

## Development Capacity

Additional development capacity would be given in each zone that is subject to MHA affordable housing requirements. The chart below details the additional capacity that would be added for each zone where the affordable housing requirements apply. This proposal would increase the development capacity in Downtown and South Lake Union by about 6% overall. Visual depictions of the additional capacity for some zones are available in the [MHA Downtown and South Lake Union Urban Design Study](#).

**Table A: Summary of Development Capacity Proposal**

Zone		Additional Capacity	
Existing Name	New Name	Residential	Commercial
DH2/65	DH2/75	10 feet height	10 feet height
DMC-65	DMC 75	10 feet height	1 FAR increase, 10 feet height
DMC-85	DMC 95	10 feet height	1 FAR increase, 10 feet height
DMC-125	DMC 145	20 feet height	1 FAR increase, 20 feet height
DMC-160	DMC 170	10 feet height	1 FAR increase, 10 feet height
DMC 240/290-400	DMC 240/290-440	40 feet height	1 FAR increase
DMC 340/290-400	DMC 340/290-440	40 feet height	1 FAR increase
DMR/C 85/65	DMR/C 95/75	10 feet height	0.5 FAR increase, 10 feet height
DMR/C 125/65	DMR/C 145/75	20 feet height <sup>1</sup>	0.5 FAR increase, 10 feet height
DMR/C 240/125	DMR/C 280/125	40 feet height, 10% tower floor plate above 125 feet	0.5 FAR increase
DMR/R 85/65	DMR/R 95/65	10 feet height <sup>1</sup>	0.5 FAR increase
DMR/R 125/65	DMR/R 145/65	20 feet height <sup>1</sup>	0.5 FAR increase
DMR/R 240/65	DMR/R 280/65	40 feet height, 10% tower floor plate	0.5 FAR increase
DOC1 U/450/U	DOC1 U/450-U	1,000 sf tower floor plate	1 FAR increase
DOC2 500/300-500	DOC2 500/300-550	50 feet height	1 FAR increase
DRC 85-150	DRC 85-170	20 feet height <sup>1</sup>	1 FAR increase
IC 85-160	IC 85-175	none	0.5 FAR increase, 15 feet height
SM-85	SM-SLU 100/95	10 feet height, 0.75 FAR	0.75 FAR, 15 feet height
SM-125	SM-SLU 145	20 feet height, 1.5 FAR	0.5 FAR, 20 feet height
SM-SLU 85/65-125	SM-SLU 100/65-145	20 feet height	0.5 FAR increase, 15 feet height
SM-SLU 85-240	SM-SLU 85-280	40 feet height	None
SM-SLU 160/85-240	SM-SLU 175/85-280	40 feet height	1 FAR increase, 15 feet height
SM-SLU 240/125-400	SM-SLU 240/125-440	40 feet height	1 FAR increase
SM-SLU/R 55/85	SM-SLU/R 65/95	10 feet height	10 feet height

<sup>1</sup> In these zones, height breakpoints for coverage and floor plate limits would also be modified

Increasing development capacity in the zones listed in the chart, which represent the vast majority of the Downtown and South Lake Union Urban Centers, is consistent with the policies of the City’s Comprehensive Plan. As recognized in those documents, the need for more housing is clear: over the next twenty years, Seattle will need to accommodate 70,000 additional housing units and 120,000 more residents. Increasing

**Table B: Summary of Payment and Performance Amounts**

Zone		Residential (to be adopted in the proposed legislation)		Commercial (as set forth in Chapter 23.58B and amended by this proposal)	
Existing Name	New Name	Payment	Performance	Payment	Performance
DH2/65	DH2/75	\$12.75	5.0%	\$15.00	9.1%
DMC-65	DMC 75	\$12.75	5.0%	\$ 8.25	5.0%
DMC-85	DMC 95	\$12.75	5.0%	\$ 8.00	5.0%
DMC-125	DMC 145	\$13.00	5.1%	\$10.00	6.1%
DMC-160	DMC 170	\$ 5.50	2.1%	\$ 8.00	5.0%
DMC 240/290-400	DMC 240/290-440	\$ 8.25	3.2%	\$10.00	6.1%
DMC 340/290-400	DMC 340/290-440	\$ 8.25	3.2%	\$12.50	7.6%
DMR/C 85/65	DMR/C 95/75	\$12.75	5.0%	\$17.50	10.6%
DMR/C 125/65	DMR/C 145/75	\$11.75	4.6%	\$17.50	10.6%
DMR/C 240/125	DMR/C 280/125	\$13.00	5.1%	\$14.50	8.6%
DMR/R 85/65	DMR/R 95/65	\$12.75	5.0%	\$14.00	8.5%
DMR/R 125/65	DMR/R 145/65	\$11.75	4.6%	\$16.00	9.7%
DMR/R 240/65	DMR/R 280/65	\$13.00	5.1%	\$16.00	9.7%
DOC1 U/450/U	DOC1 U/450-U	\$12.00	4.7%	\$14.75	8.9%
DOC2 500/300-500	DOC2 500/300-550	\$10.25	4.0%	\$14.25	8.6%
DRC 85-150	DRC 85-170	\$10.00	3.9%	\$13.50	8.1%
IC 85-160	IC 85-175	\$ 0	0.0%	\$10.00	6.1%
SM-85	SM-SLU 100/95	\$ 7.50	2.9%	\$ 8.00	5.0%
SM-125	SM-SLU 145	\$ 7.75	3.0%	\$ 9.25	5.6%
SM-SLU 85/65-125	SM-SLU 100/65-145	\$ 7.75	3.0%	\$ 8.00	5.0%
SM-SLU 85-240	SM-SLU 85-280	\$10.00	3.9%	\$ 8.00	5.0%
SM-SLU 160/85-240	SM-SLU 175/85-280	\$10.00	3.9%	\$11.25	6.8%
SM-SLU 240/125-400	SM-SLU 240/125-440	\$10.00	3.9%	\$10.00	6.1%
SM-SLU/R 55/85	SM-SLU/R 65/95	\$12.75	5.0%	\$ 8.25	5.0%

Performance percentages are calculated for residential development as a percentage of total units and for commercial development as a percentage of gross floor area that would be required to be devoted to affordable housing (measured by the rentable area of units). Payment amounts would be measured in dollars per gross square foot of residential and commercial development, excluding portions of buildings that are underground as well as commercial area exempted from floor area ratio (FAR) calculations such as certain ground floor retail. Payment amounts will adjust automatically on an annual basis in proportion to changes in the Consumer Price Index (CPI).

The approach to setting payment and performance amounts was guided by the Grand Bargain document. The Grand Bargain document was a negotiated agreement between affordable housing organizations, market-rate developers, and others aimed at balancing many goals and principles that the HALA Advisory Committee discussed, including the critical need for affordable housing generally, the importance of additional housing supply in limiting future increases in housing cost, integration with existing voluntary