Overview of the Mayor’s proposal

1. Public investments in the U District
2. Zoning changes
3. New design standards
4. Mandatory Housing Affordability requirements
5. Incentive programs: open space, preservation, childcare…
Community planning recap

- Extensive public engagement 2011-present: multiple related planning efforts and 90+ public events
- Rezone is one piece of a larger set of changes
- People view growth with both excitement and concern
Livability investments

- Mayor’s proposal focuses on a coordinated set of local investments by the City, Sound Transit, UW, and others to support growth.

- Council briefings in coming months will focus on land use regulations, but the related efforts are important for context:
  - Infrastructure
  - Amenities
  - Social services
  - Support for partner organizations
Livability investments: mobility

- Expanded sidewalks
- Protected bike lanes
- Pedestrian safety improvements at busy intersections
- Integration of surface transit with light rail
Livability investments: parks

- U Heights Center Park
- Christie Park Expansion
- Portage Bay Park
Livability investments: core

- Brooklyn Festival Street: Curbless street, improvements for peds and bikes, space for weekday farmer’s market
- UW Transit-oriented redevelopment
- Potential future expansion
- Plaza (2021)
- Raised pedestrian crossings
- 43rd Green Street: widen sidewalk, generous landscape
- UW long-term redevelopment
- U Bookstore redevelopment
- U Temple north redevelopment
- NEW BURKE MUSEUM

*Scramble* crossing, enhanced pedestrian entrance to campus

*Required as part of UW’s development at station site*
Livability investments: housing

- Marion West & Arbora Court, affordable housing funded by Office of Housing (2016-17)
- 181 units, including housing for recently homeless families, new space for the University District Food Bank
- New requirements will produce hundreds of additional affordable homes
Livability investments: partnerships

- Working with ROOTS, U District Partnership, and UW to create an employment program for homeless youth in the U District.
- UW providing new childcare facilities in the neighborhood, working to expand faculty/staff housing options
- Continued City funding for U Heights Center, Teen Feed, U District Partnership, many others
www.seattle.gov/dpd/udistrict
Rezone: background

Reasons people cite for supporting density in the core...

- Focus growth near light rail and campus, reduce pressure on surrounding areas
- Take advantage of the large redevelopment sites flanking NE 45th St, context of three existing towers
- Greater variety – avoid uniform midrise by allowing mix of highrise, midrise, and lowrise w/ design standards
- Capture public benefits through incentive zoning – tie extra height and floor area to desired services and amenities
Rezone: background

Public input, 2012

Urban Design Framework, 2013

EIS, 2014

* Where highrise development would be allowed, tower separation, bulk control, and design standards would apply.
Focus new growth south of NE 50th St., with residential highrises up to 240’ and 320’

Offices limited to 160’ in highrise zones

Heights stay relatively low on the Ave

Limited changes north of 50th
Design standards

- New requirements added to the Land Use Code as part of the U District rezone

- Zoning discussions often focus on max height, but design standards have an equal or greater influence over neighborhood character

- Much of the work in the planning process has involved tailoring standards to fit the unique characteristics in the U District: new “SM-U” or “Seattle Mixed U District” zones
Design standards overview

- Maximum width
- Street level uses
- Highrise standards
- Setbacks
- Modulation
- Parking standards
- Floor Area Ratio – limiting the total amount of development
- Landscaping and trees
- Large lot open space requirement
- Residential amenity area
Maximum width

- Historic pattern in the U District: 50’-200’
- Recent development: 300 to 475’
- Overly long facades get monotonous, even with good architectural details
- Proposal limits any individual building to 250’
Active street level uses

- Standards require retail, services, or other active uses in key locations
- Similar to “Pedestrian overlay” in commercial zones
- Works with transparency requirements to achieve ped-friendly frontage
Highrise standards

- Eligibility: sites must be 12,000 sq ft and meet other prerequisites
- Larger office floor plates limited to 160’ height
- Smaller residential floor plates shrink taller towers
Tower separation

75’ minimum between two highrise structures on separate lots

75’ minimum separation between highrise and any other portion of the project greater than 45’ in height on the same lot
Setbacks

- Widen constrained pedestrian areas
- Room for landscaping on east/west green streets
- Maintain pedestrian shopping character on the Ave (at 45’)
- Set back ground-level residential for privacy
- Limit bulk of non-highrise developments (at 65’)
- Transitions to abutting zones
Modulation requirements

- Breaks to prevent long, flat facades
- Create visual interest, communicate the building’s uses to passersby
- Apply to all portions of the building – ground-level and highrise
Floor Area Ratio (FAR)

- Limits the total amount of development on a given site – a factor of your lot area
- “Zoning envelope” defines the boundaries of where the building could be, FAR defines what the actual size is...
  - 6 for non-highrise
  - 7 for commercial highrise
  - 10-12 for residential highrise
“Zoning envelope” with no building
“Zoning envelope” with residential tower (FAR 11)
“Zoning envelope” with R&D highrise (FAR 7)
Landscaping and trees

- Green Factor standards emphasize trees, green roofs, rain gardens
- Street trees requirements
- The core of the U District currently has <5% canopy cover. New development will exceed 15%, the City’s goal for mixed use areas.
Open space requirements

- Residential amenity area for any building with housing
- Large lots must set aside 15% as accessible open space
- Mid-block corridors for large sites straddling the alley
- Incentive bonuses for open space
Parking requirements

- Any parking at the ground level must be fully wrapped in other uses, levels above that must be screened and partially wrapped.

- To reduce traffic impacts:
  - Parking management plan required for large developments.
  - Parking limit for office uses.
Next steps

- Director’s Report, displacement report, affordable housing recommendations in October
- Public hearing in November
- Further Council briefings after budget