

U DISTRICT URBAN DESIGN



Seattle
Office of Planning &
Community Development

Public open house
May 31, 2016

Agenda

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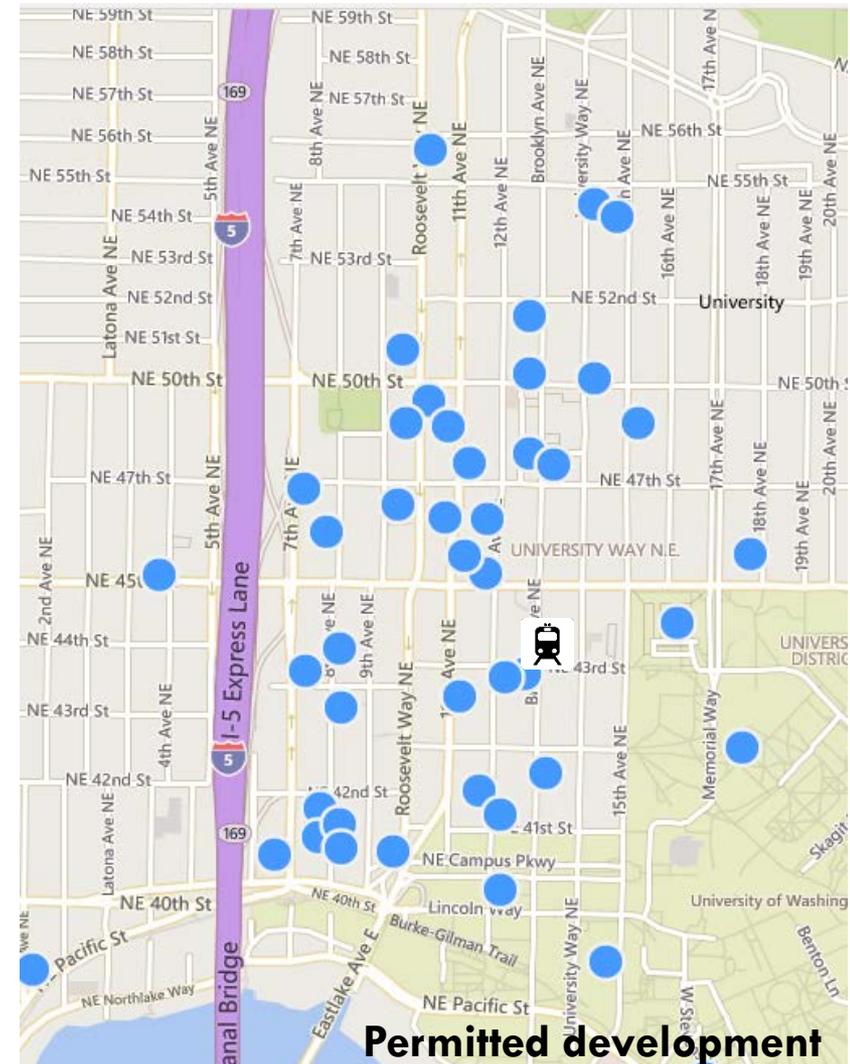
- Process overview
- Proposal
- Affordable housing requirements (HALA)
- Next steps
- Talk to the planners



Why plan in the U District?

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- One of Seattle's 6 urban centers
- Light rail in 2021
- Significant growth underway, more by 2035
- High level of public interest and engagement by community groups



Overview of the planning process

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Community engagement

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- 80+ public meetings since 2011
- Also worked closely with the U District Partnership – a coalition of residents, property owners, businesses, UW, social services...
- Community views growth with a mix of excitement and concern – City's proposal responds to both



Urban Design Framework open house, 2013.



Draft proposal

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1. Increase height and density in the core blocks
2. Apply new design standards for more varied development that fits neighborhood context
3. Require affordable housing, open space, historic preservation, and other amenities



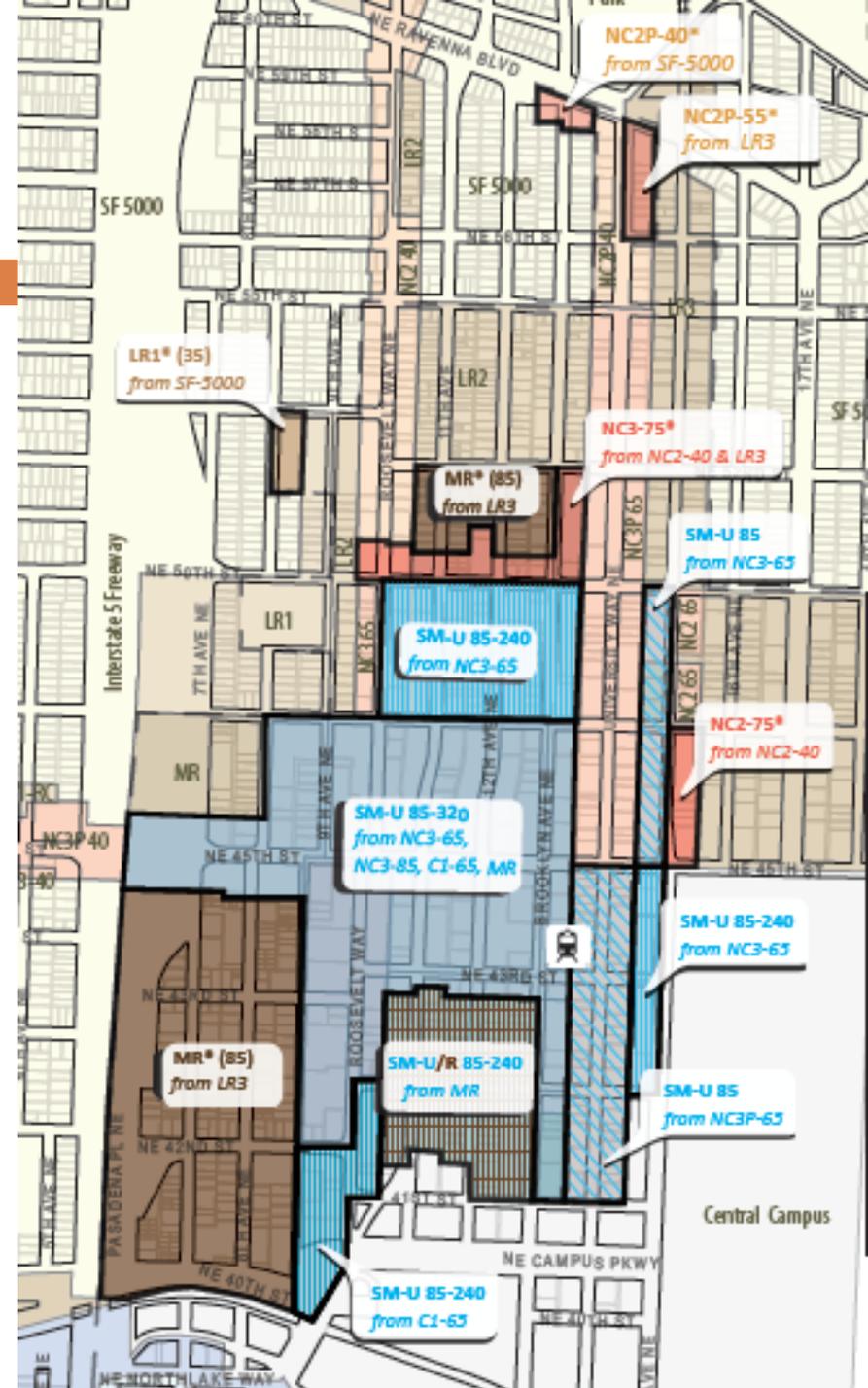
Frederick Apartments



Zoning changes

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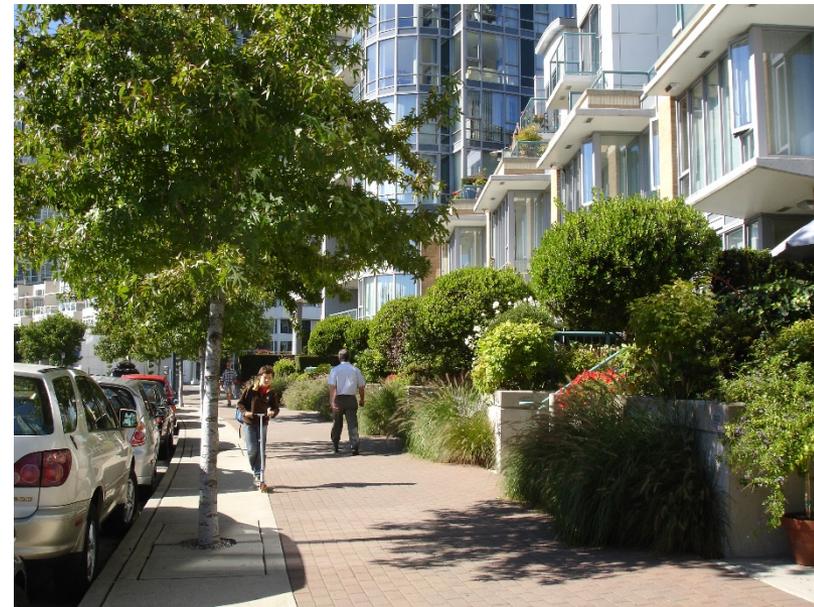
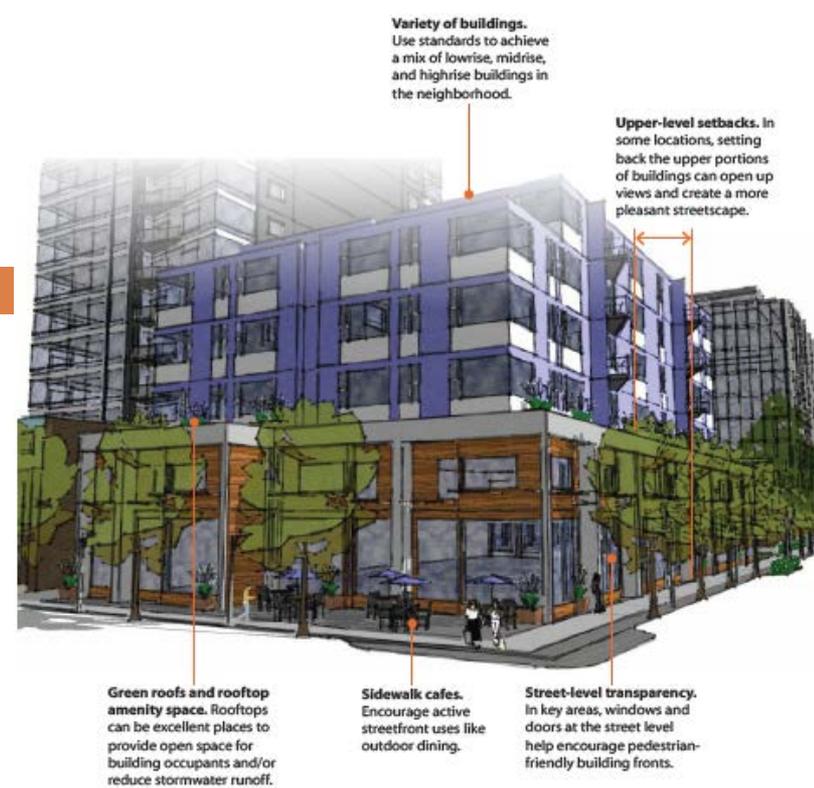
- **Highrise in the core blocks**
 - ▣ up to 160' for office
 - ▣ 240-320' for residential
- **The Ave stays midrise**
- **Allow mixed use** on both sides of NE 50th St.
- **Midrise residential** along the freeway and NE 50th St
- Few changes to single-family (3 specific parcels)



Design standards

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- Bulk controls to encourage variety of buildings
- Landscaping and street trees
- Maximum width limits
- Tower separation
- Limit tower size above 45'
- Setbacks in specific locations



Open space requirements

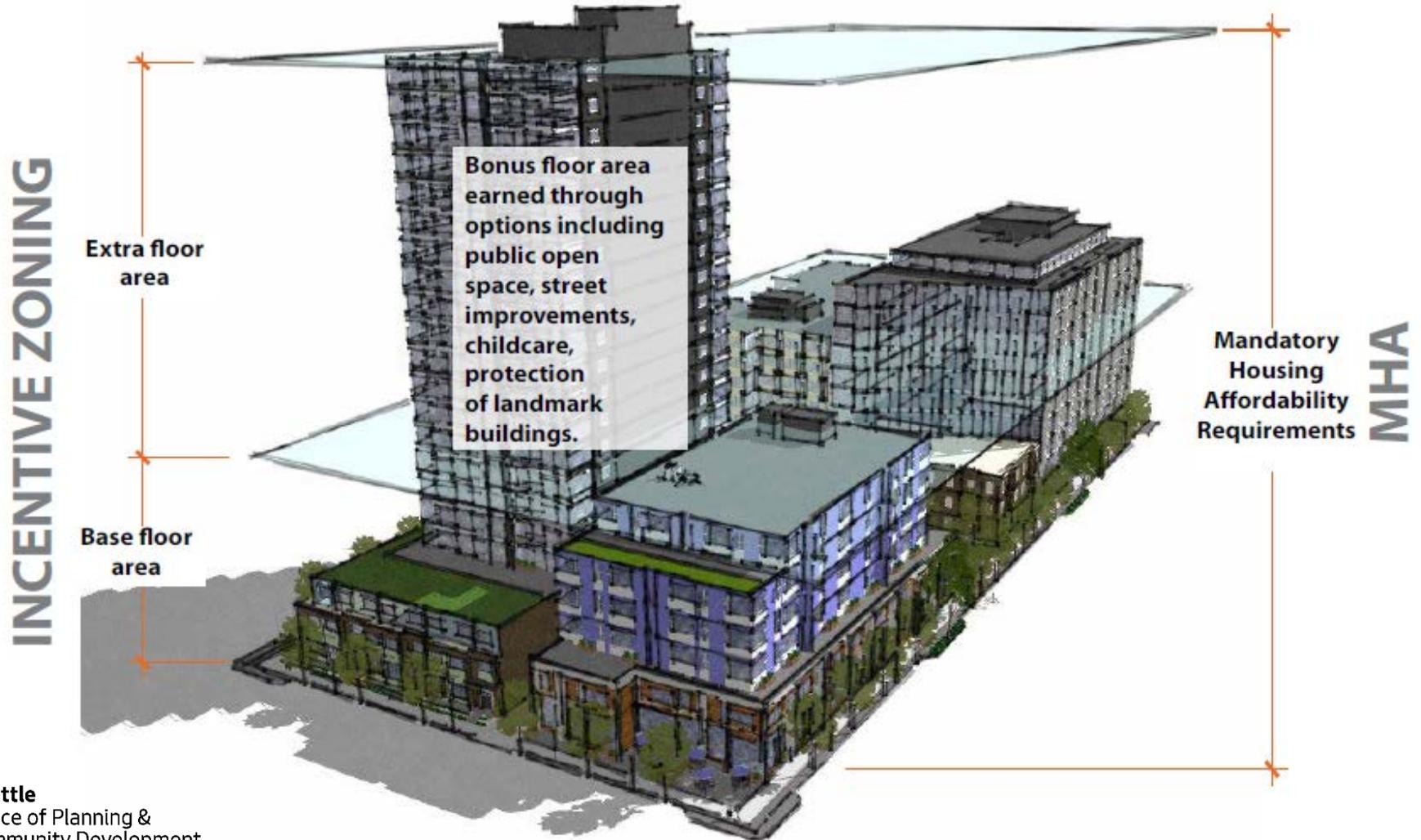
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- ❑ 15% set aside required for large sites (>30,000 sq. ft.)
- ❑ Residential amenity space: 5% of total residential floor area
- ❑ Mid-block corridors for certain large developments
- ❑ Development bonuses for parks, plazas



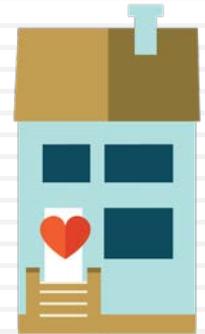
Incentive zoning concept

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Seattle's housing reality

2,942 people are living **without shelter** in Seattle.



Over 45,000 Seattle households pay **over half their income** on housing.



Average rent for a 1-bedroom apartment in Seattle **increased 35%** in the last five years.



HALA: Where we've been

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Housing Affordability and Livability Advisory Committee

- 28 member advisory committee (2015)
- 50+ stakeholders involved in subcommittees
- Input from 2,700 community members online and in person

Housing Seattle Action Plan Released by Mayor Murray on July 13, 2015

Community Conversations Fall 2015 to 2017



HALA: Where we're going

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50,000 housing units over the next 10 years to increase housing choices in Seattle.

30,000 new market-rate housing units

- Continue growth in urban centers and villages
- Reduce permitting barriers
- Maximize efficient construction methods
- Critically needed supply to meet existing demand shortages



20,000 affordable housing units (about 3x current production)

- Net new rent/income restricted units in new and existing buildings
- Programs serving both $\leq 60\%$ and 60-80% AMI households
- RSJI and equity goals

What is MHA?

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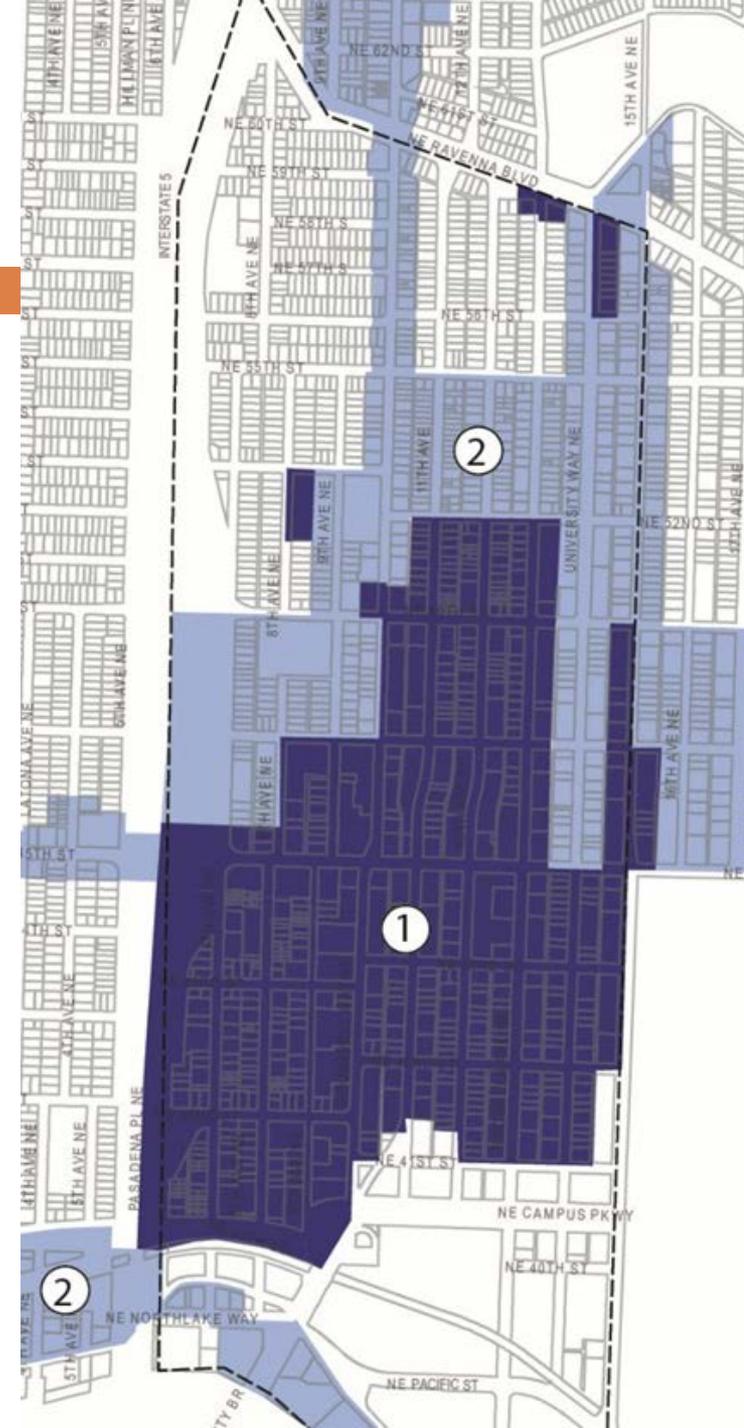
- ❑ **Mandatory Housing Affordability (MHA)** links affordable housing to development
- ❑ Commercial and multifamily developers contribute by:
 - ❑ creating affordable housing on site, or
 - ❑ providing a payment that the Office of Housing uses to create affordable housing.
- ❑ Zoning changes to increase capacity needed to implement MHA



MHA in the U District

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- New commercial and multifamily development contributes to affordable housing:
 - ▣ set aside 5-7% of units for affordable housing, or
 - ▣ provide a payment of \$7-12 per square foot that the City uses to build affordable housing
- Phasing implementation
 - ▣ **Area 1** (2016): All proposed upzones as part of the current U District process
 - ▣ **Area 2** (2017): All other existing commercial and multifamily residential properties, as part of zone-wide changes



Next steps

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www.seattle.gov/dpd/udistrict

SEND COMMENTS

to udistrict@seattle.gov

by June 30

- Revisions based on comments
- Council process (fall)



Comments: udistrict@seattle.gov

Proposal: www.seattle.gov/dpd/udistrict



Seattle
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Open house: talk to a planner