

# UDPS Committee Meeting

January 9, 2019

- Welcome and Introductions
- 1400 Madison Updates
- Mandatory Housing Affordability (MHA) and Incentive Zoning (IZ)
- News and Updates

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# 1400 Madison Updates

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# Mandatory Housing Affordability and Incentive Zoning

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# Incentive Zoning and MHA Adoption Timeline

***January 2019:*** The Office of Planning & Community Development will conduct additional environmental review to supplement the FEIS's historical resources analysis.

***January 2019 – Mid-February 2019:*** MHA Select Committee will discuss proposed amendments (Councilmember Rob Johnson asked that amendments be submitted within the next five weeks).

***Mid-February 2019 – Late February 2019:*** Public Hearing will be held on MHA city-wide legislation, proposed amendments, and Comprehensive Plan amendments.

***Late February 2019 – Early March 2019:*** MHA Select Committee will vote on amendments and recommendation for final City Council action.

***Early March 2019 – Late March 2019:*** City Council will vote on MHA city-wide legislation.

# Examples of Incentive Zoning in First Hill



## 1321 Seneca St (Luma)

- Extra floors gained by payment into Affordable Housing fund



# Examples of Incentive Zoning in First Hill



## 802 Seneca St (Cielo)

- Extra floors gained by:  
60.8% payment into  
Affordable Housing  
fund and 39.1% for Open  
Space
- 330' of 330' used

**Proposal:** Projects would fulfill requirements to achieve the additional floor area provided through incentive zoning (IZ) entirely through MHA and the option to meet ***the IZ requirement by providing open space, Green Street improvements, or transfer of development rights, rather than through affordable housing, would no longer be available.*** Under the existing IZ program, developers in the HR zone can achieve all their extra floor area by contributing to affordable housing. However, they also have the option of achieving up to 40 percent of their extra floor area by providing any combination of public open space, implementing a Green Street improvement, or purchasing Transferable Development Potential (TDP) from historic landmark sites.

**Discussion:** The sale or transfer of TDP for landmarked buildings in the First Hill High Rise (HR) zone provides a potential source of revenue for owners of landmarked buildings to use for preservation efforts. The other options to gain the extra floor area through the IZ program acknowledge a priority for open space and Green Streets in this area. ***Councilmembers could consider modifying the proposed legislation to maintain the voluntary option of achieving up to 40 percent of extra floor area through open space, Green Street improvements, or TDP by exempting the portion of extra floor earned through these options from MHA requirements.*** This approach would allow developments to maximize their capacity to provide open space, Green Street improvements, or TDP, but it would ensure that smaller-scale structures or structures choosing not to use this option would still be subject to MHA requirements as currently proposed. ***Alternatively, Councilmembers could consider requiring all projects achieve up to 40 percent of extra floor area through open space, Green Street improvements, or TDP without exempting this portion from MHA.*** However, under this option, the cost for this requirement and MHA would be additive.

# Call to Action!

- Speak in favor of maintaining Incentive Zoning in First Hill at the MHA Committee Discussion for Districts: 1, 2, 3, & 7 on ***Wednesday, January 16th at 9:30a at Seattle City Hall, Council Chambers*** (600 4th Ave)
- Write an email or call councilmembers in support of maintaining Incentive Zoning in First Hill to:
  - Committee Chair, Councilmember Rob Johnson (206-684-8808) or [Rob.Johnson@seattle.gov](mailto:Rob.Johnson@seattle.gov)
  - Committee Vice Chair, Lorena Gonzalez (206-684-8802) or [Lorena.Gonzalez@seattle.gov](mailto:Lorena.Gonzalez@seattle.gov)
    - District 3 Councilmember, Kshama Sawant (206-684-8016) or [Kshama.Sawant@seattle.gov](mailto:Kshama.Sawant@seattle.gov)
    - District 7 Councilmember, Sally Bagshaw (206-684-8801) or [sally.bagshaw@seattle.gov](mailto:sally.bagshaw@seattle.gov)
    - District 8 Councilmember, Teresa Mosqueda (206-684-8806) or [Teresa.Mosqueda@seattle.gov](mailto:Teresa.Mosqueda@seattle.gov)



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# News and Updates

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**The Harborview Hall Homeless Shelter is now open.**

**The shelter can provide bedding for up to 100 people (and their pets).**

**FHIA is advocating for Harborview Hall to grow into a 24/7 Enhanced Shelter, similar to Compass at First Presbyterian in the coming years.**

An architectural rendering of three modern glass skyscrapers under construction at dusk. The buildings are illuminated from within, showing a grid of windows. They are set against a dark, cloudy sky. In the foreground, there are trees and a small, older building with a dome. The text "1101 Spring Street: Under Construction" is overlaid in white at the bottom.

# 1101 Spring Street: Under Construction





The project will include:

- 565 residential units
- 8,400 square feet of office, retail and restaurant space
- 3 live/work units

annnnnnd.....





A 5,785 square-foot public plaza!

# Check out FHIA's 2018 Annual Report!

<https://www.firsthill.org/annual-report/>

Some highlights are:

- Acquired public and private funding to renovate First Hill Park in 2019, including public art that will reflect unique First Hill history
- Successfully advocated for maintaining Metro bus routes 3 & 4 on James
- Acquired \$4 million in funding for Terry Avenue as part of the Community Package Coalition



# Terry Avenue - Spring to Terrace

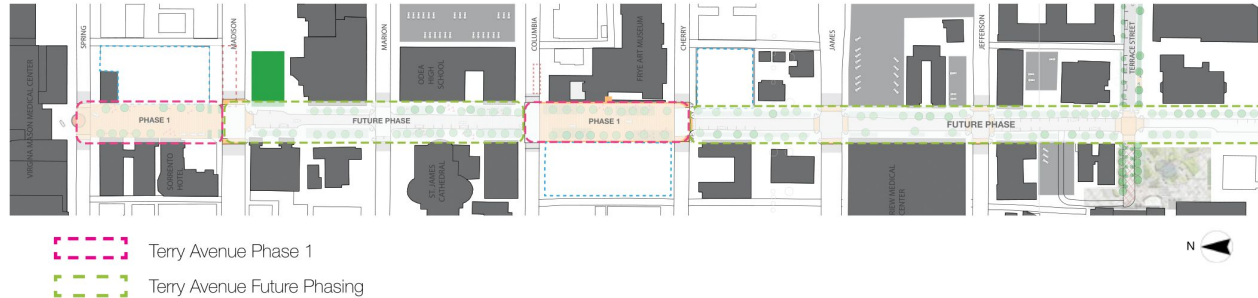
## Approach to Pedestrian Priority Street

The goals of Terry Avenue heard from the community stakeholder group include:

- A multi-use street with primarily pedestrian focus
- A green, lush environment in the streetscape
- Moments to sit and enjoy be an active participant in the public realm
- Safety throughout the street and intersections
- Leverage special blocks for redevelopment
- A complete full street focused on pedestrian as a grand gesture along Terry from Yesler Terrace to Pine St.

Block locations titled Phase 1 references areas that have the potential to be developed sooner in the future. These blocks are referenced as focal areas for Terry Avenue in this document

Terry Avenue Phasing Map and Diagram



**The Terry Avenue Steering Committee met on December 14th.**

**FHIA Staff is actively working to secure funding for the second phase of Outreach.**

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Read the 2018 FHIA Annual Report!

January 16th: MHA Committee Discussion at City Hall

February 4th: FHIA Transportation Committee at  
Skyline

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