Overview

- Planning process, 2011-2016
- Public investments in the U District—Light rail station being key among them
- Proposed legislation:
  - Rezone
  - Design standards
  - Affordable housing (HALA)
  - Incentive program for open space, historic preservation, social services
Why plan in the U District?

- One of Seattle’s 6 urban centers: priority area for growth and investment
- Light rail in 2021
- Significant development underway, more coming
- Active community: strong interest in shaping growth
- HALA – need to incorporate housing affordability
Results of planning process

- Strategic Plan (2013)
- Urban Design Framework (2013)
- Streetscape Plan (2015)
- Parks Plan (2015)
- Neighborhood Plan amendments (2015)
- Zoning recommendations
Zoning overview

- Increased height and density in the core
- Design standards to better achieve architectural quality and variety—address highrise development issues
- Affordable housing requirements (MHA)
- Requirements and incentives for open space, social services, historic preservation
Focus 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 summary

- Maximum structure width
- Street level uses
- Highrise standards
- Setbacks
- Modulation
- Parking standards
- Floor Area Ratio – applies to all uses to limit the total amount of development
- Landscaping and trees
- Large lot open space requirement
- Residential amenity area
Mandatory Housing Affordability (MHA)

- All new multifamily and commercial development must build affordable housing or pay into a fund.
- Provides additional development capacity to partially offset the cost of these requirements. (Zoning increases)
- Will be applied in neighborhoods throughout Seattle.
- **In the U District, the typical requirement for residential development will be 9% of units set aside, or payment-in-lieu of $20 per sq. ft.**
Incentive zoning

- In order to go highrise, developments must provide one or more of the following:
  - public open space
  - historic preservation
  - green streets
  - childcare
  - space for schools or social services.
Historic preservation

- Transfers of development rights help protect:
  - Designated landmarks
  - Vulnerable masonry buildings that go through safety upgrades
- Floor area exemption for keeping historic buildings
- No highrise on the Ave
Vulnerable Masonry Structure TDR
Floor area available to transfer

Unused development rights available to transfer in TDR program.
Sending and Receiving Lots

Unused development potential transferred to receiving lot

Floor area added above current zoning limits through TDR from sending lot

Existing building retained

"Sending" lot

"Receiving" lot

New development gains additional floor area
TDR sending sites under current programs

Adams Apartments in Belltown

Bremer Apartments in Belltown
U-District Vulnerable Masonry Structures

Stanford Apartments

Levere Apartments
U-District Vulnerable Masonry Structures

Varsity Arms Apartments

University Christian Church
U-District Vulnerable Masonry Structures

University Regency Apartments

Carol and Roberta Apartments
La Paz Building

Masonic Building
Next steps

- Public comment
- Continued Council briefings in November and December
- Potential Council amendments
- Council and Mayor approval