floor area. This requirement is consistent with sustainability goals from the neighborhood plan, which contains a goal of being a model for sustainable redevelopment. See SLU-G13.</p> <p>Some Councilmembers have stated that meeting LEED Silver requirements has become a construction industry standard and the City should instead require South Lake Union projects to meet or exceed the threshold for achieving LEED Gold. A report by the Office of Sustainability and Environment observed that designing to a LEED Gold standard does not necessarily correlate with increased cost to a developer. This is borne out by pipelined and recent projects in South Lake Union, most of which are being developed to meet or exceed LEED Gold. Additionally, the executive has recently identified the potential for a district energy system for South Lake Union. Assuming that an operator can be identified and a system established, Council may want to allow connection to a district energy system as an alternative or additional requirement.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B – LEED Gold</p> <p>Under this option the Council would require that development in South Lake Union using bonus floor area achieve a LEED Gold rating or better.</p> <p>Option C – LEED Gold or LEED Silver if Connecting to District Energy</p> <p>Under this option the Council would require that development in South Lake Union using bonus floor area achieve a LEED Gold rating unless a project is connecting to a district energy system, in which case the development would be required to achieve a LEED silver rating.</p>
<p>13. Design Review Departures for Commercial Floor Plate Maximums - Should the Council allow limited departures from maximum floor plate size development standards for commercial towers on large sites?</p> <p>The Mayor’s proposal establishes a maximum floor plate size of 30,000 square feet for commercial towers on large lots, if a landmark structure or open space on that lot is preserved. This a proposed exception from the 24,000 square foot maximum floor plate size for commercial development elsewhere in the rezone area. The exception is intended, in part, to encourage preservation of landmark structures and existing open space, such as the Troy Laundry and the Seattle Times Park.</p> <p>The Mayor’s proposal does not allow departures through the design review process for residential or commercial tower floor plate maximums.</p>	<p>Option A – Retain the Mayor’s Proposal</p> <p>Option B –Allow Limited Departures for Commercial Floor Plate Maximums for Towers on Large Sites</p> <p>Touchstone development is designing a project that invokes the exception to allow 30,000 square foot floor plate maximums. Alternatives identified through design review include massing that incorporates the Troy Laundry building and provides an interior pedestrian open space and pass through. A limited maximum floor plate size departure – up to a 5% increase – allowable through design review could result in a design that optimizes ground level open space.</p>