

MHA Urban Design Study

**An analysis of the proposed zoning changes to
implement Mandatory Housing Affordability in
Downtown and South Lake Union**

June 2016

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INTRODUCTION

This report provides urban design analysis used to support evaluation of the proposed zoning changes associated with the implementation of Mandatory Housing Affordability (MHA) in Downtown and South Lake Union. Under MHA, new development in Downtown and South Lake Union would be required to contribute to affordable housing either by constructing affordable housing units or paying into a fund that the City would use to create affordable housing.

To offset or partially offset the cost of this new requirement, the proposal would allow additional development capacity for residential and commercial development in Downtown and South Lake Union. The zoning changes to create this additional capacity vary by zone but include increases in the maximum height limit, the maximum tower floor area limit, and/or the maximum lot coverage limits. Table 1 summarizes the proposed development capacity increases.

The first section of this report summarizes the assumptions, methodology, and estimated results that were used to estimate development capacity in Downtown and South Lake Union with MHA requirements. The second section illustrates how the proposed zoning changes could affect the height, bulk, and scale of development prototypes in nine representative zones in the study area.



Table 1: Development Capacity Increases in Downtown and South Lake Union

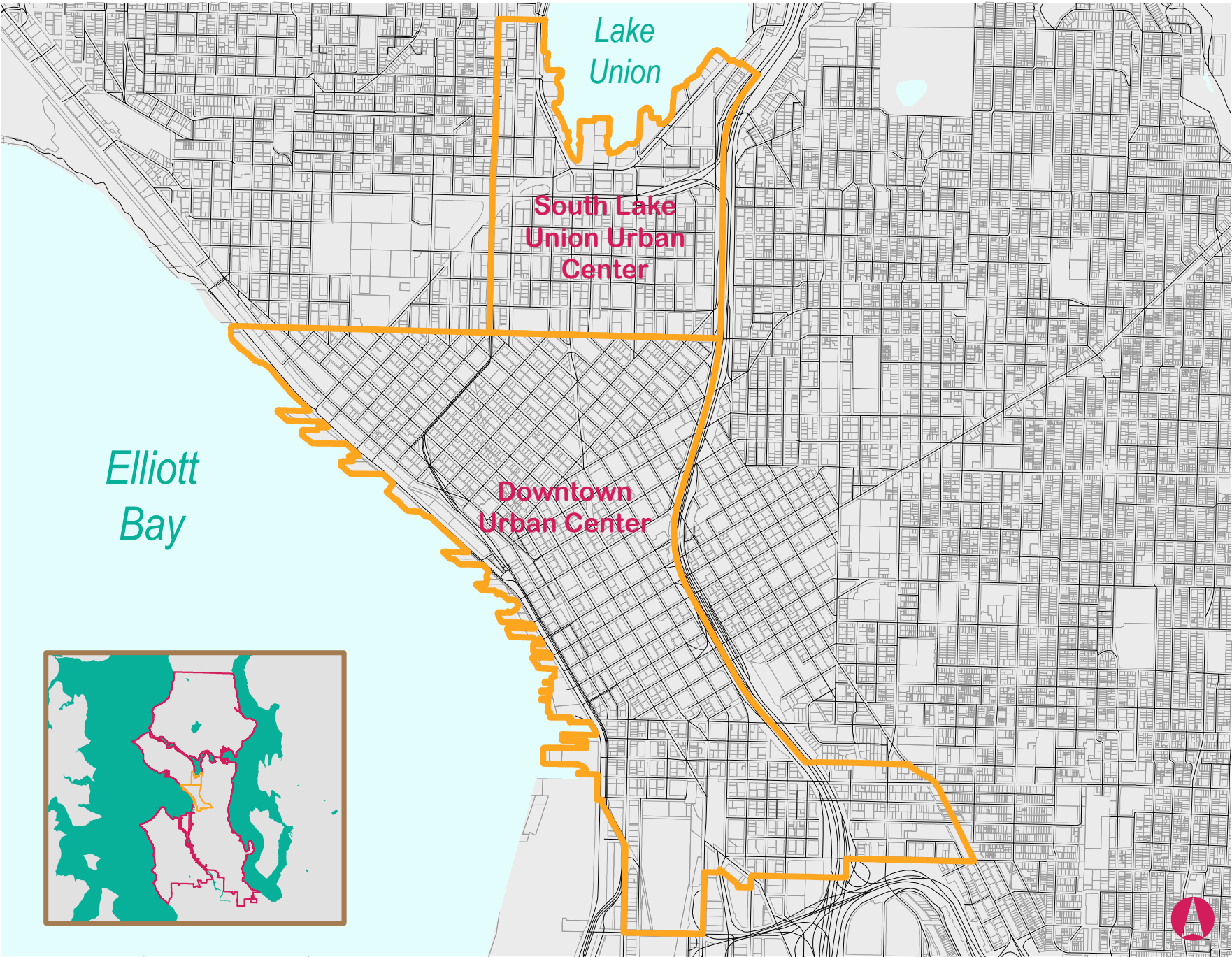
| Existing Zone Name | Residential Capacity Increase | Commercial Capacity Increase |
|--------------------|--|--|
| DH2/65 | 10 feet in height | 10 feet in height |
| DMC-65 | 10 feet in height | 1.0 FAR increase and 10 feet in height |
| DMC-85 | 10 feet in height | 1.0 FAR increase and 10 feet in height |
| DMC 85/65-150 | 10 feet in height | 1.0 FAR increase |
| DMC-125 | 20 feet in height | 1.0 FAR increase and 20 feet in height |
| DMC-160 | 10 feet in height | 1.0 FAR increase and 10 feet in height |
| DMC 240/290-400 | 40 feet in height or 1,000 square feet in tower floor plate ^{1, 3} | 1.0 FAR increase |
| DMC 340/290-400 | 40 feet in height or 1,000 square feet in tower floor plate ^{1, 3} | 1.0 FAR increase |
| DMR/C 65/65-85 | 10 feet in height | 0.5 FAR increase and 10 feet in height |
| DMR/C 65/65-150 | 20 feet in height and 10 percentage point increase in tower floor plate ² | 0.5 FAR increase and 10 feet in height |
| DMR/C 85/65 | 10 feet in height | 0.5 FAR increase and 10 feet in height |
| DMR/C 125/65 | 20 feet in height ² | 0.5 FAR increase |
| DMR/C 240/125 | 30 feet in height and 10 percentage point increase in tower floor plate above 125 feet | 0.5 FAR increase |
| DMR/R 85/65 | 10 feet in height ² | 0.5 FAR increase |
| DMR/R 125/65 | 20 feet in height ² | 0.5 FAR increase |
| DMR/R 240/65 | 30 feet in height and 10 percentage point increase in tower floor plate above 125 feet | 0.5 FAR increase |
| DOC1 U/450/U | 1,000 square feet tower floor plate | 1.0 FAR increase |
| DOC2 500/300-500 | 40 feet in height or 1,000 square feet in tower floor plate ¹ | 1.0 FAR increase |
| DRC 85-150 | 20 feet in height ² | 1.0 FAR increase |
| IC 85-160 | none | 0.5 FAR increase and 15 feet in height |
| IDM 75/85-150 | 20 feet in height | 1.0 FAR increase |
| IDM 150/85-150 | 20 feet in height | 1.0 FAR increase |
| IDR 45/125-240 | 30 feet in height and 5 percentage point increase in tower coverage above 125 feet ² | 0.5 FAR increase |
| IDR 150 | 20 feet in height ² | 0.5 FAR increase |
| IDR/C 125/150-240 | 30 feet in height and 5 percentage point increase in tower coverage above 125 feet ² | 1.0 FAR increase |
| SM-85 | 10 feet in height and 0.75 FAR increase | 0.5 FAR increase and 15 feet in height |
| SM-125 | 20 feet in height and 1.5 FAR increase | 0.5 FAR increase and 20 feet in height |
| SM-SLU 85/65-125 | 20 feet in height or 1,000 square feet tower floor plate and 5 percentage point increase in tower coverage ^{1, 3} | 0.5 FAR increase and 15 feet in height |
| SM-SLU 85-240 | 30 feet in height or 1,000 square feet tower floor plate and 5 percentage point increase in tower coverage ^{1, 3} | none |
| SM-SLU 160/85-240 | 30 feet in height or 1,000 square feet tower floor plate and 5 percentage point increase in tower coverage ^{1, 3} | 1.0 FAR increase and 15 feet in height |
| SM-SLU 240/125-400 | 40 feet in height or 1,000 square feet tower floor plate and 5 percentage point increase in tower coverage ^{1, 3} | 1.0 FAR increase |
| SM-SLU/R 55/85 | 10 feet in height | 10 feet in height |

¹ In these zones, the SEPA analysis considers two different options: extra height or wider towers. The final legislation is anticipated to include one option or the other, not both.

² In these zones, we would also modify height breakpoints for coverage and floor plate limits to make them consistent with increased maximum height limits.

³ In these zones, we would include modifications to development standards that would grant an increase in the maximum height limit for development sites that cannot accommodate towers.

Figure 1: MHA implementation area in Downtown and South Lake Union



DEVELOPMENT CAPACITY

To support our analysis of the MHA proposal, the City developed an estimate of development capacity in Downtown and South Lake Union under existing conditions and the proposed zoning changes. Development capacity is an estimate of how much development (measured in square footage) could occur theoretically over an unlimited time period. We determine development capacity by estimating which parcels could be redeveloped and how much development could occur on each of them. Development capacity is neither a prediction of market demand nor the quantity or timing of future development. It evaluates only the supply of development that could eventually be produced based on a given zoning scenario.

The following steps outline the process used to estimate development capacity:

- Step 1:** Use the City's development capacity model to identify parcels likely to redevelop.
- Step 2:** Identify existing permits or development proposals for redevelopable sites.
- Step 3:** Designate redevelopable sites as residential, commercial, or mixed-use based on several assumptions.
- Step 4:** Model the floor area that could be developed for each redevelopable parcel under current standards and under the proposed zoning changes.
- Step 5:** Calculate the total development capacity that exists across all sites.

Step 1

We used the City's development capacity model to generate an initial list of parcels considered redevelopable. This model determines whether an individual parcel could redevelop based on the difference between the amount of development on the land today and the amount that could be built under current zoning, taking into account other site-specific factors such as known site restrictions or public ownership.

Step 2

We sorted each site in Downtown and South Lake Union identified in the Development Capacity Model as redevelopable according to whether it had **(a)** a project under construction or far enough along in permitting that the project would not be revised to utilize additional development capacity; **(b)** a project in planning or the early permitting stages that might be revised to use development capacity; or **(c)** no known proposals for redevelopment.

Step 3

We designated parcels as residential, commercial, or mixed-use according to several criteria. For parcels with approved building permits, we assumed the use would be consistent with the approved building permit.

For parcels with projects in the permitting process identified as group (b) in **Step 2**, we assumed that the use contained in the building under existing regulation and under proposed changes would be consistent with what was shown on their plan set. For mixed-use buildings, we assumed the additional capacity under proposed changes would be consistent with what was proposed for the highest floor of the project that was proposed.

For each parcel with no known proposal for redevelopment identified as group (c) in **Step 2**, we determined whether residential, commercial, or mixed-use development was likely based on the following considerations:

- **Zoning.** If a site's zoning substantially favored one use over another in terms of achievable density, the favored use was typically assigned to redevelopable parcels in that zone. For example, in the DMR/R zone in Belltown, nonresidential development may be limited to a floor area ratio (FAR) of 1.0, while residential use can achieve densities upwards of 6.0 FAR. Consequently, we considered residential use to be the most likely development choice here.
- **Site size.** For lots under 20,000 square feet, we typically assigned residential development on the premise that commercial projects favor a floor size greater than 20,000 square feet. We made certain exceptions to this approach to account for the range in commercial uses (e.g., hotels are more adaptable to smaller floor sizes and may be suitable for smaller sites) and specific locational conditions (e.g., the high FAR and proximity to high-density commercial develop-

ments, small lots in the DOC 1 zone are likely to be developed with commercial projects).

- **Potential for mixed use.** We assigned mixed-use projects to especially large sites when including significant amounts of both residential and commercial uses would allow for substantially higher densities than a project could achieve as a single-use development.
- **Special conditions.** Some parcels have limited development potential because commercial FAR has been transferred to another development site through the use of the combined lot provision or other means. Consequently, we assigned these sites the unrestricted use — typically residential — regardless of site size.

Step 4

We then determined the amount of development likely to occur for parcels in each category described in **Step 2**. For parcels with approved building permits, we assumed the amount of development expected under existing conditions would be consistent with the building permit and that these projects would not utilize the additional development capacity allowed under the proposal.

For parcels with a project in the permitting process, we assumed the amount of development that would occur under existing conditions would be consistent with what was shown on their plans. We determined the amount of additional development that might occur due to the proposed changes by assessing how the proposed project might be modified to use the additional capacity. This is a conservative estimate of potential development under MHA because it is likely that some of these parcels will not in fact use the additional development capacity.

For parcels with no known proposal for redevelopment, we calculated on a parcel-by-parcel basis the number of housing units and/or the amount nonresidential floor area developable under current zoning and under the proposed zoning changes. In general, we assumed that projects would build to the maximum allowed development potential, accommodating as much floor area as possible. Below is a summary of assumptions that were considered in calculating potential development:

- Most commercial uses in the study area are subject to an FAR limit. In our capacity model, the quantity of floor area possible for a given site was the product of the FAR limit and the lot size. We considered whether this result was realistic given other parameters, such as the maximum height limit, separation requirements for multiple structures on a large site, and the minimum

size of typical commercial floor plates. Where height was a potential constraint, we assumed 13 feet as a typical floor-to-floor height to determine if the maximum allowed floor area was feasible within the number of stories possible for a given height limit.

- Most residential uses in the study area are not subject to an FAR limit. Instead, a height limit and various bulk controls determine the maximum amount of residential floor area allowed on a given site. For sites with residential development, we estimated the approximate zoning envelope based on these standards to calculate the amount of achievable floor area. For portions of structures not subject to bulk controls (typically the lower “podium” floors of the structure up to 65 feet in height), we assumed an average lot coverage of 80 percent. We assumed a standard floor-to-floor height of 10 feet to determine the number of stories possible within the height limit. For towers on small sites, we generally assumed that floor plates would not exceed 85 percent of the lot area.
- We also considered factors that could affect the development potential of specific sites. In zones with tower spacing requirements, the location of existing and proposed towers dictated lower achievable heights for development on sites within the area required for separation between towers. In certain cases, mixed-use development would maximize development potential on a site due to its size and/or location. We considered the various constraints that could affect construction of multiple structures on a block or combination of uses in a single structure.

Step 5

We then established the total development capacity by calculating the amount of development that could occur across all three scenarios. Table 2 summarizes these calculations.

Table 2: Development Capacity Estimates

| | Under existing conditions (square feet) | Under proposed changes (square feet) | Difference (square feet) |
|---|--|---|-----------------------------|
| Projects with approved building permits | 16,071,022 | 16,071,022 | 0 |
| Downtown | 11,985,243 | 11,985,243 | 0 |
| South Lake Union | 4,085,779 | 4,085,779 | 0 |
| Projects without approved building permits | 43,712,558 | 48,461,379 | 4,748,821 |
| Downtown | 36,826,441 | 40,700,885 | 3,874,444 |
| South Lake Union | 6,886,117 | 7,760,494 | 874,377 |
| Total | 59,783,580 | 64,532,401 | 4,748,821 |

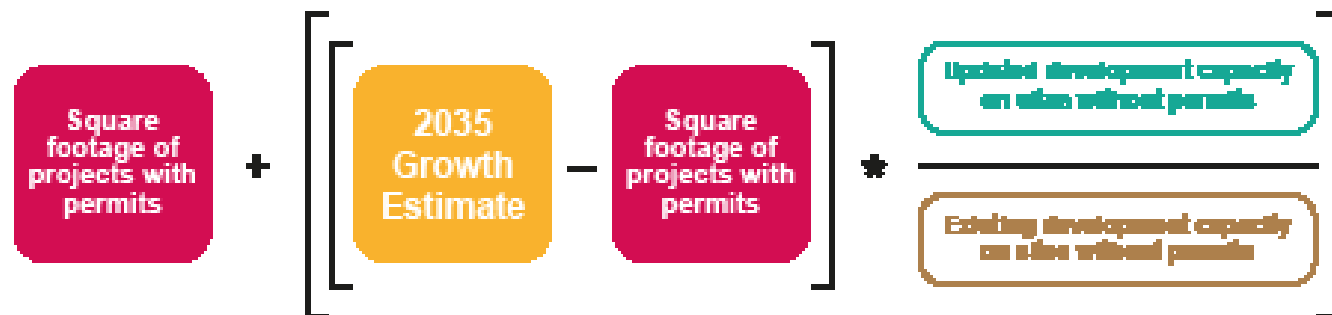
GROWTH SCENARIOS

In addition to development capacity estimates, we also generated scenarios for the amount of development that could occur over 20 years under existing conditions (called the “No Action” scenario) and the proposed zoning changes (called the “With Action” scenario). The primary purpose of these scenarios was to understand the incremental impact that the proposed could have on what might otherwise occur, particularly for purposes of the transportation analysis.

Accurate growth estimates are very difficult to create because they are driven primarily by market forces, including national economic trends, desirability of the location, regional rent rates, regional home prices, construction costs, credit availability, and transportation patterns. As part of the Seattle 2035 Comprehensive Plan Update transmitted to Council in May 2016, the City is considering draft 20-year growth estimates for Downtown and South Lake Union. To project how much development will occur in the next 20 years, these growth estimates represent a useful data point for analysis. In order to establish a conservative scenario for analysis, we established a No Action scenario in which growth over the next 20 years is equal to the proposed growth estimates in the Seattle 2035 Comprehensive Plan Update.

We then established a conservative With Action scenario by assuming that the amount of growth expected to occur under the No Action scenario on parcels with no known building permits would increase in proportion to the increase in development capacity calculated for those same parcels as follows:

With Action Growth Estimate



This assumption roughly equals what could occur if the proposal does not increase or decrease the number of sites that develop but results in all projects that do not already have a building permit using the additional development capacity. We find this to be a reasonable conservative assumption of the potential increase in development for the following reasons:

1. The cost of the required affordable housing contribution, taking into account the value of the additional development capacity, is not likely to significantly encourage or discourage development. Accordingly, the likelihood that an individual site will redevelop may not change substantially.
2. Current development patterns in Downtown and South Lake Union indicate that many projects are maximizing the currently allowed zoning envelope.
3. Because Downtown and South Lake Union are generally land-constrained areas, additional development capacity will, over time, allow additional growth to occur. However, regional demand for residential units and non-residential space in these sub-markets is also limited, suggesting that the development of larger individual structures would not be accompanied by an increase in the number of sites that develop in the near term.

Table 3 summarizes the growth scenarios calculated for Downtown (DT) and South Lake Union (SLU) using this method.

Table 3: 20-Year Growth Estimates Used for Analysis

| | Proposed 2035 Housing and Employment Estimates | No Action Scenario Growth Estimate — Proposed Seattle 2035 (square feet) | With Action Scenario Growth Estimate (square feet) | Difference |
|------------------------|---|---|--|--------------|
| DT Residential | 12,000 housing units | 12,000,000 | 12,682,340 | 5.69% |
| DT Commercial | 35,000 jobs | 9,625,000 | 9,944,727 | 3.32% |
| DT Total | | 21,625,000 | 22,627,067 | 4.63% |
| SLU Residential | 7,500 housing units | 7,500,000 | 8,067,598 | 7.57% |
| SLU Commercial | 15,000 jobs | 4,125,000 | 4,511,381 | 9.37% |
| SLU Total | | 11,625,00 | 12,578,979 | 8.21% |
| Total | | 33,250,000 | 35,206,046 | 5.88% |

Figures 2 and 3 show the sites in Downtown and South Lake Union identified as redevelopable.

The map displays the Downtown Urban Center with various planning zones and redevelopable parcels. The legend indicates the following categories:

- Redevelopable parcel:** Shaded in pink.
- Downtown Urban Center:** Outlined in orange.
- Zone boundary:** Outlined in teal.
- Zone where MHA is proposed to be implemented:** Outlined in teal.
- Zone where MHA is not proposed to be implemented:** Shaded in light gray.

Key streets shown include ALASKAN WAY, S 10TH AVE, S 11TH AVE, S 12TH AVE, S 13TH AVE, S 14TH AVE, S 15TH AVE, S 16TH AVE, S 17TH AVE, S 18TH AVE, S 19TH AVE, S 20TH AVE, S 21ST AVE, S 22ND AVE, S 23RD AVE, S 24TH AVE, S 25TH AVE, S 26TH AVE, S 27TH AVE, S 28TH AVE, S 29TH AVE, S 30TH AVE, S 31ST AVE, S 32ND AVE, S 33RD AVE, S 34TH AVE, S 35TH AVE, S 36TH AVE, S 37TH AVE, S 38TH AVE, S 39TH AVE, S 40TH AVE, S 41ST AVE, S 42ND AVE, S 43RD AVE, S 44TH AVE, S 45TH AVE, S 46TH AVE, S 47TH AVE, S 48TH AVE, S 49TH AVE, S 50TH AVE, S 51ST AVE, S 52ND AVE, S 53RD AVE, S 54TH AVE, S 55TH AVE, S 56TH AVE, S 57TH AVE, S 58TH AVE, S 59TH AVE, S 60TH AVE, S 61ST AVE, S 62ND AVE, S 63RD AVE, S 64TH AVE, S 65TH AVE, S 66TH AVE, S 67TH AVE, S 68TH AVE, S 69TH AVE, S 70TH AVE, S 71ST AVE, S 72ND AVE, S 73RD AVE, S 74TH AVE, S 75TH AVE, S 76TH AVE, S 77TH AVE, S 78TH AVE, S 79TH AVE, S 80TH AVE, S 81ST AVE, S 82ND AVE, S 83RD AVE, S 84TH AVE, S 85TH AVE, S 86TH AVE, S 87TH AVE, S 88TH AVE, S 89TH AVE, S 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The map displays the South Lake Union Urban Center, outlined in orange. Various zoning districts are labeled throughout the area, including SM-SLU 85/65-125, SM-85, C2-40, SM-SLU 85/65-160, SM-SLU/R 55/85, SM-SLU 160/85-240, SM-SLU 85-240, SM-SLU 240/125-400, SM-125, NC1-40, MR, NC3-40, NC3-85, SM-85, DMR/R 125/65, DMC 240/290-400, NC3P-65, NC3-65, MR, SF 5000, SF 9600, IC-45, LR2, LR3, LR3 RC, NC2-40, LR3, NC3-40, NC3-85, and DMR/R 125/65. A legend on the right side of the map defines the symbols used:

- Redevelopable parcel (pink shading)
- South Lake Union Urban Center (orange outline)
- Zone boundary (teal outline)
- Zone where MHA is proposed to be implemented (teal outline)
- Zone where MHA is not proposed to be implemented (gray shading)

ZONING PROTOTYPES

This section illustrates how the zoning changes proposed as part of MHA implementation in Downtown and South Lake Union could change the height, bulk, and scale of future development. Several prototypes provide examples of residential and commercial development projects in Downtown and South Lake Union. We chose study sites that illustrate a range of development types and reflect some of the zones where redevelopment is most likely to occur. For each study site, we compare what could be built under current zoning with what could be built under the proposal.

The report illustrates the following development prototypes:

| Zone | Development prototype(s) |
|--------------------------|--|
| DMC 160 | Residential development |
| DMC 240/290-400 | Residential and commercial development |
| DMC 340/290-400 | Mixed-use development |
| DMC 340/290-400 | Residential and commercial development |
| DMR/C 65/65-150 | Residential development |
| DMR/C 125/65 | Residential and commercial development |
| DMR/R 240/65 | Residential development |
| IDM 75/85-150 | Residential development |
| SM-SLU 160/85-240 | Residential and commercial development |

In most cases, the prototypes were selected to approximate the largest scale of development possible for each zone. While future residential and commercial buildings in these zones could take a different form, this approach helps to illustrate the greatest changes to height, bulk, and scale of future development likely to result under the MHA zoning changes. The prototypes generally illustrate potential development for a specific redevelopable parcel, as identified in our development capacity modeling above.

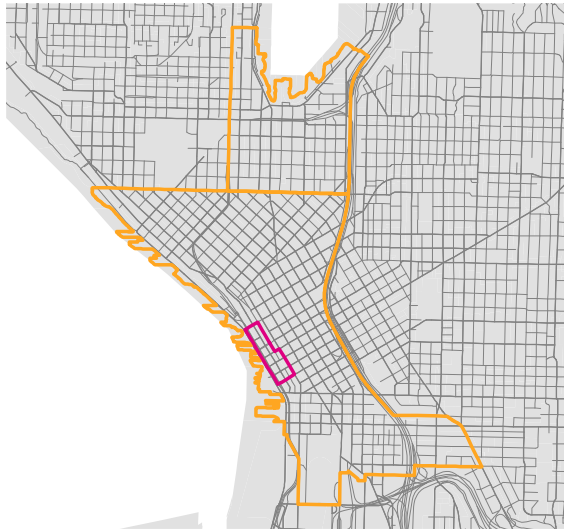
The prototypes comply with the development standards for each zone, such as required façade modulation, setback requirements, and lot coverage limits. However, future buildings will not neces-

sarily reflect the particular modulation, setbacks, and other urban design features shown in these prototypes. For context, photographs help to illustrate the scale and form of recent development in each zone.

For certain zones, the report compares two options for development capacity increases: an increase in the average tower floor area limit or an increase in the maximum height limit. As illustrated in this report, these two options would provide approximately the same additional development capacity.



DMC 160



16

The Downtown Mixed Commercial (DMC) 160 zone is located along the central waterfront roughly bounded by Columbia St to the south, Union St to the north, Alaskan Way to the west, and Post Alley and 1st Ave to the east.

Current Development Standards

For all buildings, most east–west streets are designated view corridors that require a 40-foot setback for the portion of a structure above 60 feet. A maximum façade length of 125 feet regulates the scale of development in this zone.

Residential Under current regulations, residential buildings generally have maximum height of 160 feet. There is no maximum FAR for residential uses.

Commercial The maximum FAR is 5.0 for most commercial development and 8.0 for hotels.

MHA Proposal

The proposed zoning changes under MHA would allow one additional story for residential development. The maximum height limit would increase by 10 feet in order to accommodate the additional story. Commercial development would have an increase of 1.0 in the maximum FAR.

The proposal does not include any changes to the modulation and setback requirements.

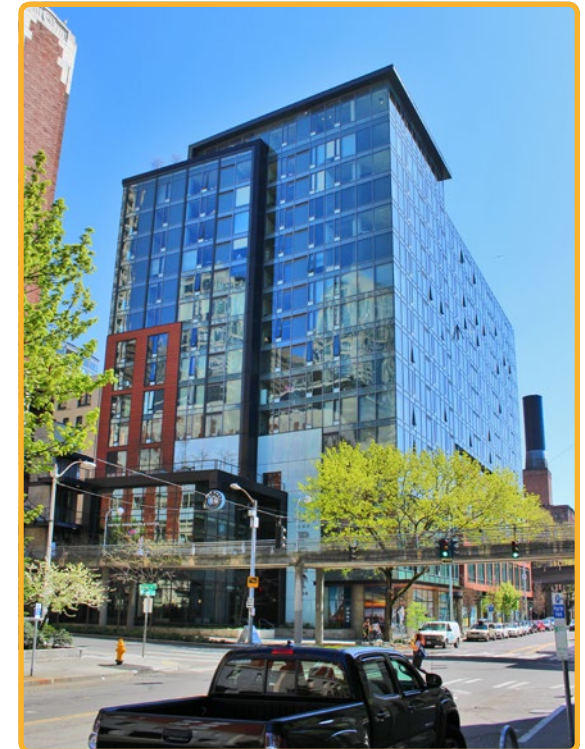
DMC 160 Prototype

This prototype is a full-block residential development located in the block bounded by Spring St, Alaskan Way, Seneca St, and Western Ave. Spring St and Seneca St are both view corridors where a setback of 40 feet is required above a height of 60 feet.

A residential prototype was selected for analysis because residential buildings can be larger than commercial buildings, which generally maximize the area of each floor and are limited by FAR.

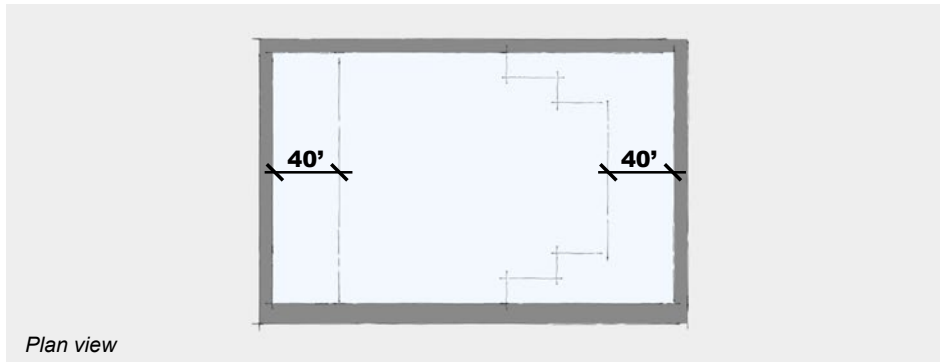
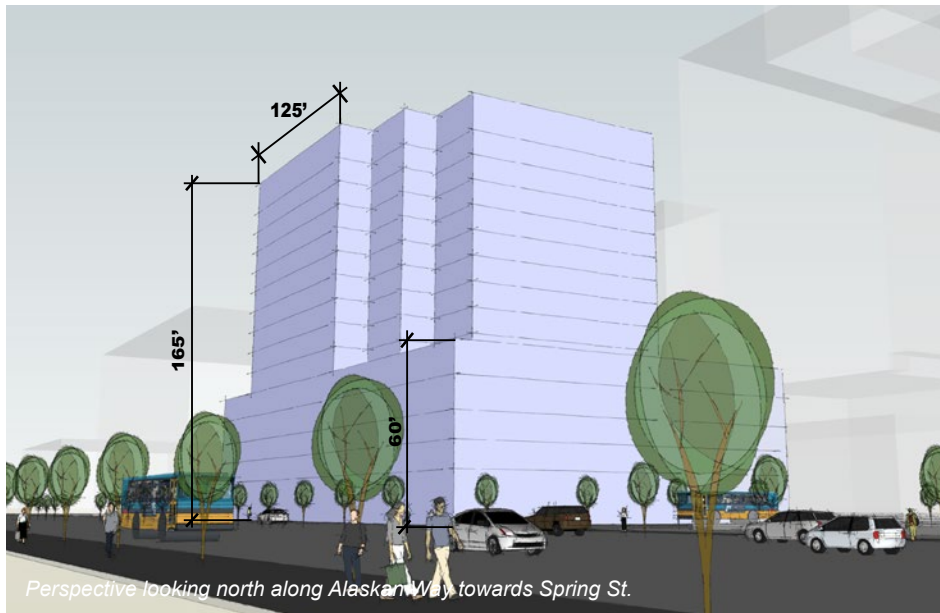
Under MHA, this prototype would gain an additional story for residential development. Only the additional residential devel-

opment capacity would affect the scale of the building.



The Post at 888 Western is a 16-story apartment building located at Western Ave and Marion St in the DMC 160 zone.

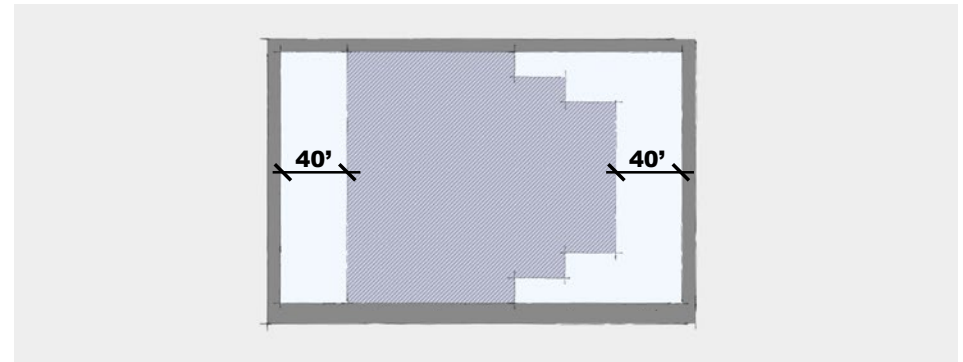
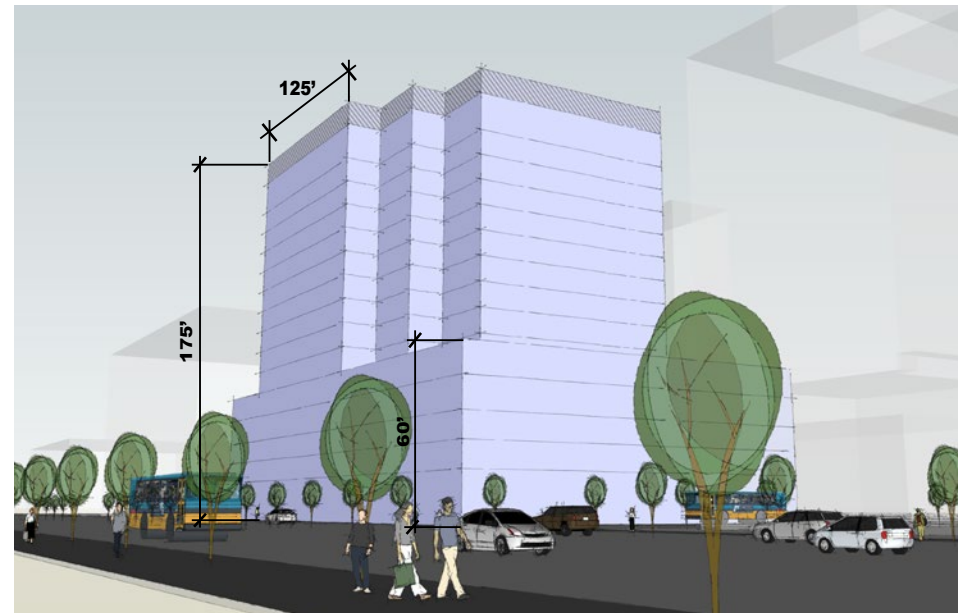
DMC 160 CURRENT STANDARDS RESIDENTIAL



The images at left show the residential prototype under current development standards. The building is shown at 165 feet tall because the ground floor has a floor-to-ceiling height of 18 feet, which increases the maximum height limit by five feet.

The lower image shows this prototype from above. The first five stories cover most of the lot. The upper stories must comply with the maximum façade length of 125 feet and include a 40-foot view corridor setback.

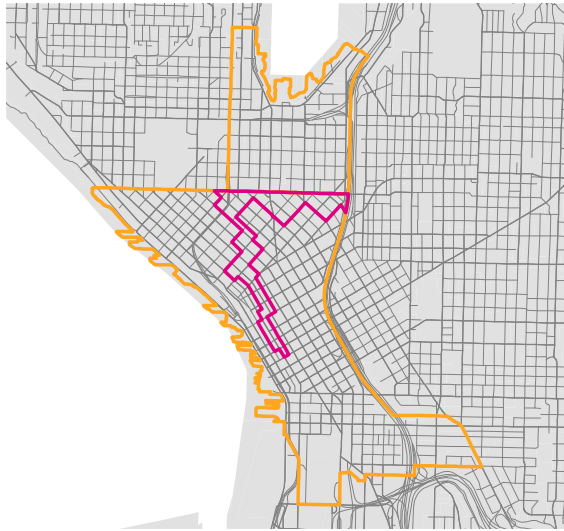
DMC 160 PROPOSED STANDARDS RESIDENTIAL



The images at right show the residential prototype under MHA. There is an additional story. The maximum height limit increases to accommodate this additional development capacity.

The plan view of this development prototype under MHA is unchanged. There are no proposed changes to the maximum façade length or required view corridor setbacks.

DMC 240/290-400



The Downtown Mixed Commercial (DMC) 240/290-400 zone includes several blocks immediately south of Denny Way between Interstate 5 and 6th Ave. From there, the zone extends southward through the Denny Triangle into the retail core and terminating along 1st Ave at Madison St.

Current Development Standards

Both residential and commercial development is allowed in this zone.

Residential Residential towers are primarily regulated by a maximum average floor area of 10,700 square feet and a maximum height limit of 400 feet.

Commercial Commercial uses are regulated primarily by a maximum FAR limit. In

the DMC 240/290-400 zone, commercial floor area is limited to a maximum FAR of 7.0. Portions of buildings in commercial use have a maximum height limit of 240 feet. Development standards for commercial uses also require façade modulation within 15 feet of a street lot line.

MHA Proposal

This report illustrates two potential changes to development standards in the DMC 240/290-400 zone.

Option 1 would increase the maximum allowed tower floor area for residential uses by 1,000 square feet. This would allow wider towers.

Option 2 would provide approximately the same total additional floor area through an increase in the maximum height limit rather than an increase in the maximum tower floor area.

In both alternatives, the maximum floor area for commercial uses would increase by 1.0 FAR.

DMC 240/290-400 Prototypes

Two prototypes illustrate common forms of development in the DMC 240/290-400 zone. The first prototype is a single mixed-use building with two towers, an 11-story commercial connected to a 240-foot-tall

residential tower. This prototype was selected because it approximates a mixed-use development currently under construction in the DMC 240/290-400 zone.

The second prototype is a 400-foot-tall residential tower that occupies a quarter-block site.

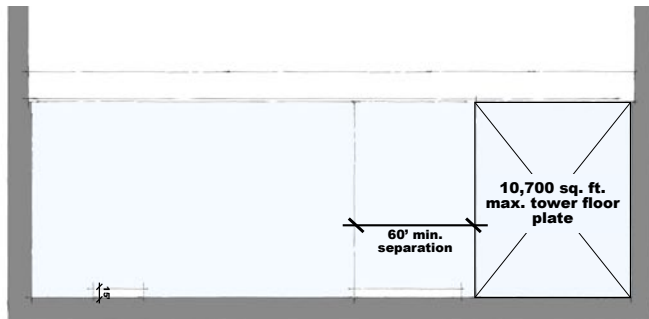


2030 8th Ave is a 400-foot-tall residential tower located in the DMC 240/290-400 zone at 8th Ave and Virginia St.

DMC 240/290-400 CURRENT STANDARDS MIXED-USE



Perspective looking northeast along Howell St toward Boren Ave

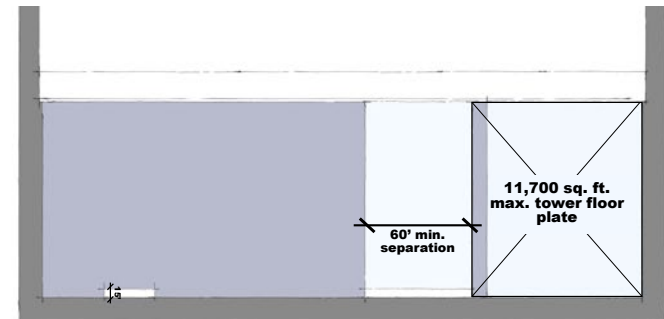
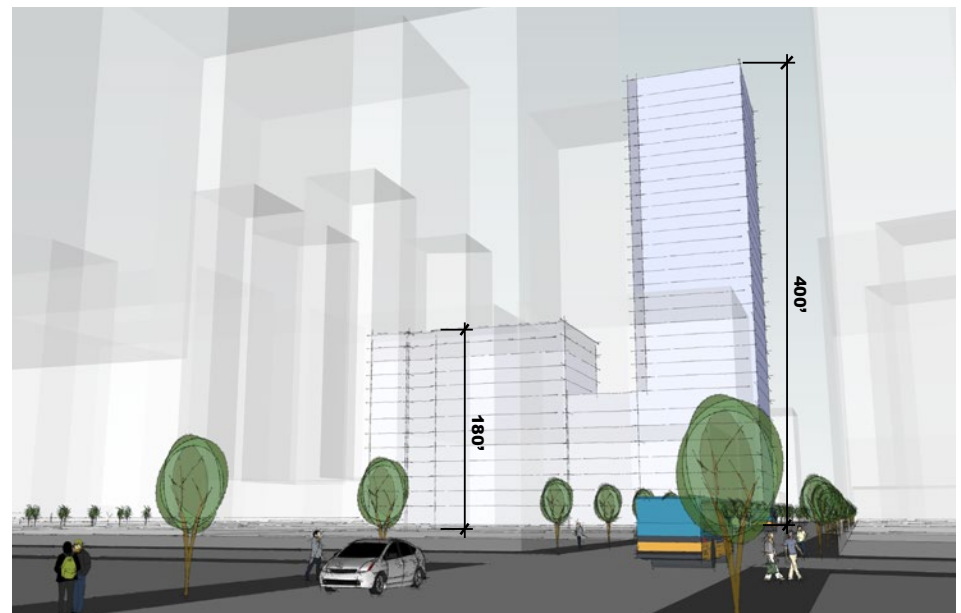


Plan view

Above, the mixed-use prototype for the DMC 240/290-400 includes an 11-story commercial tower and a 400-foot-tall residential tower. In this zone, a tower spacing requirement of 60-200 feet is required. The two towers in the mixed-use prototype shown above have a 60-foot separation.

The plan view illustrates the this minimum tower separation between the two towers and the required façade modulation.

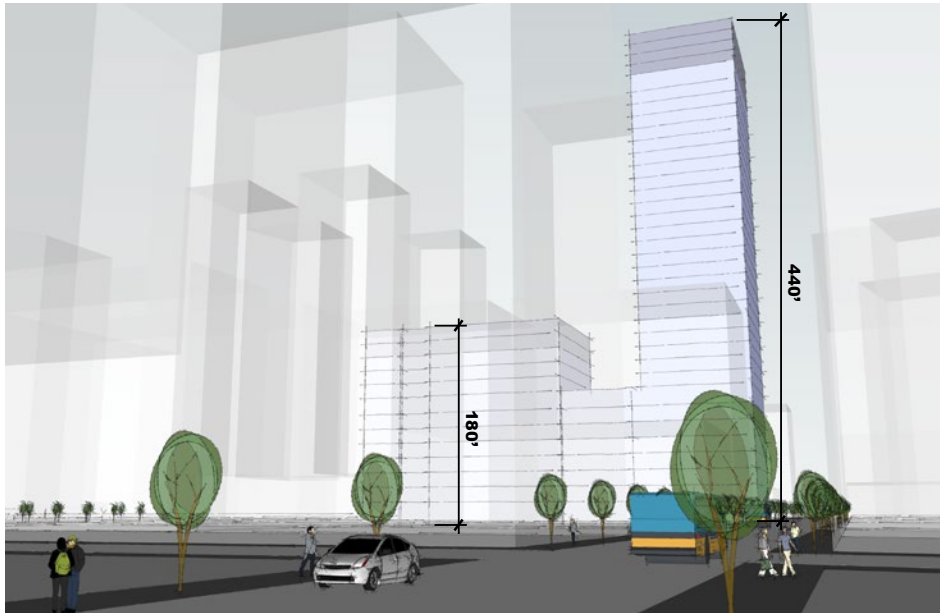
DMC 240/290-400 PROPOSED STANDARDS (OPTION 1) MIXED-USE



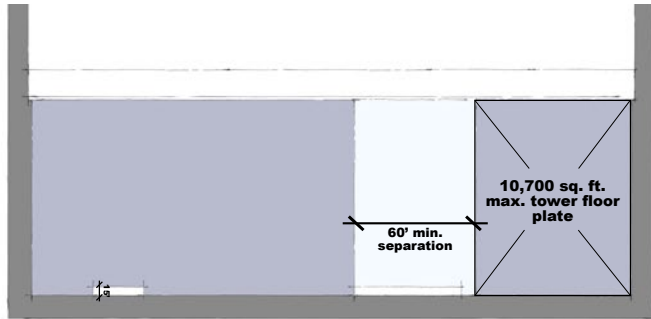
Under MHA, portions of buildings in non-residential use would gain 1.0 in the maximum FAR. For the residential tower, **Option 1** would result in an increase of 1,000 square feet in the average tower floor area limit.

These changes are visible in plan view. The commercial tower gains an additional story due to the increase in the maximum FAR limit. The residential tower is wider due to the 1,000-square-foot increase in the average tower floor area limit.

DMC 240/290-400 PROPOSED STANDARDS (OPTION 2)
MIXED-USE



Perspective looking northeast along Howell St toward Boren Ave



In the images at left, the commercial portion mixed-use prototype again reflects an increase of 1.0 in the maximum FAR. For the residential tower, **Option 2** would allow four addition stories.

In plan view, there is no change from current standards. Both towers gain height but do not get wider.

DMC 240/290-400 CURRENT STANDARDS
RESIDENTIAL

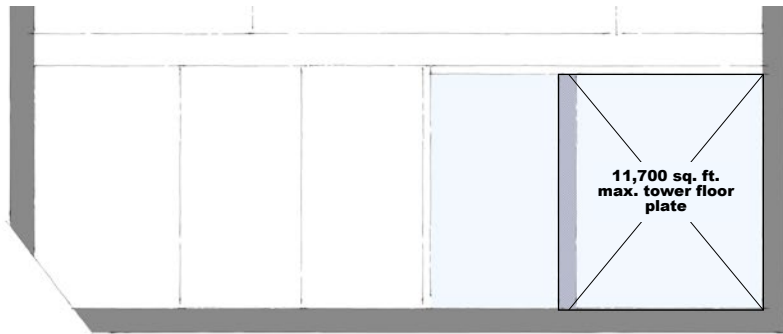


Perspective looking west along Virginia St towards Denny Way



The images at right reflect the residential prototype under current standards for development in the DMC 240/290-400 zone. The structure has a 65-foot-tall podium and a 400-foot-tall tower that has a floor area of 10,700 square feet, the largest allowed by code.

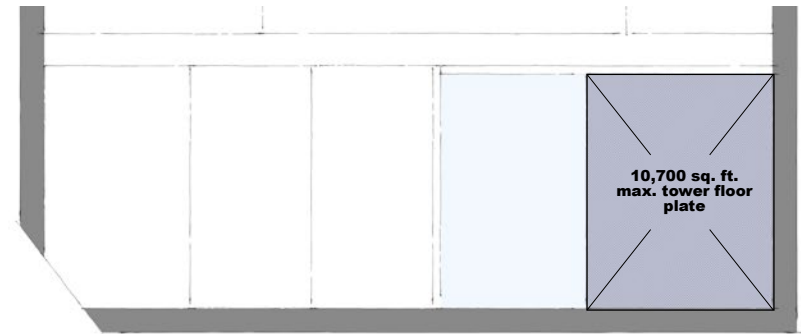
DMC 240/290-400 PROPOSED STANDARDS (OPTION 1)
RESIDENTIAL



The images at left illustrate **Option 1**, an increase of 1,000 square feet in the maximum average tower floor plate. Here the towers have a floor plate of 11,700 square feet.

The site plan illustrates the scale of this change, which affects every story above 125 feet in this prototype.

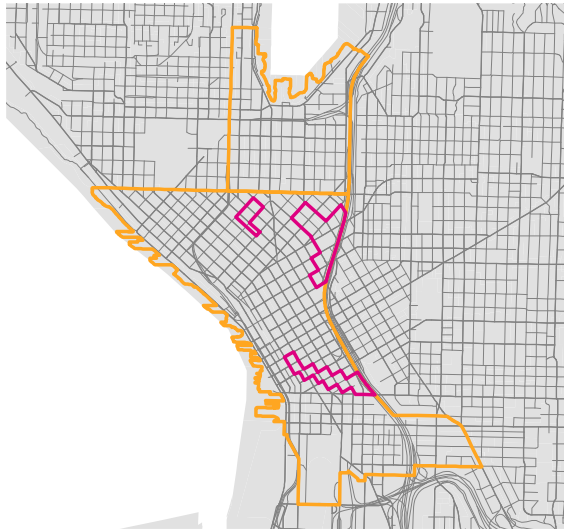
DMC 240/290-400 PROPOSED STANDARDS (OPTION 2)
RESIDENTIAL



Option 2 shows approximately the same increase in developable floor area as Option 1 but in the form of four additional tower stories, each 10,700 square feet in area.

The residential prototype does not change in plan view.

DMC 340/290-400



22

The Downtown Mixed Commercial (DMC) 340/290-400 zone exists in multiple locations in Downtown. This zone encompasses a portion of the Denny Triangle immediately west of Interstate 5 and another area roughly in the vicinity of Bell St, Blanchard St, 6th Ave, and 8th Ave.

The zone also includes several blocks at the south end of Downtown adjacent to the Downtown Office Core 1 zone to the north.

Current Development Standards

Residential Standards for residential towers are the same in the DMC 240/290-400 and DMC 340/290-400 zones. Like the DMC 240/290-400 zone, the maximum height limit for residential uses is 400 feet,

and the maximum average floor area for residential towers is 10,700 square feet.

Commercial In this zone, portions of a building in commercial use have a maximum height of 340 feet. Commercial floor area is limited to a maximum FAR of 10.0. Façade modulation is required within 15 feet of a street lot line.

MHA Proposal

Similar to the analysis of the DMC 240/290-400 zone, the following pages illustrate two potential changes to development standards in the DMC 340/290-400 zone.

Option 1 would increase the maximum allowed tower floor area for residential uses by 1,000 square feet. This would allow wider towers.

Option 2 would allow an increase in the maximum height limit that produces approximately the same increase in developable floor area as Option 1.

In both alternatives, the maximum floor area for commercial uses would increase by 1.0 FAR.

DMC 340/290-400 Prototype

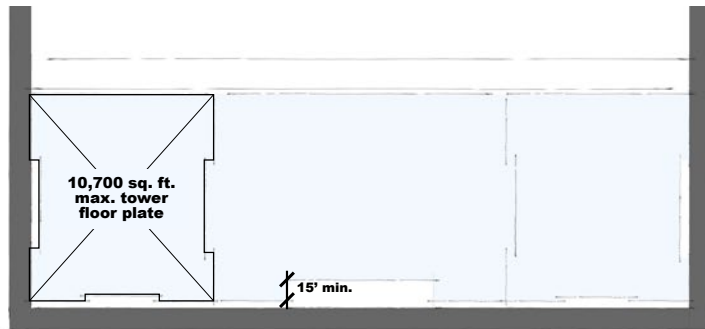
This prototype is a mixed-use project located on a roughly 43,000-square-foot site in

the block bounded by 6th Ave, Bell St, 7th Ave, and Blanchard St. This prototype was selected because it approximates the biggest scale of development possible in this zone. Commercial uses occupy the first 10 stories. Above 125 feet are two residential towers that rise to the maximum height of 400 feet.



Located at 9th Ave and Pine St, Premiere on Pine is a 400-foot residential tower in the DMC 340/290-400 zone.

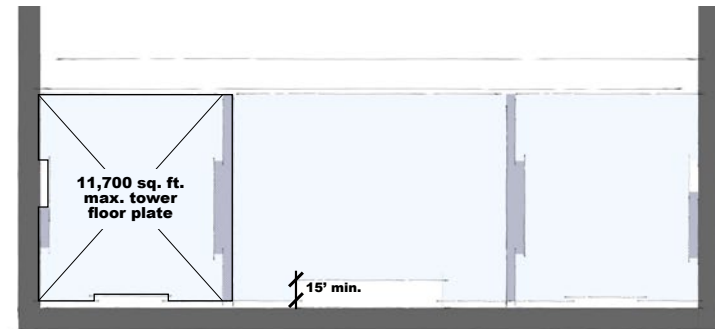
DMC 340/290-400 CURRENT STANDARDS
MIXED-USE



Plan view

The images at left show the DMC 340/290-400 prototype under current standards. The building includes non-residential and residential uses. It reaches the maximum allowed height of 400 feet.

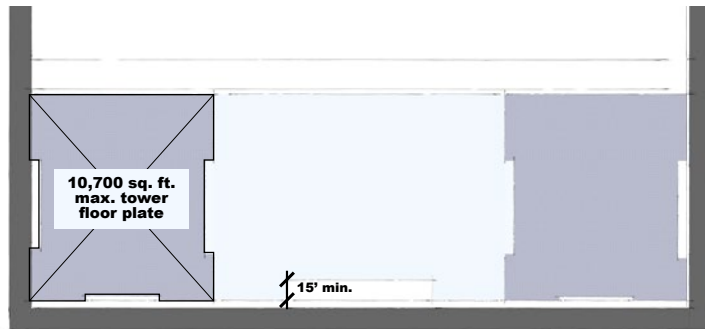
DMC 340/290-400 PROPOSED STANDARDS (OPTION 1)
MIXED-USE



Option 1 reflects an increase of 1,000 square feet in the maximum average tower floor plate. Here the towers have a floor plate of 11,700 square feet.

The site plan illustrates the scale of this change, which affects every story above 125 feet in this prototype.

DMC 340/290-400 PROPOSED STANDARDS (OPTION 2)
MIXED-USE

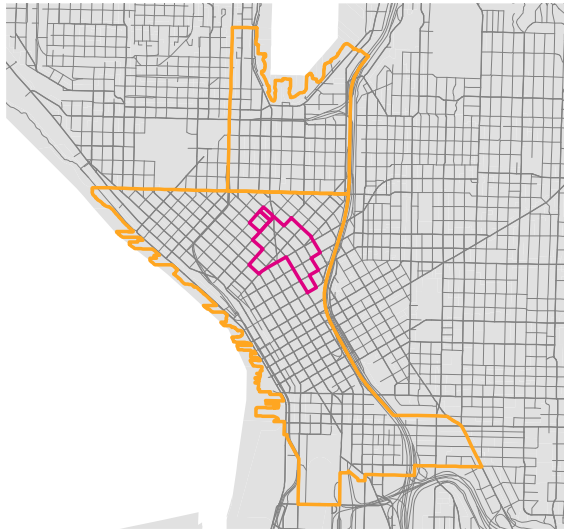


Plan view

Option 2 shows approximately the same increase in developable floor area in the form of four additional stories rather than an increase in the average floor plate size.

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DOC 2 500/300-500



The Downtown Office Core (DOC) 2 zone is located primarily in the Denny Triangle neighborhood approximately between Union St, Blanchard St, 3rd Ave, and 9th Ave.

Current Development Standards

Residential Under current development standards, residential buildings are subject to a maximum height of 500 feet. A maximum tower floor plate size also limits the scale of residential buildings. The average floor area per tower story cannot exceed 12,700 square feet. Façade modulation requirements also affect the bulk of buildings in the DOC 2 zone.

Commercial Commercial buildings have a maximum height limit of 500 feet and a maximum FAR of 14.

MHA Proposal

Under MHA, the maximum FAR for commercial development would increase by 1.0.

This report illustrates two potential changes to development standards for residential buildings in the DOC 2 zone.

Option 1 would increase the maximum allowed tower floor area for residential uses by 1,000 square feet. This would allow a wider tower

Option 2 would provide approximately the same total additional floor area through an increase in the maximum height limit rather than an increase in the maximum tower floor area.

DOC 2 500/300-500 Prototypes

This report analyzes two prototypes in the DOC 2 zone. The commercial prototype illustrates the development that could occur on an irregularly shaped redevelopable. This prototype gains 1.0 in FAR under the proposed MHA zoning standards. Due to its relatively small area, this site is not likely to have a building that reaches the maximum height limit of 500 feet.

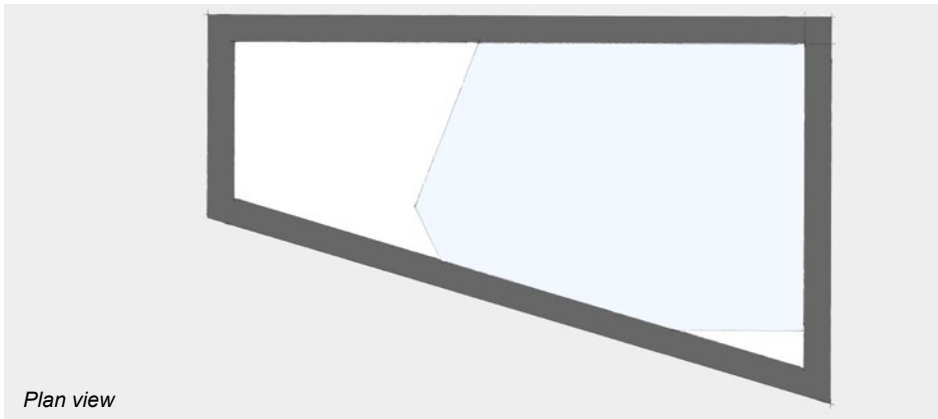
The residential prototype is a 19,440-square-foot lot that occupies roughly one-quarter of a block. This prototype

was selected because it approximates the potential development that could occur on various quarter-block sites in the DOC 2 zone.



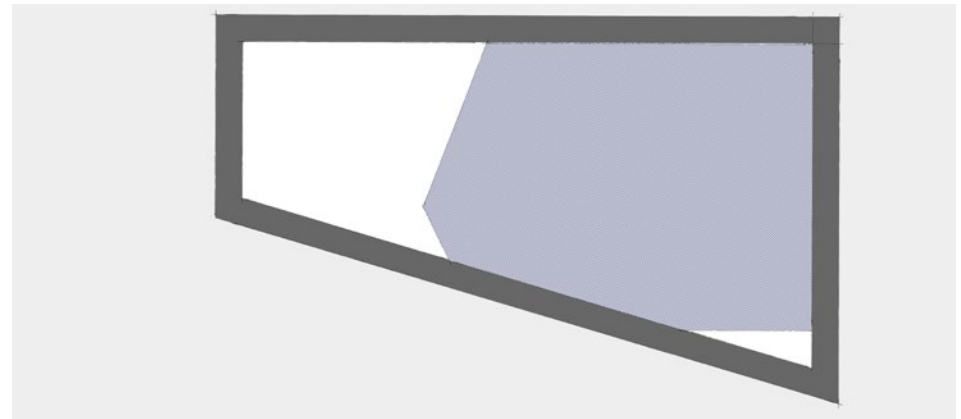
The Amazon Rufus 2.0 development includes this 500-foot tall commercial tower located in the Denny Triangle. This project was a Planned Community Development.

DOC 2 500/300-500 CURRENT STANDARDS
COMMERCIAL



At left is the DOC 2 500/300-500 commercial prototype under current development standards. The maximum FAR is 14. The 16-story structure covers approximately 90% of the lot area.

DOC 2 500/300-500 PROPOSED STANDARDS
COMMERCIAL



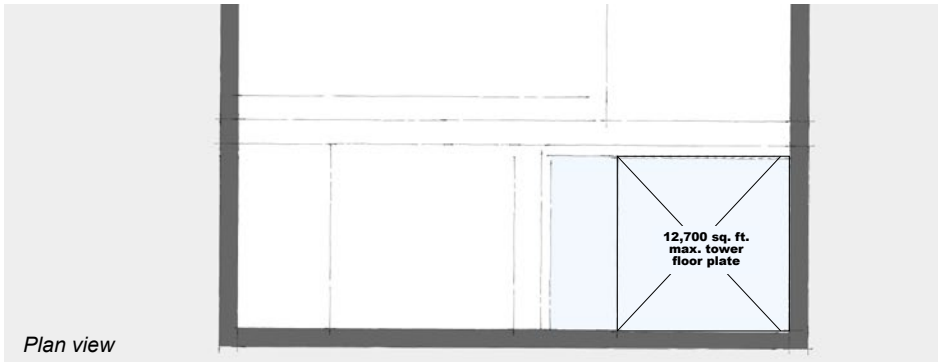
Under MHA, the maximum FAR for the commercial prototype would increase to 15. This allows construction of an additional story.

In plan view, this prototype does not change under MHA. The building continues to cover 90% of the lot area.

DOC 2 500/300-500 CURRENT STANDARDS
RESIDENTIAL



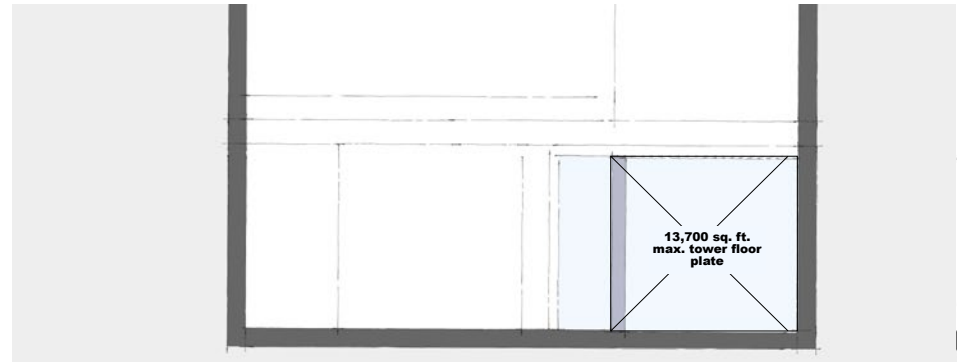
Perspective looking north along Lenora St towards 4th Ave



Plan view

The images at left show the residential prototype, which has a lot area of 19,440 square feet. Under current standards, it includes six stories at approximately 90% lot coverage and 44 stories, each of which is the maximum average floor area limit of 12,700 square feet. Together, the structure reaches the maximum height limit 500 feet.

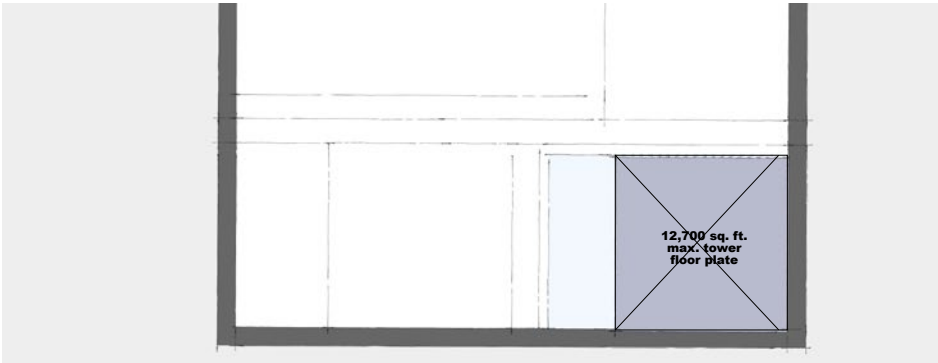
DOC 2 500/300-500 PROPOSED STANDARDS (OPTION 1)
RESIDENTIAL



Under **Option 1**, the maximum tower floor area limit for residential towers in DOC 2 would increase by 1,000 square feet to 13,700 square feet. That change is shown above. The maximum height remains 500 feet.

In plan view, the additional 1,000 square feet in the tower portion of the structure results in a width increase of roughly nine feet.

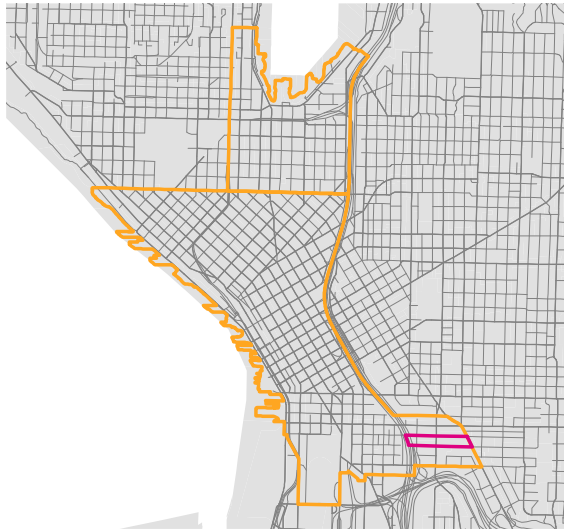
DOC 2 500/300-500 PROPOSED STANDARDS (OPTION 2)
RESIDENTIAL



Option 2 would allow additional floor area for the residential prototype through an increase in the height limit. The images above show the building with four additional stories, each of which has an area of 12,700 square feet. The structure is 40 feet taller as a result.

In plan, there is no change from the building under current standards. The tower width does not change.

DMR/C 65/65-150



For all uses, maximum width, depth, and separation requirements also regulate the scale of buildings in this zone. In DMR/C zones, the maximum width of a street-facing façade is 250 feet and 120 feet below and above 65 feet, respectively. Separate structures on a lot must be separated by 20-55 feet depending on the height of the structure.

MHA Proposal

Under MHA, commercial development would gain an increase of 0.5 in the maximum FAR.

structures on the lot separated by a mid-block corridor.

This roughly 48,000-square-foot site was selected because it approximates the maximum scale of development on a large site. A site of this size could have multiple structures.

Because the coverage limit applies to the entire lot, the particular design and façade articulation of future buildings in this zone could vary from the residential development prototype shown here.

30

The Downtown Mixed Residential/Commercial (DMR/C) 65/65-150 zone is located in South Downtown between Interstate 5, S King St, Rainier Ave S, and S Weller St.

Current Development Standards

Residential In this zone, residential uses can reach a maximum height of 150 feet. Above 65 feet, no more than 50 percent of a lot can be covered. Above 125 feet, a maximum tower floor plate limit of 8,000 square feet applies.

Commercial Commercial floor area in this zone is limited to a maximum FAR of 4.0 and a maximum height of 65 feet.

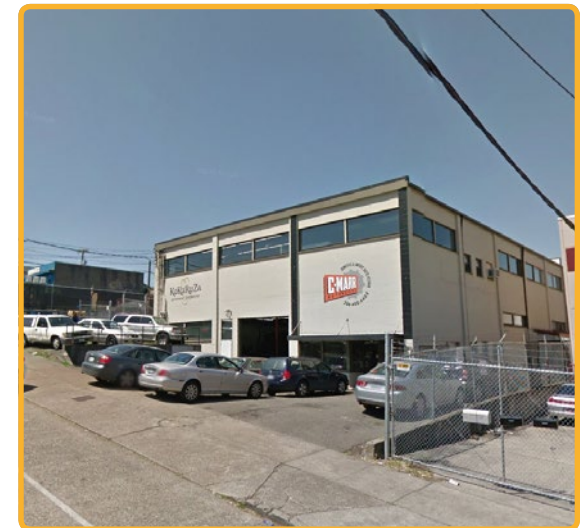
The following pages illustrate two potential zoning changes for residential development:

Option 1 would increase the maximum lot coverage limits by five percentage points and increase the maximum tower floor plate size to 8,800 square feet.

Option 2 would increase the maximum height limit 20 feet and increase the maximum tower floor plate size to 8,800 square feet.

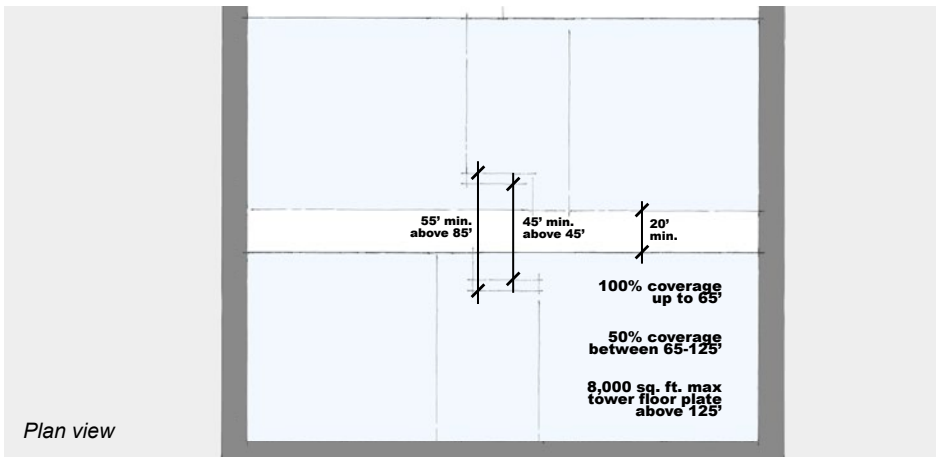
DMR/C 65/65-150 Prototype

This prototype is a residential building that reaches the maximum height limit of 150 feet. The site is bounded by S Weller St, 12th Ave S, and S King St. There are two



No project has maximized the allowed zoning in the DMR/C 65/65-150 zone since its implementation in 2011. This image illustrates a small redevelopable site in this zone.

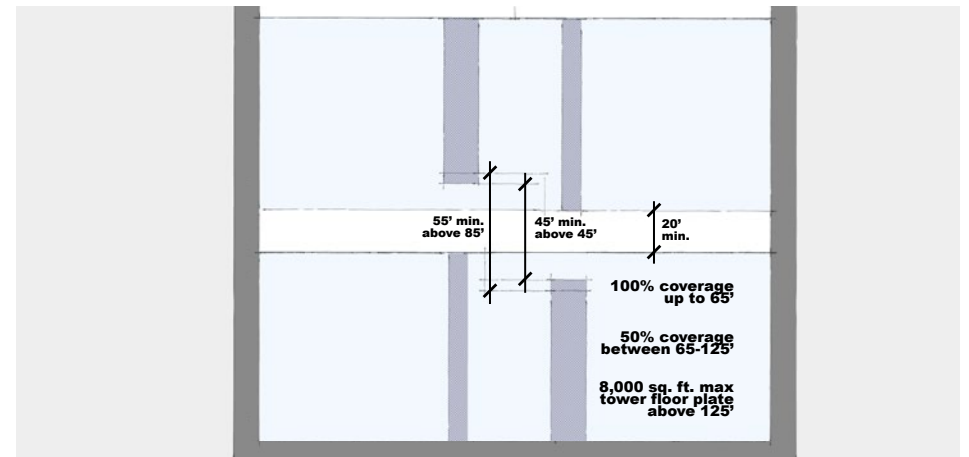
DMR/C 65/65-150 CURRENT STANDARDS RESIDENTIAL



The images at left show the two structures in the residential prototype under current standards. Both buildings are 150 feet tall.

The site plan shows that, above 65 feet, the 50 percent lot coverage limit applies. The two structures are separated by 20-55 feet.

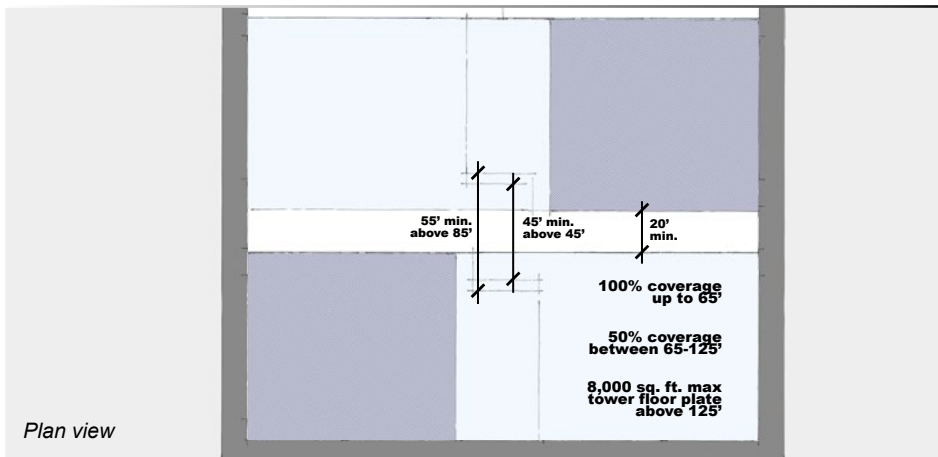
DMR/C 65/65-150 PROPOSED STANDARDS (OPTION 1) RESIDENTIAL



In **Option 1**, the residential prototype gains additional allowable lot coverage and an increase in the maximum tower floor plate limit. The maximum height limit does not change.

In plan, the areas of additional lot coverage are visible. The required separation between the two structures continues to apply.

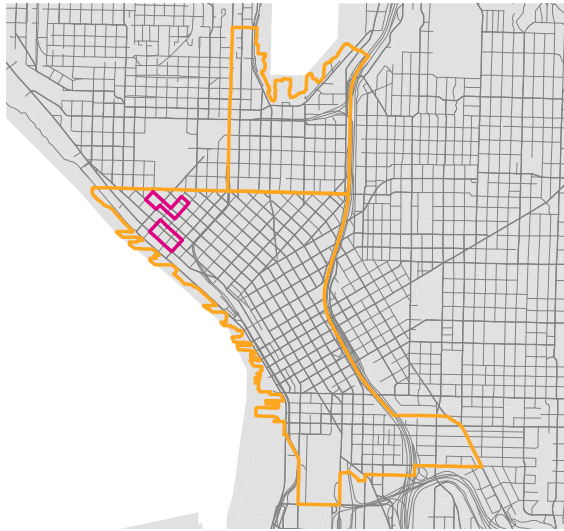
DMR/C 65/65-150 PROPOSED STANDARDS (OPTION 2)
RESIDENTIAL



In **Option 2**, the residential prototype gains two additional stories instead of an increase in the lot coverage limit. The larger tower floor plate limit also applies. The coverage limits for the portion of structures above 125 feet continue to apply.

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DMR/C 125/65



34

The Downtown Mixed Residential / Commercial (DMR/C) 125/65 zone is located in Belltown. It encompasses two areas of the neighborhood. The southern portion is the blocks bounded by Wall St, Elliott Ave, Clay St, and the alley between Western Ave and 1st Ave. The northern portion includes the area between Clay St, 1st Ave, Eagle St, and 2nd Ave.

Current Development Standards

Residential Under current regulations, residential development in this zone has a maximum height of 125 feet. Coverage limits regulate how much of a lot a structure can cover and vary according to the lot size and elevation of the structure. Limits on the maximum width and depth of a structure above 65 feet regulate the scale

of buildings in this zone. Buildings with two towers are subject to tower separation requirements.

Commercial In this zone, commercial development has a maximum height of 65 feet and a maximum FAR of 4.0.

MHA Proposal

The proposed zoning changes under MHA would allow two additional stories for residential development. The maximum height limit would increase by 20 feet in order to accommodate the additional stories. Commercial development would have a 0.5 increase in the maximum FAR.

The proposal does not include any changes to the lot coverage or maximum width and depth standards.

DMR/C 125/65 Prototypes

This report includes two prototypes for the DMR/C 125/65 zone, a residential prototype and a commercial prototype. These prototypes illustrate the potential development that could occur on a 25,920-square-foot site located in the block bounded by Cedar St, 2nd Ave, Clay St, and 3rd Ave. These prototypes approximate the maximum scale of residential and commercial development allowed in this Belltown zone.

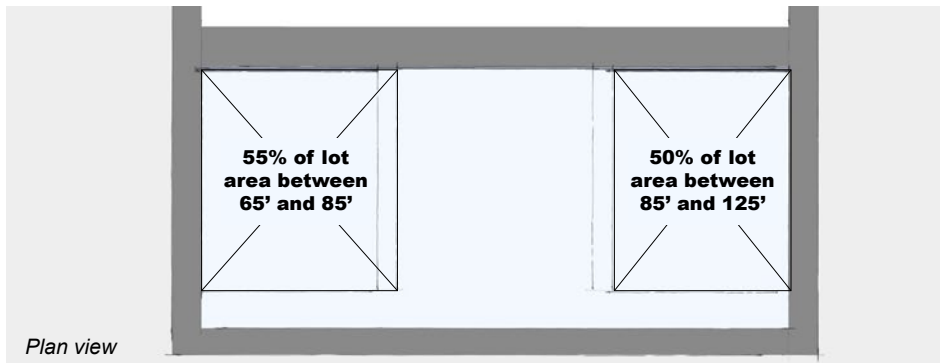
The residential prototype has two towers because on certain sites this configuration allows more total floor area due to the maximum width and depth standards that apply in the DMR/C 125/65 zone. However, this is not a requirement; future projects could have a different configuration.

The commercial prototype reaches the maximum height of 65 feet and the maximum current and proposed FAR of 4.0 and 4.5, respectively. Façade modulation in an actual project could differ from what is shown here. The prototype was chosen to reflect the maximum scale and bulk a commercial project could have.



The Mosler Lofts is a 12-story residential building located at 3rd Ave between Cedar St and Clay St in Belltown.

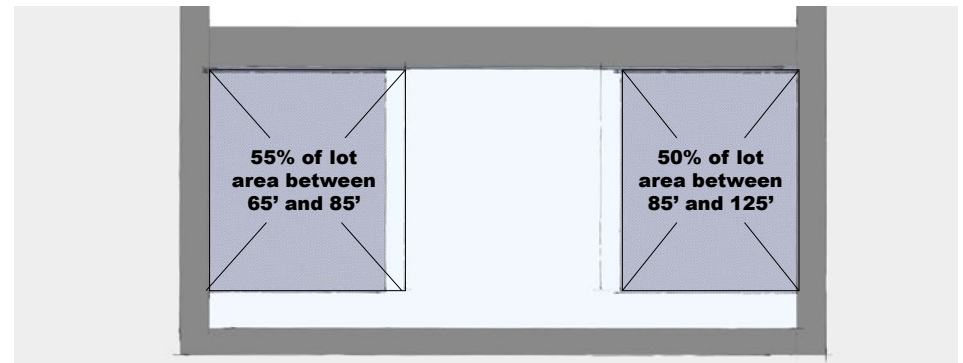
DMR/C 125/65 CURRENT STANDARDS RESIDENTIAL



At left is the residential development prototype under current standards. The building has a 65-foot-tall podium and two residential towers that reach the maximum height of 125 feet.

The second image shows this prototype in plan view. The first six stories can cover 100% of the lot. Between elevations of 65 and 85 feet, the structure can cover at most 55% of the lot. Between 85 and 125, the maximum coverage is 50%.

DMR/C 125/65 PROPOSED STANDARDS RESIDENTIAL



The images at right show the residential prototype under the proposed standards. Under MHA, a residential project would gain two additional stories. The maximum height limit increases to accommodate this additional development capacity.

This prototype does not change in plan view under the MHA proposal. The same floor area is allowed per tower floor. The building continues to meet the various lot coverage limits that apply at different elevations.

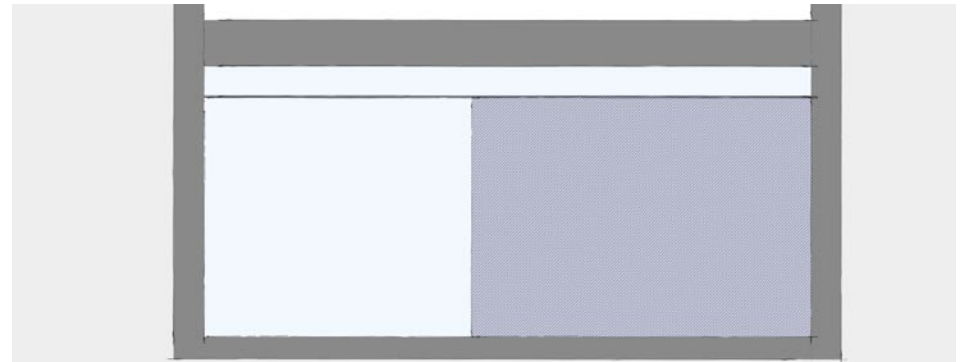
DMR/C 125/65 CURRENT STANDARDS
COMMERCIAL



This commercial development reaches the maximum height of 65 feet and meets the current FAR limit of 4.0.

The second image shows this prototype in plan view. In this prototype, the ground floor occupies the entire lot area, the next three stories 87.5 percent of the lot area, and the fifth story 37.5 percent of the lot area.

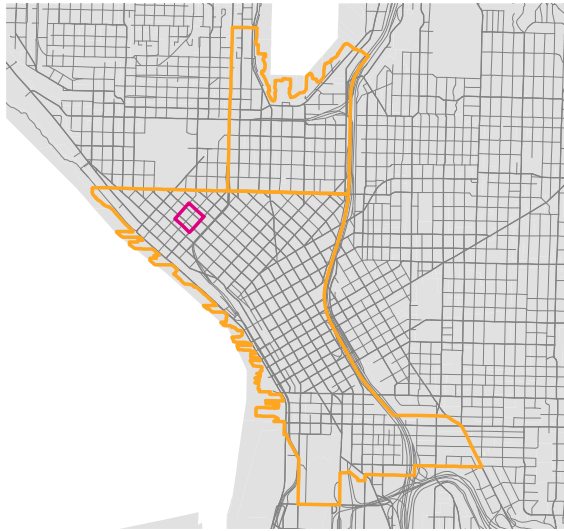
DMR/C 125/65 PROPOSED STANDARDS
COMMERCIAL



These images show the commercial prototype under MHA. The building height does not increase. The total floor area has increased by 0.5 FAR. The fifth story occupies 87.5 percent of the lot area like the three below it.

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DMR/R 240/65



For all uses, maximum structure width and depth limits also regulate the scale of development in this zone.

MHA Proposal

For residential projects, the proposed zoning changes under MHA would allow three additional stories and an increase of ten percentage points in the tower coverage limit that regulates the scale of development between 125 and 240 feet.

Commercial developments would gain an increase of 0.5 in the maximum FAR.

DMR/R 240/65 Prototype

The prototype for this zone is a residential tower, which exemplifies the most common development type in this zone. A residential prototype was chosen because commercial development in the DMR/R 240/65 zone is limited to a much smaller scale due to the maximum height and FAR of 65 feet and 2.0, respectively. The residential prototype approximates the largest scale of development possible under current and proposed regulations for this zone.

For residential projects, the maximum lot coverage, structure width, and structure depth standards limit the size of a single residential tower. A half-block residential development could theoretically have two towers, but the floor area for one of them

would likely be less than what is feasible for development. Accordingly, the prototype includes one tower with the maximum floor area possible given the maximum coverage, width, and depth standards.



This residential tower at Cedar St and 3rd Ave in Belltown occupies roughly a quarter block and is 240 feet tall.

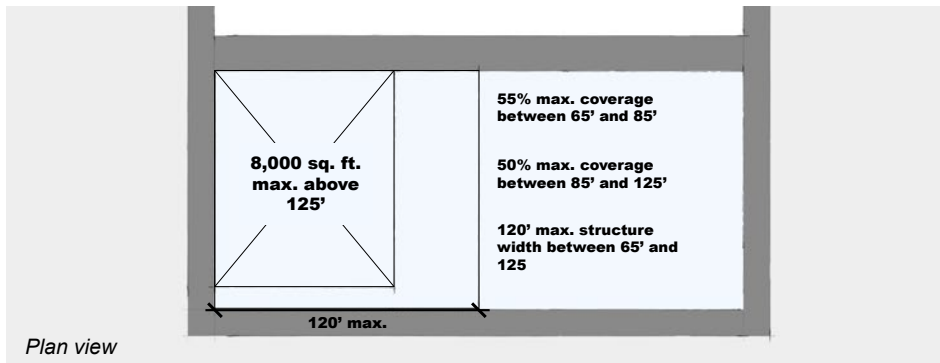
The Downtown Mixed Residential/Residential (DMR/R) 240/65 zone is located in Belltown. It includes parcels that front onto 2nd Ave and 3rd Ave between Wall St and Cedar St.

Current Development Standards

Residential In the DMR/R 240/65 zone, residential development is subject to the maximum height limit of 240 feet, lot coverage limits that vary according to lot size and structure elevation, and tower separation requirements. Up to 65 feet, the structure can cover 100% of the lot area.

Commercial Commercial projects have a maximum height of 65 feet and a maximum FAR of 2.0.

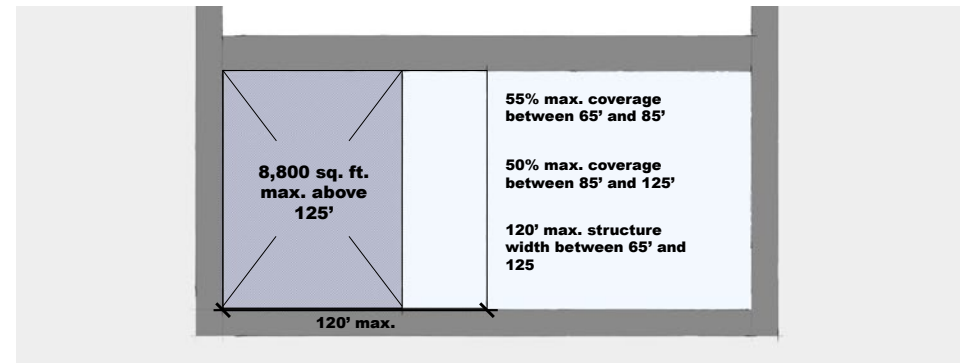
DMR/R 240/65 CURRENT STANDARDS RESIDENTIAL



The images at left show the half-block residential development prototype under current development standards. The building has a podium up to 65 feet and a residential tower that reaches 240 feet. Between elevations of 65 and 85 feet, the structure can cover at most 55% of the lot. Between 85 and 125 feet, the maximum coverage is 50%.

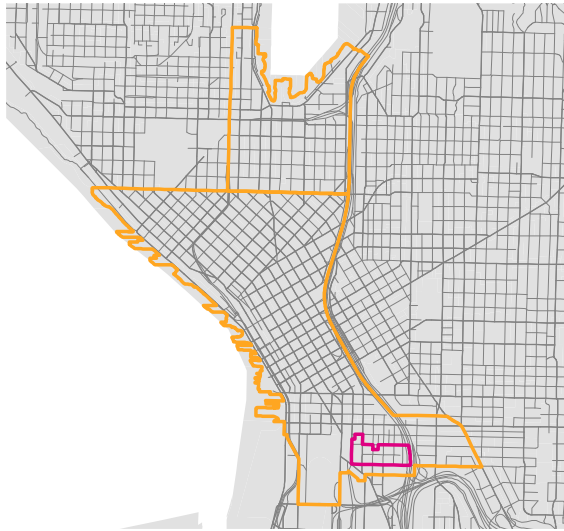
The lower image shows this prototype in plan view.

DMR/C 240/65 PROPOSED STANDARDS RESIDENTIAL



The images at right show the residential prototype under the proposed standards. Under MHA, the height limit for a residential project would increase by 30 feet and the maximum tower floor plate would increase 10%.

IDM 75/85-150



The International District Mixed (IDM) 75/85-150 zone is located in the South Downtown area roughly between 5th Ave S to the west, S King St and S Weller St to the north, Interstate 5 to the east, and S Dearborn St to the south.

Current Development Standards

Residential In the IDM 75/85-150 zone, residential uses can reach 150 feet in height. Above 45 feet, an average setback of 15 feet is required. Modulation is also required above 45 feet for façades that exceed 110 feet in length.

Commercial Under current regulations, commercial development in the IDM 75/85-150 zone has a maximum height of 75 feet

and a maximum FAR of 3.0, except for a higher maximum FAR of 6.0 for hotels.

MHA Proposal

Under MHA, commercial projects in this zone would gain a 1.0 increase in the maximum FAR. Residential projects would gain an additional story and an increase in the height limit to accommodate this development capacity.

The setback and modulation requirements would continue to apply above 45 feet.

IDM 75-85/150 Prototype

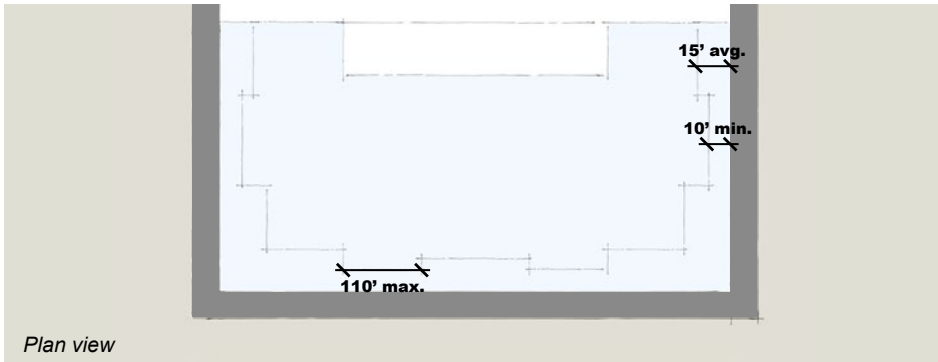
This prototype is a half-block residential development. It was selected because buildings with residential uses can be taller than commercial buildings.

The particular façade modulations shown could vary in actual future development projects, but the prototype illustrates the relative scale of development possible on a half-block site in this zone.



To date, no project has maximized the allowed zoning in the IDM 75-85/150 zone. This photograph illustrates the scale of some existing buildings in this zone.

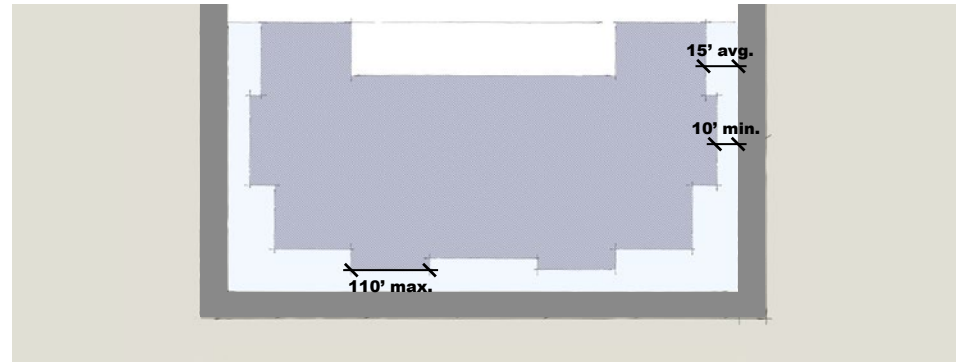
IDM 75/85-150 CURRENT STANDARDS RESIDENTIAL



This residential development prototype meets current development standards for the IDM 75/85-150 zone. No setbacks or façade modulation are required up to 45 feet. Above that height, the prototype includes an average setback of 15 feet.

The required setbacks and façade modulation are visible in lower image.

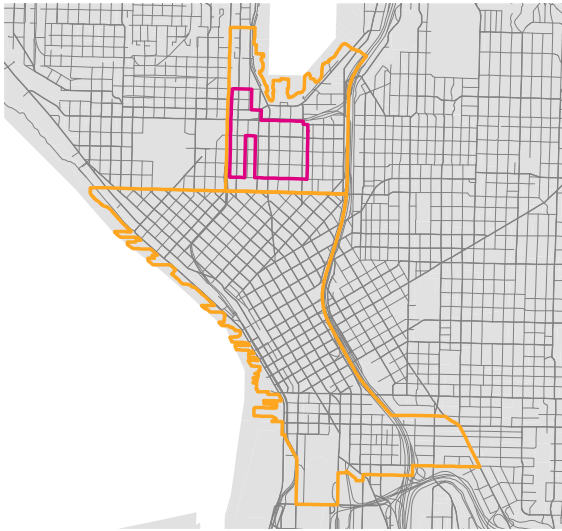
IDM 75/85-150 PROPOSED STANDARDS RESIDENTIAL



Under MHA, this residential prototype could include an additional story. The height limit would increase accordingly to allow this additional floor area.

In plan view, this prototype does not change under the MHA proposal. The building continues to comply with the required setbacks and façade modulation.

SM-SLU 160/85-240



The Seattle Mixed–South Lake Union (SM-SLU) 160/85-240 zone is in the South Lake Union Urban Center between Aurora Ave N and Fairview Ave N. John St is the southern boundary of the zone. Mercer St, Roy St, and Aloha St comprise the northern boundary. The zone excludes the parcels on 8th Ave N between John St and Republican St, which are zoned SMU-SLU 85-240.

Current Development Standards

Residential The maximum height limit for residential development is 240 feet. For structures that exceed 160 feet in height, the average gross floor area for all stories above the podium height cannot exceed the lesser of 10,500 square feet or 50% of

the lot area. Podium heights in this zone are 45, 65, and 85 feet.

Commercial Currently, commercial projects in this zone cannot cover more than 75% of the lot area. Commercial uses have a maximum FAR of 7.0 and height of 160 feet. For portions of structures above a height of 85 feet, the maximum gross floor area is 24,000 square feet. Façade modulation requirements also apply.

MHA Proposal

This report illustrates two potential changes to the zoning standards for residential projects in the SM-SLU 160/85-240 zone.

Option 1 would increase the maximum height limit for residential uses by 30 feet.

Option 2 would allow increases of 1,000 square feet in the maximum tower floor plate limit and five percentage points in the tower coverage limit. This means a residential tower would be limited to 11,500 square feet and 55% of the lot area.

Commercial projects under MHA would gain 1.0 in the maximum FAR.

SM-SLU 160/85-240 Prototypes

Two prototypes are shown for this zone. The commercial prototype is a half-block development in the block bounded by

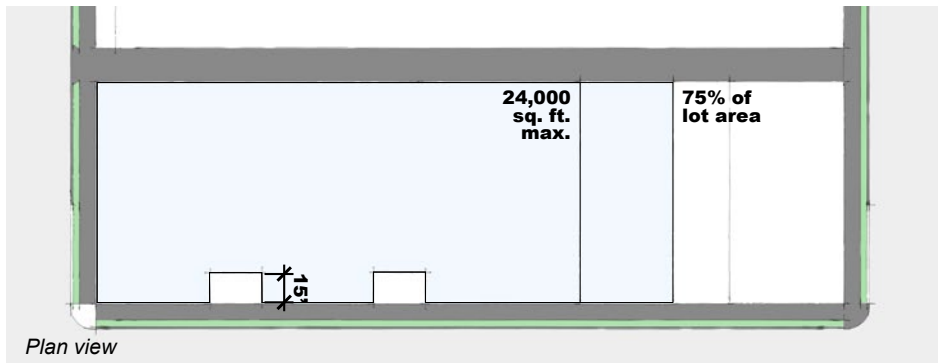
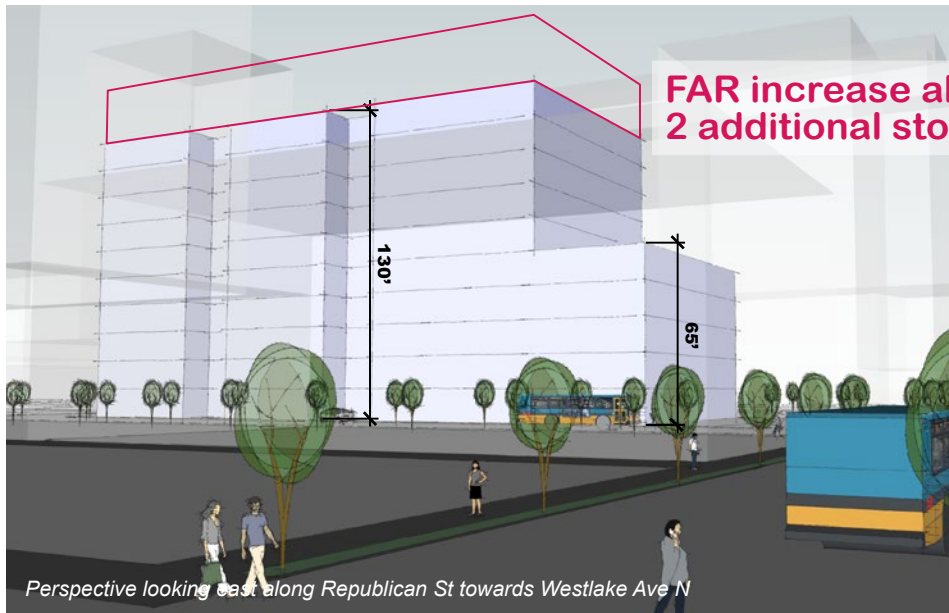
Westlake Ave N, Republican St, 9th Ave N, and Harrison St. The building uses the maximum allowed FAR of 7.0 and 8.0 under the current and proposed standards, respectively.

The residential prototype is a roughly 19,400-square-foot site in the block bounded by Westlake Ave N, Republican St, Terry Ave N and Harrison St. The maximum podium height for this site is 45 feet. Under current standards, the maximum tower floor area is 50% of the lot area, or roughly 9,700 square feet.



This building at 9th Ave and Thomas St illustrates the scale of commercial development in South Lake Union.

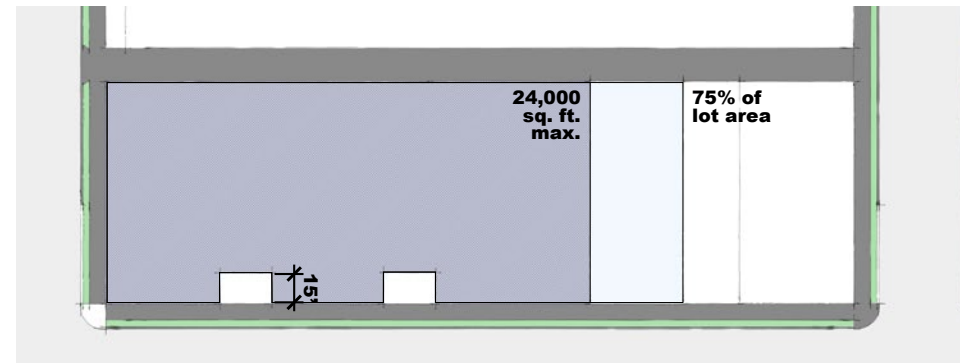
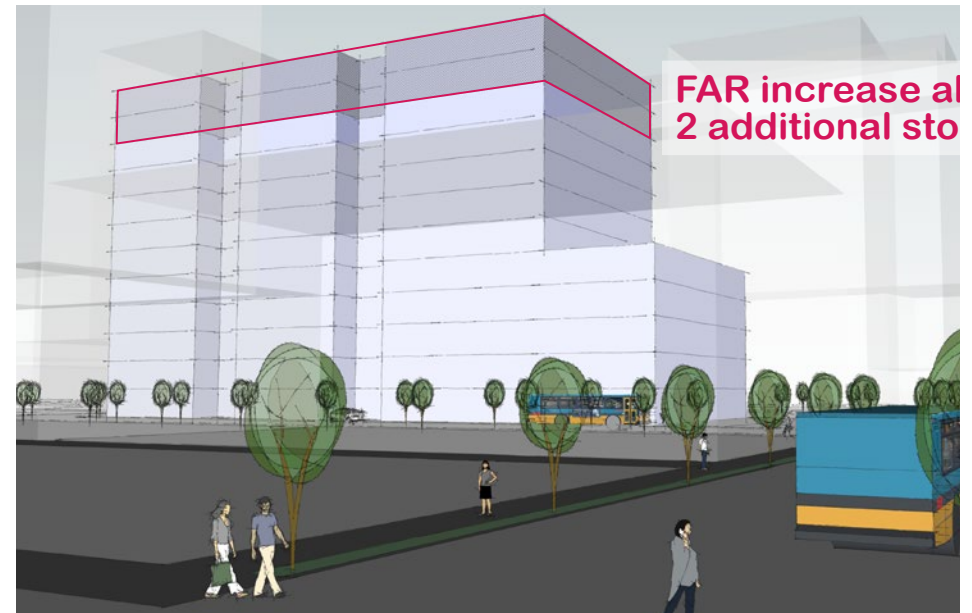
SM-SLU 160/85-240 CURRENT STANDARDS COMMERCIAL



The images at left show the commercial prototype under current development standards. The podium height is 65 feet. The first five stories cover 75% of the lot, and the upper stories reach the maximum floor area of 24,000 square feet. The building the maximum FAR limit of 7.0.

The second image shows this prototype in plan view. The façade sets back 15 feet due to the maximum façade length requirements.

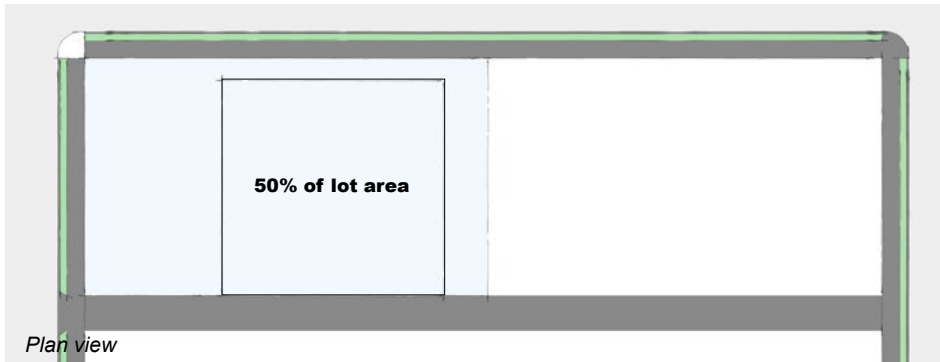
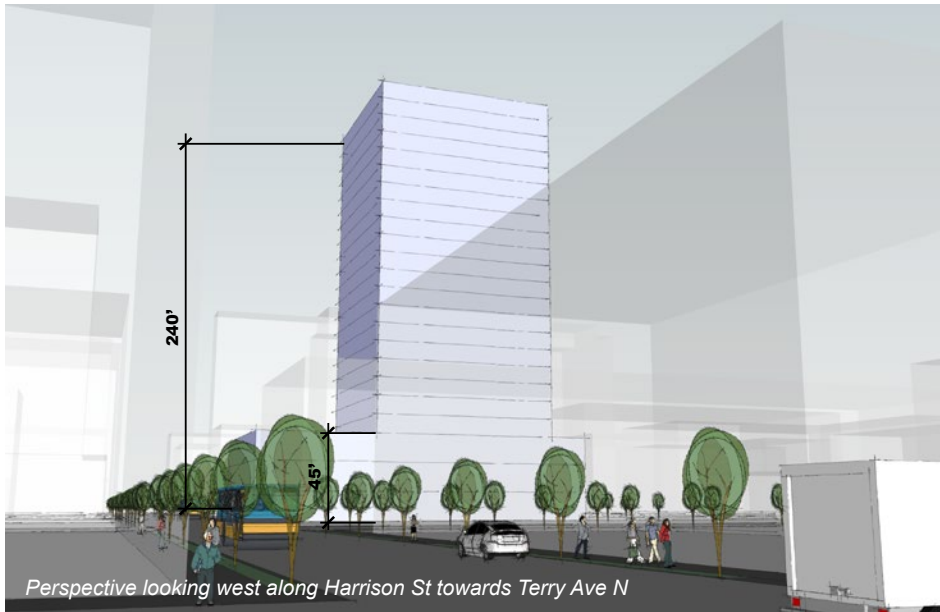
SM-SLU 160/85-240 PROPOSED STANDARDS COMMERCIAL



Under MHA, the commercial prototype gains an additional 1.0 in FAR, which comes in the form of two additional stories.

There is no change in plan view. The two additional stories are 24,000 square feet in area.

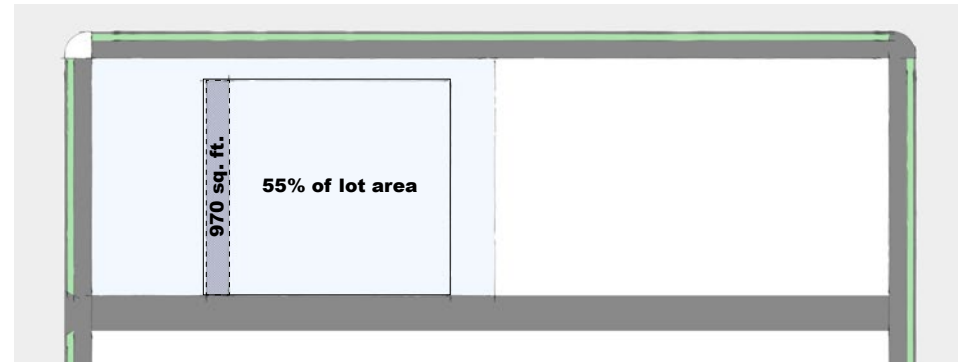
SM-SLU 160/85-240 CURRENT STANDARDS
RESIDENTIAL



These graphics show the residential prototype under current development standards. The building has a 45-foot-high podium and a tower that reaches a height of 240 feet.

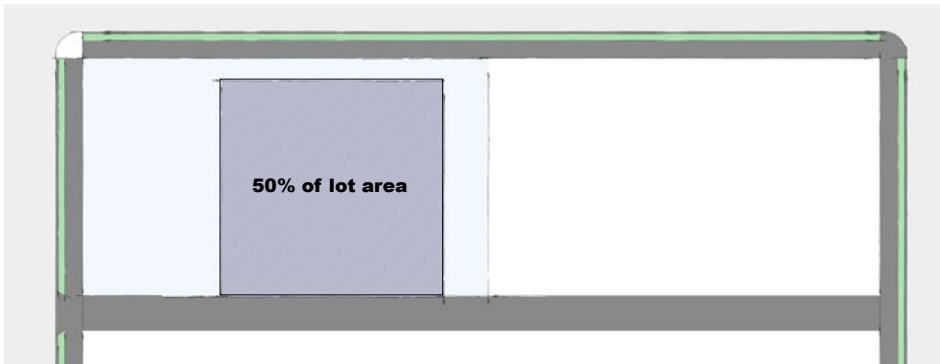
The second image shows this prototype in plan view. The first three stories cover most of the lot. Given the size of this site, the gross floor area of the tower is limited to 50% of the lot area.

SM-SLU 160/85-240 PROPOSED STANDARDS (OPTION 1)
RESIDENTIAL



Under **Option 1**, the maximum tower coverage increases to 55%. The tower of this residential prototype gains an additional 970 square feet of floor area.

SM-SLU 160/85-240 PROPOSED STANDARDS (OPTION 2)
RESIDENTIAL



Under **Option 2**, the residential tower includes three additional stories.

In plan view, the residential tower does not change compared to current development standards.