

Amend sections 66 of Council Bill 117603 to modify the definition of “Housing TDR Site” to make more sites developed with low-income housing eligible to sell unused development rights. Amendments are shown in track changes.

Section 66. Section 23.84A.038 of the Seattle Municipal Code, last amended by Ordinance 123729, is amended by adding the following new subsections to be inserted in alphabetical order:

23.84A.038 - "T"

"TDR site, housing" means a lot meeting the following requirements:

1. The lot is located in any Downtown zone except PMM, DH-1 and DH-2 zones, or is located in the South Lake Union Urban Center (~~either in any IC zone or~~) in any SM zone with a height limit of (~~eighty five~~)85(~~)~~) feet or higher;

2. Each structure on the lot has a minimum of (~~fifty~~)50(~~)~~) percent of total gross above-grade floor area committed to low-income housing for a minimum of (~~fifty~~)50(~~)~~) years;

3. The lot has above-grade gross floor area equivalent to at least (~~one~~)1(~~)~~) FAR committed to very low-income housing use for a minimum of (~~fifty~~)50(~~)~~) years;

~~((4. The above-grade gross floor area on the lot committed to satisfy the conditions in subsections 2 and 3 of this definition is contained in one or more structures existing as of the date of passage of Ordinance 120443 and such the area was in residential use as of such date, as demonstrated to the satisfaction of the Director of the Office of Housing;))~~ and

~~((5))~~ 4. The low-income housing and very low-income housing commitments on the lot comply with the standards in (~~(S)~~)subsection 23.49.012.B.1.b and are memorialized in a recorded agreement between the owner of (~~(such))~~the low-income and very low-income housing and the Director of the Office of Housing.
