

# UDPS Committee Meeting

October 3, 2018

- Welcome and Introductions
- 615 8th Ave. Presentation
- MHA Updates
- News, Updates, and New Business

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# 615 8th Ave Presentation

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# INCENTIVE ZONING UPDATE

Presented by OPCD Strategic Advisor Brennon Staley  
to the First Hill Improvement Association

October 3, 2018



City of Seattle

# Zoning and Public Benefits

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- For past 20 years, City policy has been that additional development capacity provided through significant rezones should be contingent on providing public benefits
- Public Benefits have varied
  - Lowrise – Green building & parking
  - Midrise, Transit Station Areas – Affordable Housing
  - Downtown, SLU – Split between affordable housing and on-site amenities and TDR
  - First Hill – Affordable housing with option of on-site amenities and TDR

# Mandatory Housing Affordability

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- Implemented in Downtown, South Lake Union, UDistrict, Uptown, and Central Area
- Proposed Citywide Implementation, including First Hill in late 2018/early 2019
- Incentives focused on affordable housing converted to MHA requirements
- First Hill incentives are proposed to be converted to MHA requirements; Council will be considering proposal in late 2018/early 2019

# Geographic Area After MHA

- ❑ Map shows areas that are proposed to have Incentive Zoning
- ❑ Council is debating whether First Hill incentives would be all MHA or a lower MHA requirement plus incentive zoning

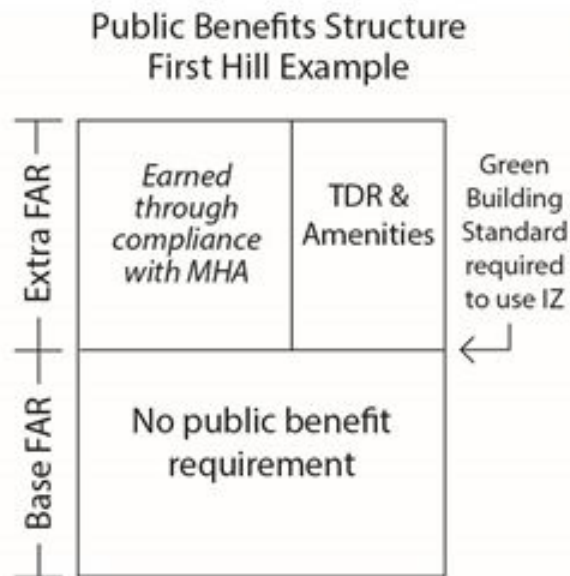


# Incentive Zoning Overview

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- Property owners may gain ***extra floor area*** beyond the ***base development limit*** up to a ***maximum development limit*** by providing ***public benefits***
- Voluntary program; development can build to base without providing public benefits
- Specific provisions vary substantially by area and zone

# Public Benefits Options



## TDR & Amenities options:

- ☐ Open space
- ☐ Green Street Improvement
- ☐ Transfer of Development Rights (TDR) from historic buildings



# Update Goal

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- Goals of update is to:
  - ▣ create a clear and consistent program;
  - ▣ achieve better outcomes for the public benefits provided; and
  - ▣ improve the City's permitting, tracking, and enforcement processes.
- Not changing development capacity
- Not changing geographic area

# Update Process

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- **June - September 2018:** Public Engagement on Initial Proposal
- **September 2018 – January 2019:** Develop Ordinance and Director's Report
- **December 2018:** Council decision on First Hill incentives
- **February 2019:** Comment period on updated proposal and ordinance
- **Spring 2019:** Submit legislation to Council for Review and Approval



# Initial Proposal

# Green Building Standard

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- Existing standard
  - ▣ Applies in all IZ areas except North Downtown
  - ▣ Projects must be 15% better than energy code minimum and met LEED Gold, Built Green 4-star, or Passive House
- Proposed update
  - ▣ Apply standard to North Downtown
  - ▣ Add following requirements:
    - No fossil fuel use for space heating
    - No electric resistance heating in commercial buildings and common areas of multi-family structures

# Open Space



- Projects with towers need to set aside 25% as landscape area or 20% as private open space
- With IZ, projects could achieve extra floor area by providing public open space or green street improvement

# Open Space Proposal



- No changes to green street improvement option
- Update open space standards
  - Have specific standards for location, access, layout, seating, and landscaping
  - Add dimensional requirements to prevent narrow strips of open space
  - Allow more flexibility to accommodate movable chairs and tables on larger sites
  - Allow more flexibility to allow cafes and other activities that would activate the space
  - Implement minimum standards for lighting
  - Require that the spaces must be open to the general public from 6 am to 10 pm (same as public parks)



# Transfer of Development Rights

- Under IZ, projects could achieve extra floor area by purchasing development rights from historic properties
- Proposed update
  - No significant changes in First Hill
  - Allow projects meeting 2030 Challenge to sell more TDR



# Questions of Comments

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[www.seattle.gov/opcd/ongoing-initiatives/incentive-zoning-update](http://www.seattle.gov/opcd/ongoing-initiatives/incentive-zoning-update)



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# News, Updates, and New Business

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# 1103 Summit Ave

Moving forward with  
conditions

The design review  
report should be  
released in a few  
weeks



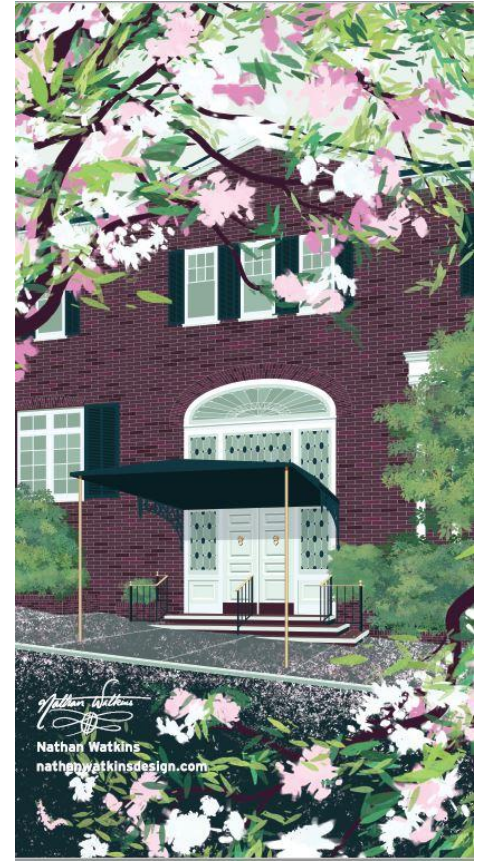
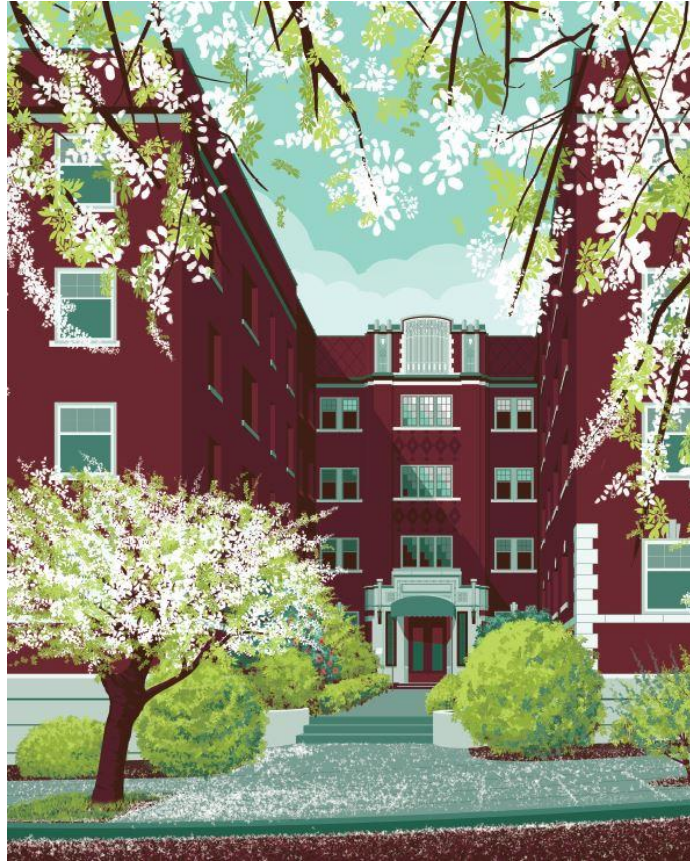
# The Danforth - Complete

The Danforth is  
now leasing -  
Whole Foods  
expected to  
open on  
October 30th





# Signal Boxes - Under SDOT Review



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**October 3rd - Final Lid I-5 Collaborative**  
**October 13th - First Hill Autumn Clean Up**  
**October 24th - CANCELLED 815 9th Ave Design Review**  
**November 5th - Transportation Committee Meeting**  
**November 7th - UDPS Committee Meeting**  
**November 14th- 615 8th Ave Design Review**

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