

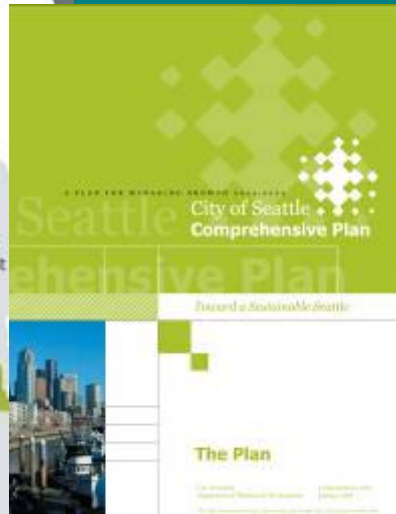
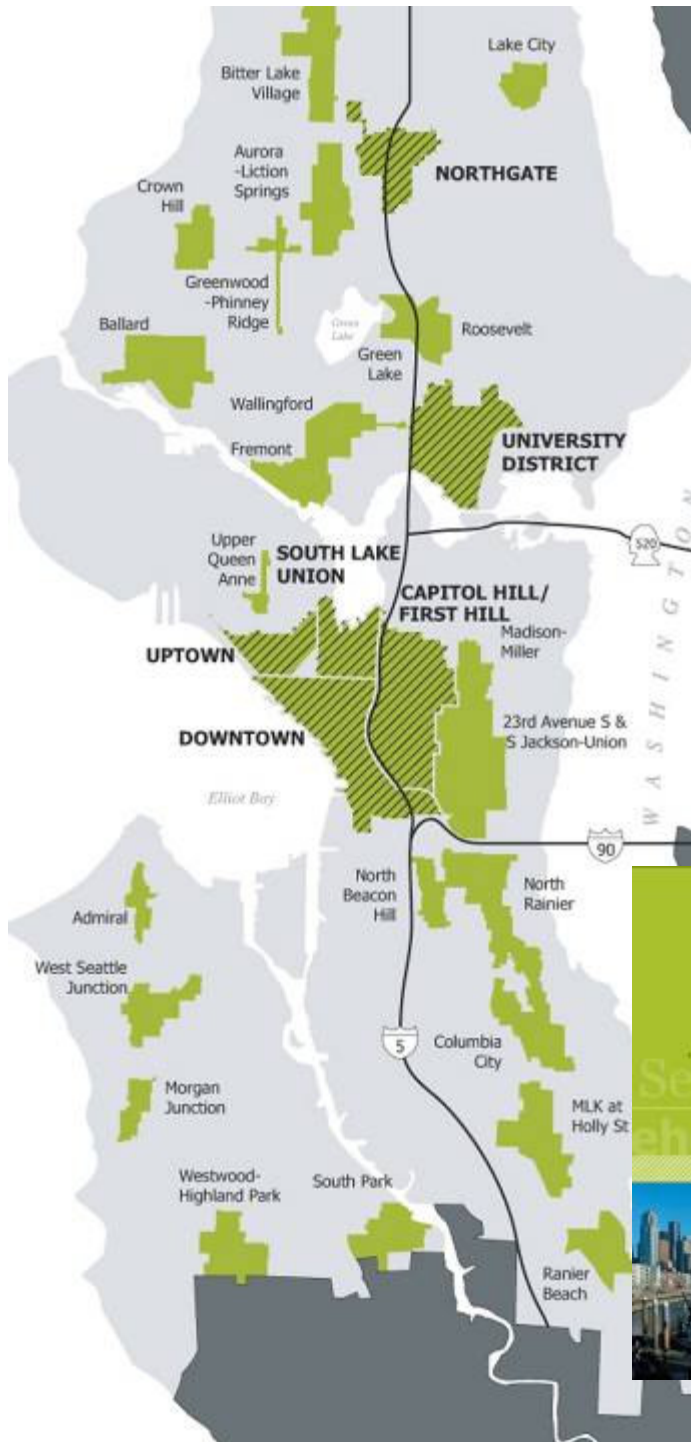


Downtown Seattle II  
Christine Bae  
Nov 13, 2007

# Comprehensive Plan –

*“Toward a Sustainable Seattle”*

- State Growth Management Act
- Comprehensive Plan
  - Urban Village Strategy - Grow around existing infrastructure, densities and public transportation*
- Neighborhood Plans
  - Plans cover 38 neighborhoods*



The map displays the following zoning districts and their associated metrics:

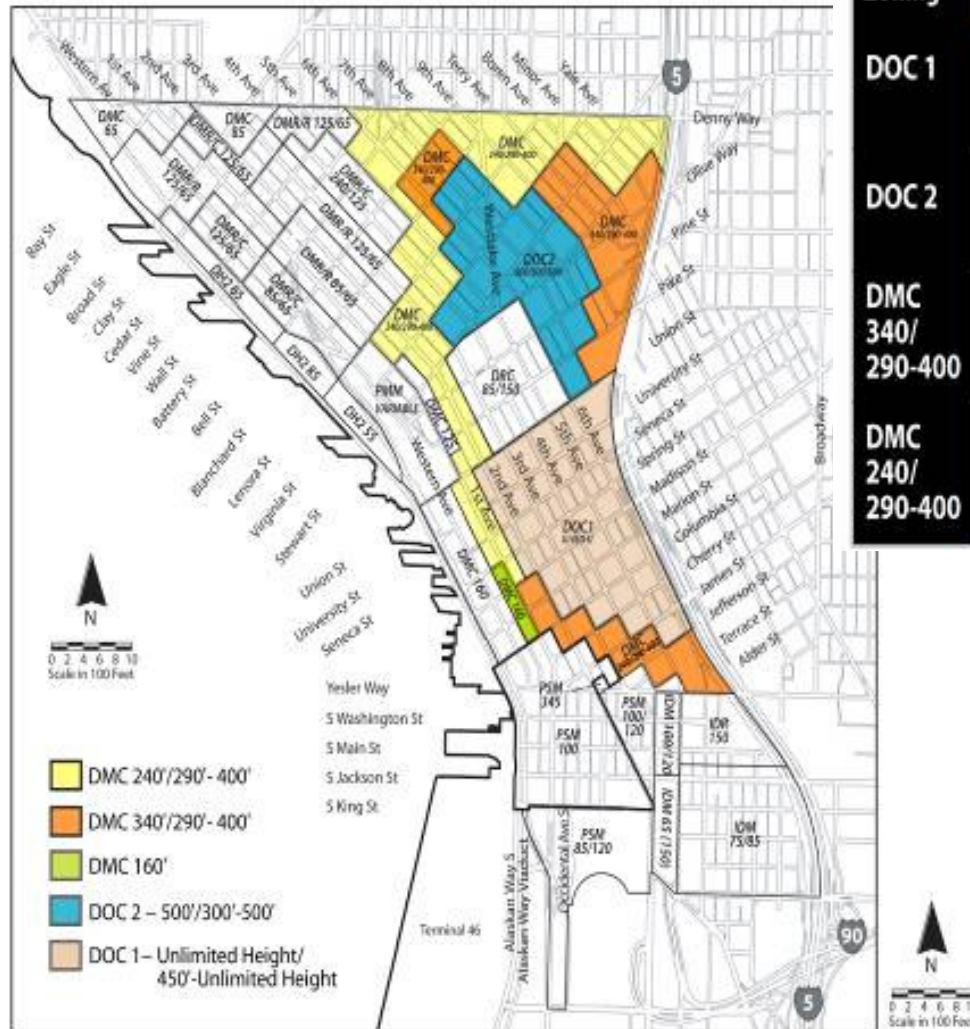
ZONE	Base FAR	Existing Max. FAR	Existing Height Limits
<b>DOC 1</b>	6	14	Basic: 450' Max*: 540'
<b>DOC 2</b>	5	10	Basic: 240' Max*: 288'  Basic: 300' Max*: 330'/360'/390'
<b>DMC 240</b>	5	7	Basic: 240' Max*: 288'/312'
<b>DMC 160</b>	5	7	Basic: 160' Max*: 208'
<b>DMC 125</b>	5	7	Basic: 125' Max*: 162.5'

## DMC: Downtown Mixed Commercial

# Adopted Legislation

## Downtown Zoning Adopted by City Council

April 3, 2006



Proposed Zoning	Base FAR	Proposed max. FAR	Proposed Height Limits
DOC 1	6	20	Non-residential Uses: Unlimited Residential Uses: Base height 450' Height with bonus unlimited
DOC 2	5	14	Non-residential Uses: 500' Residential Uses: Base height 300' Height limit with bonus 500'
DMC 340/ 290-400	5	10	Non-residential Uses: 340' Residential Uses: Base height 290' Height limit with bonus 400'
DMC 240/ 290-400	5	7	Non-residential Uses: 240' Residential Uses: Base height 290' Height limit with bonus 400'

# Floor Area Ratio (FAR)

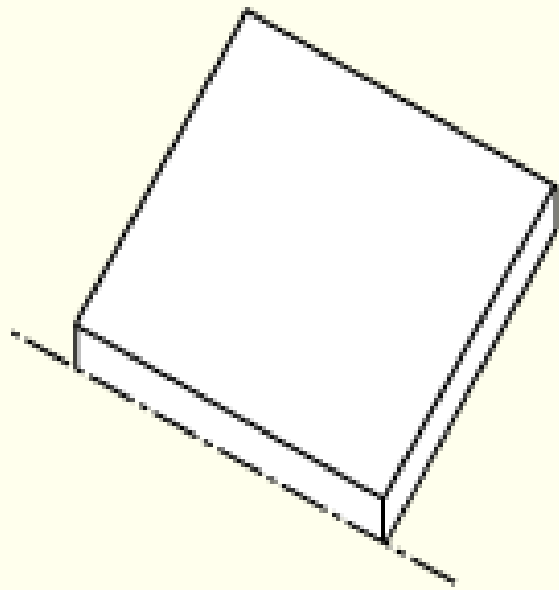
- A unit to measure building density, bulk and/or scale.
- It refers to the ratio of building space and the lot size

$$\frac{\text{Total building space}}{\text{Lot size}} = \frac{200,000 \text{ sq. ft.}}{10,000 \text{ sq. ft.}}$$

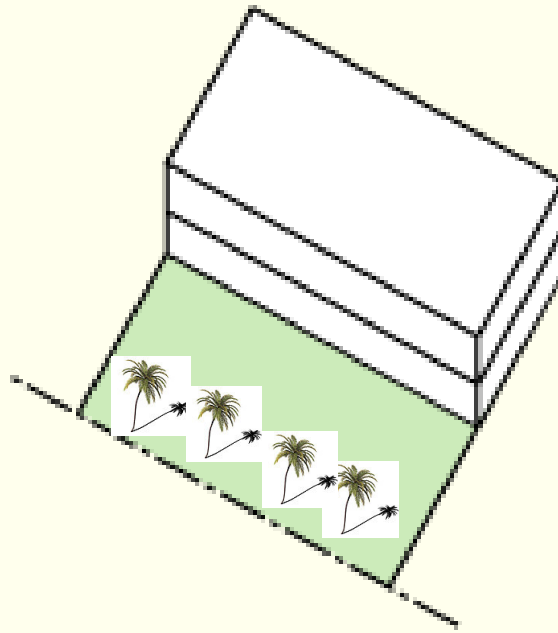
$$\text{FAR} = 20$$

## Floor Area Ratio (FAR)

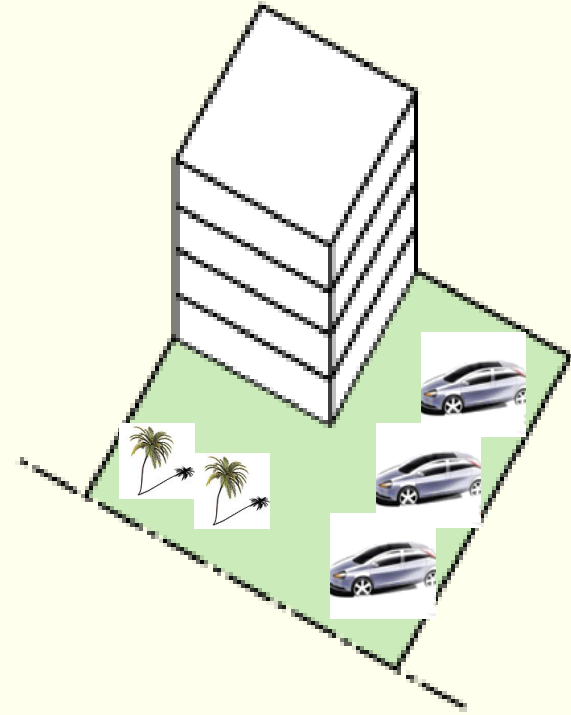
1:1 Ratio



1 story  
(100% lot coverage)



2 stories  
(50% lot coverage)



4 stories  
(25% lot coverage)

# LEEDs

- Leadership in Energy and Environmental Design
- Green Building Rating System for sustainable and environmentally friendly building
  - By US Green Building Council
- **Certified** - 40-50% of non-innovation points
  - **Silver** - 50-60%
  - **Gold** - 60-80%
  - **Platinum** - over 80%

<http://www.seattle.gov/dpd/GreenBuilding/OurProgram/DesignToolsStrategies/LEED/default.asp>



Seattle public buildings  
should be green buildings



# LEED: Criteria

- Sustainable sites
- Water efficiency
- Energy and atmosphere
- Materials and resources
- Indoor environmental quality
- Innovation and design process

# Incentive Programs

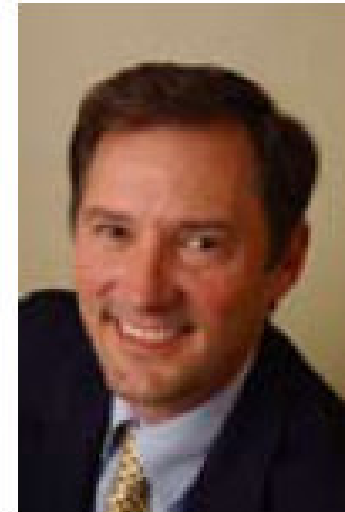
- Seattle will continue to grow: 47,000 new jobs by 2024
- Seattle intends to reduce urban sprawl via compact development, i.e. denser downtown, jobs/housing balance, more affordable housing, etc.
- Yet Seattle wants to maintain a high quality of life and its character: parks and open space, downtown amenities, views, aesthetics (urban design features), historic preservation, etc.



"People who work in the City of Seattle ought to be able to live in the City of Seattle. For the first time in our city's history, market rate housing developers will contribute to affordable housing. Many more people will be able to live near where they work as a result of this."

Mayor Greg Nickels, speaking  
at the signing of the Downtown  
Rezone bill, which includes  
Incentive Zoning

- HB 2984, a bill aimed at expanding affordable housing incentive programs.
  - Gets rid of requirement for a nexus analysis of the cost of affordable housing program and public benefits program [costs, time savings]
  - Gives the city more authority and flexibility for affordable housing provision, e.g. increasing development capacity



“What do we derive from increased height and density? Clearly developers benefit from increased height and density, but what is the commensurate added value to the public?” Councilmember  
Peter Steinbrueck

# Incentive Programs in Seattle's Land Use

- Incentive Zoning
  - to accommodate sustainable growth
  - to preserve community character (amenities)
- 1) density bonus programs and
- 2) transferable development rights

# 1) Density Bonus

- In order to provide community amenities, DB programs give developers right to build at higher density (i.e., more units) in addition to the baseline height limits or FAR allowed by the existing zoning code for public benefits
  - Affordable housing (80~100% of Area Median Income) cf. 2006 Seattle Median HH Inc=\$58,311
    - 80% of med. Inc. = \$46,649
  - Open space
  - The arts
  - Historic preservation.

# Density Bonuses: Applicable areas in Seattle

- Mainly in redevelopment areas
  - South Lake Union (pilot of LEED-ND)
    - Neighborhood Development
    - SG+NU+GB
  - South Downtown
  - Dravus



*South Lake Union, one of several areas where Seattle is considering implementing Incentive Zoning.*

## Subarea Considerations

## Legislation to City Council

Area Plans		
South Lake Union	<ul style="list-style-type: none"> <li>Variety of public benefits being considered, including affordable housing, historic preservation, arts, human services and schools</li> </ul>	Likely first quarter 2008
Livable South Downtown Plan	<ul style="list-style-type: none"> <li>Wide variety of possible public benefits currently being considered</li> <li>Different public benefits packages could be provided to different neighborhoods within the study area</li> </ul>	Fourth quarter 2007
Area Rezone		
Dravus Area Rezone	<ul style="list-style-type: none"> <li>Additional height being considered along with allowing residential uses where currently not permitted</li> <li>Incentive Zoning program being considered</li> </ul>	First quarter 2007
Zoned Areas		
Multifamily Code Rewrite	<ul style="list-style-type: none"> <li>Public benefits package emphasizes affordable housing</li> <li>Buildings likely must first achieve a LEED Silver certification to receive bonus height and FAR</li> </ul>	First quarter 2007
Commercial Code	<ul style="list-style-type: none"> <li>Public benefits package being considered for addition to recently passed rewrite of Commercial Code</li> </ul>	To be determined

## 25% Other

- Open Space TDR
- Landmark TDR
- On-Site Amenities
- Within-block TDR

1/5 Landmark  
TDR if available

## 75% Housing/Childcare

- Housing TDR
- Housing/Childcare Bonus
  - Cash Option
  - Performance Option
- Landmark Housing TDR

## Commercial Building Incentive Zoning

Since 1980s

First increment above Base Development  
for LEED certification “Silver”



Base Development

\$ 25	39	Tier 3	Note: Example represents development at maximum height and floor area permitted on a lot of approximately 20,000 sq. ft. in the DMC 240'/290'-400' or DMC 340'/290'-400' zones.	290'
\$ 25	38			
\$ 25	37			
\$ 25	36			
\$ 20	35	Tier 2		
\$ 20	34			
\$ 20	33			
\$ 15	32	Tier 1		
\$ 15	31			
\$ 15	30			
\$ 15	29			
\$ 10	28			
\$ 10	27			
\$ 10	26			
\$ 10	25			
\$ 10	24			
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\$ 10	18			
\$ 10	17			
\$ 10	16			
\$ 10	15			
\$ 10	14			
\$ 10	13			
\$ 10	12			
\$ 10	11			
\$ 10	10			
\$ 10	9			
	8		85'	
	7			
	6			
Parking	5			
Parking	4			
Parking	3			
Retail / Lobby	2			
	1			

## Residential Buildings

### Conditions to build:

> 290', <400'

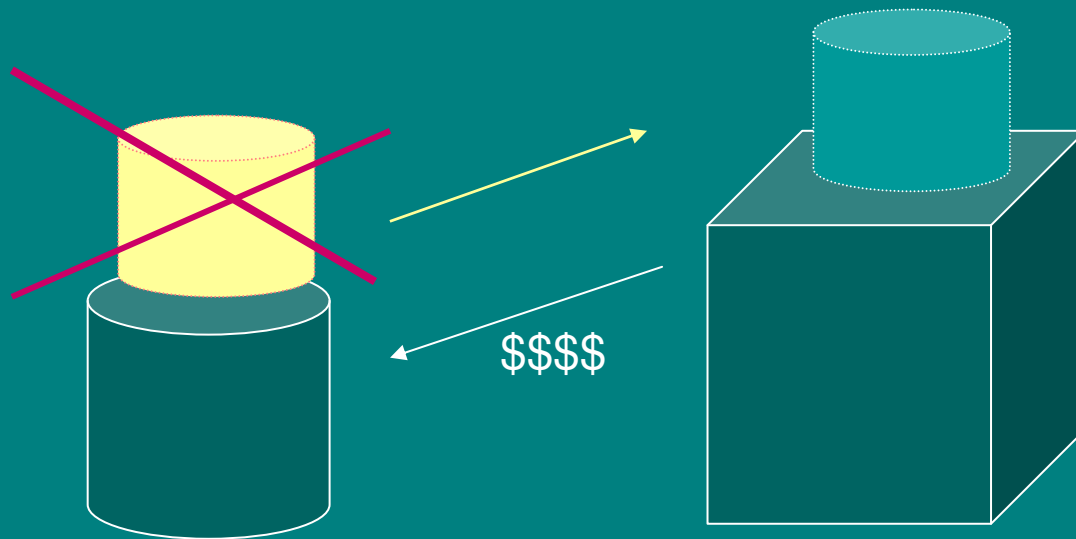
- LEED Silver

- On-site affordable housing, or

- Pay for affordable housing fund

## 2) Transfer of Development Rights (TDRs)

- Trading ('transfer') development rights from sending areas (sites) to receiving areas (sites)



# TRANSFER of DEVELOPMENT RIGHTS

- This is a well-known but underutilized technique, but getting popular
- Major problems include deciding the price and choosing the sending and, especially, the receiving areas
- An interesting example is Microsoft in Redmond that preserved land at a golf club to extend a parking lot at its HQ (in direct contradiction to Redmond's Transportation Plan)

# TDRs

- Seattle downtown: transfer DRs between building owners in dense zoning districts (sending areas) and those in less dense zoning districts (receiving areas)
  - Transfer can occur within the same block (existed before 1985)
  - Ex. YMCA Building to the IDX Tower project between 3rd and 4th Avenues and Marion Street.



<http://www.emporis.com>

**Receiving Site: IDX Tower**

**925 4th Ave • Seattle,  
Washington 98104**

**Height: 512 ft (156 m)**

**Floors: 40**

**Location: Fourth Avenue and  
Madison Street, Seattle**

**Size: 846,588 square feet (\$96  
m)**

**2005: \$368 mil. (\$411/sq. ft.)**



**Sending Site:**

**Metrocenter YMCA**

909 4th Avenue

Seattle, WA 98104

# TYPES OF TDRs

- Types of TDRs in Seattle
  - Housing TDR;
  - DMC housing TDR;
  - Landmark housing TDR;
  - Landmark TDR; and
  - Open space TDR.

# TDR

- Transfer of Development Rights
- <http://www.seattle.gov/housing/incentives/TDRbonus.htm>

# Open Space TDRs

- Olympic Sculpture Park & WaMu, Vulcan, etc.
- King County TDR
- King County 4:1
  - Issaquah Highlands & Denny Triangle



Preserving 300-400 acres of farmland in King County

Paid \$930,000 to King County's TDR Bank for 31 rural development rights (\$30,000/1DR)

Providing low income housing in Seattle

Add 62,000 square feet of residential space and increase the building's height above 300 feet

<http://dnr.metrokc.gov/dnrp/press/2006/1109TDR-olive8.htm>