



PRELIMINARY UPTOWN REZONE

Uptown and Seattle Center are a destination for visitors from throughout the region, a home to Seattleites seeking to live close to downtown and South Lake Union, a center for the performing arts, a place for families and a place where people work. Uptown is also growing and changing just as Seattle is growing and changing. Through a multi-year planning process, Uptown residents have developed a vision about how to shape this growth to ensure that Uptown retains a high quality of livability. This vision includes seeking policies that promote equitable and affordable housing, a strong jobs/housing balance, a high quality built environment, and continued development of a multimodal transportation network.

KEY PROVISIONS

- Implementation of new Affordable Housing requirements (MHA) that will create 600 new affordable housing units
- New development standards to improve the quality of development as Uptown grows
- Standards that support and promote a lively pedestrian environment
- Incentives to encourage provision of Arts & and Culture spaces in new development projects
- Incentives to preserve landmark and other historic buildings in Uptown

KEY LINKS

- Uptown Website:
<http://bit.ly/opcd-uptown>
- Seattle 2035 Website:
<http://bit.ly/Seattle2035>
- HALA Website:
<http://www.seattle.gov/hala>
- Jim Holmes:
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WHAT DOES THIS RECOMMENDATION DO FOR UPTOWN?

- Increases Uptown's economic vitality by maximizing use of commercial property, making it easier to create more jobs and housing in the neighborhood.
- Offers more affordable housing units, making it possible for more people to work and live in the neighborhood.
- Keeps Uptown's unique character. The rezone will help increase the number of art & cultural activities and preserve historic buildings. It will also increase the diversity of the area, add open spaces, and improve Uptown's connection to Seattle's waterfront.
- Improves how Uptown connects to Seattle Center: The rezone will help people get to Seattle by foot, bike, bus, or car.
- Improves pedestrian spaces for safe and easy movement through the neighborhood.

VIEWS

The proposed height limits balance concerns about view impacts with increases in development capacity to encourage higher quality development and create more affordable housing opportunities. The tallest buildings are permitted close to South Lake Union and downtown with height limits decreasing closer to Queen Anne Hill.

TRANSPORTATION

Uptown is in an ideal location to increase housing opportunities adjacent to the job centers of downtown and South Lake Union. Increasing housing opportunities closer to where people work, or where there is a robust multi-modal transit system can improve mobility even as density increases.

- Completion of the Alaska Way Viaduct Tunnel and North Portal
- Reconnection of John, Thomas, and Harrison Streets .
- Improvements in Metro transit service.
- Sound Transit 2 will make it easier for many Seattle Center visitors to arrive by monorail from downtown.
- Implementation of the Pedestrian and Bike Master Plans will increase mobility options in Uptown and make it a walkable, well-connected neighborhood.

Recently the City completed The Uptown/Seattle Center Parking Study. This study looked at short term and long term parking needs for Seattle Center and the Uptown neighborhood. Over the next 20 years there will be dramatic changes in transportation infrastructure, technology that will change the demand for parking. The parking study will inform decisions as the neighborhood redevelops and as Seattle Center continues as a regional arts and culture destination.

MANDATORY HOUSING AFFORDABILITY (MHA)

A BOLD STRATEGY FOR CREATING AFFORDABLE HOUSING AS SEATTLE GROWS

City's Commitment to Affordable Housing

The City's Comprehensive Plan (Seattle 2035) includes a goal to help meet current and projected housing needs of all economic and demographic groups by increasing Seattle's housing choices. To help achieve that goal, Seattle's Housing Affordability, and Livability Agenda (HALA) strives to create 50,000 homes by 2025, including 20,000 homes for low-income people. Mandatory Housing Affordability (MHA) will provide an estimated 6000 of the 20,000 net new rent-restricted homes for households with incomes no higher than 60 percent of the area median income (\$38,000 for an individual and \$54,000 for a family of four).

How MHA Works

MHA will expand rent-restricted affordable housing as Seattle grows by requiring new development to contribute to affordable housing. MHA requirements will take effect in zones where new height and/or floor area limits are adopted to increase development capacity.

MHA Requirements

Development will be required to provide affordable housing onsite or by paying into a City fund that supports the development of affordable housing (payment option). Both options offer unique benefits and are important to the success of MHA. An estimated 7% to 10% of homes in new multifamily residential buildings will be reserved for income-eligible households and have restricted rents. These affordable homes will be the same size and quality of the market-rate units in the building. With the payment option, developer contributions range from \$8.00 to \$29.75, depending on the size of the rezone, will enable the Seattle Office of Housing to leverage other funds to produce more affordable housing overall. In addition, affordable housing funded with MHA payments advances other City goals such as expanding housing opportunity in all neighborhoods addressing displacement risks providing housing for families with children, and building in locations near transit and other amenities.