

## Worksheet: Annual Amendments Neighborhood Plan Changes

Prepared for Comprehensive Plan Task Force

2/13/2015

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Lake City:

Changes to Future Land Use Map include changes to parcels within the UV from multifamily to mixed use commercial. Intended to bolster the business district and make the area more pedestrian friendly.

Neighborhood Plan Text Changes:

**NN-P6** Along Lake City Way, ~~((seek to retain on-street parking and existing driveway access. Where safety problems exist))~~ seek to redesign driveway access where safety problems exist.

~~((**NN-P34** The special L3 and L4 locational criteria for the evaluation of rezones to the L3 and L4 designations inside of urban villages, shall not apply, in the Lake City Hub Urban Village.))~~

**NN-P((35))34** New multi-family housing in commercial zones within pedestrian designated zones in the HUV will be mixed-use, with a non-residential use on the street level. (NEW TEXT ADDITION UNDERLINED)

**NN-P((39))38** This policy is to be considered in the review of future rezones in the area defined by 15th Ave NE on the west, NE 95th Street on the south, NE 145th Street on the north, and Lake Washington on the east. Rezones are not favored by this neighborhood plan if they would:

increase the permitted density, bulk, or height of structures in residential or commercial use, except for rezones from a commercial (C) to a neighborhood commercial (NC) zone or any rezone in the

vicinity of the Civic Core, defined as the area roughly bounded by 128th Avenue NE on the north, Lake City Way on the east, 30th Avenue NE and 125th Street to the south, and 27th Avenue NE to the west;

- ~~Increase the permitted bulk or height of structures.~~
- change a neighborhood commercial (NC) to a commercial (C) zone; or
- change a commercial to an industrial zone

[Full Neighborhood Plan Text](#)

## 23<sup>rd</sup> & Jackson

Changes to Future Land Use Map include changes to two parcels within the UV from single family and multifamily to mixed use commercial. The extension of UV boundary would include parcels on either side of Union and 21<sup>st</sup> that are already Multifamily. As continuation of the support for the work to bolster the business district.

Neighborhood Plan Changes Text:

CA-P68 Consider rezoning single-family zoned parcels to neighborhood commercial to support continuation and expansion of services provided by local institutions such as the Cherry Hill Baptist Church. *(NEW TEXT ADDITION TO PLAN)*

[Full Neighborhood Plan Text](#)

## Morgan Junction

Changes to Future Land Use Map include changes to single parcel within UV from Single Family to Multifamily.

**MJ-P6** Seek opportunities within the business district to provide additional open space and to create open space/plazas that serve as community gathering places. Seek open space and community gathering places on parcels presently zoned single-family and owned by an institution housed in a structure over 90 years in age which proposes to develop a "LR -1" project for future owner occupancy over a portion of five contiguous lots, while retaining at least 25 percent of the development site in publicly accessible open space. (NEW TEXT UNDERLINED)

**MJ-P13** Maintain the character and integrity of the existing single-family zoned areas by maintaining current single family zoning both inside and outside the urban village on properties meeting the locational criteria for single-family zones, except as provided in MJ-P6. (NEW TEXT UNDERLINED)

[Full Neighborhood Plan Text](#)

## Downtown Neighborhood

Land use regulation policies:

**DT-LUP8** Generally limit the density of uses that generate employment through a floor area ratio (FAR), and the density of residential uses generally through the combination of height and bulk regulations. ~~((Apply a base and maximum limit on permitted density, as expressed by a floor area ratio (FAR), in areas able to accommodate more intensive development provided that impacts associated with the added density are addressed. Reflect in the base FAR limit the density of employment that the City will accommodate without additional mitigation measures. Reflect in the maximum FAR limit the additional density above the base that may be allowed through bonuses or~~

~~TDR, or both, as appropriate for the zone or district, if appropriate measures are taken to mitigate specified impacts. )~~ Consider density incentives to encourage development on smaller lots to add diversity to the scale of development in high density office core areas.

**DT-LUP9** Allow additional floor area ~~((above the base densities, ))~~ and consider adding greater height where appropriate, up to maximum limits, in specified downtown areas where it is desirable to accommodate growth. ~~((, through bonuses and transfer of development rights. In determining conditions for bonus floor area, c))~~ Consider measures to mitigate impacts of higher density development on the downtown environment, including such resources as affordable housing, public open space, child care, human services, and pedestrian circulation.

**DT-LUP10** Allow voluntary agreements to mitigate the impact of development ~~((earn floor area increases above the base density))~~ in certain downtown zones. Consider allowing such options as:

1. providing low-income housing,
2. providing child care facilities
3. making payments to the City to fund such facilities,
4. providing certain amenity features, combined with the use of options 1 and 2 or with the use of TDRs, or both.

- Consider allowing ~~((bonus))~~ floor area for certain amenity features, such as open space, on or near the development site that directly benefit both the public and the project by serving the increased employment population and improving conditions in the immediate environment to support the increased density allowed.

~~((Some facilities and amenity features that may be eligible for bonuses are identified under the following Policies:~~

- ~~1. Policy HO 3: Housing Bonus Program~~
- ~~2. Policy OS 5: Open Space Bonus Amenity Features~~
- ~~3. Policy HS 1: Child Care Bonus))~~

If ~~((bonus))~~ cash contributions are provided, they should be used to address impacts associated with increased density downtown, such as impacts on housing resources and child care.

Amount of Benefits~~((for Floor Area Increases))~~. The nature and quantity of housing and child care facilities or contributions for such facilities under voluntary agreements, in relation to the ~~((additional ))~~ floor area allowed, should generally reflect a portion of what is necessary to mitigate the impacts of increased development and the cost to provide these facilities. Facilities provided ~~((for bonuses ))~~ are not expected to fully mitigate such impacts.

Additional types of facilities or amenity features may be added to address future needs, and existing types of facilities or features may be no longer be eligible~~((for bonuses))~~, based on changing assessments of impacts, needs, capacity, and

public priorities.

Human Services policies:

**DT-HS1** Address the demand for child care services generated by downtown employment growth by including ((in the ))conditions for ~~((achieving bonus floor area ))~~the provision of child care facilities on project sites, or payment to a fund for providing child care facilities at appropriate locations within downtown.

Child care facilities provided as part of the conditions ~~((for bonus floor area ))~~must serve a percentage of lower-income families on a free or reduced fee basis, in order to address the needs of lower-paid employees in downtown buildings.

Portions of public open space provided ~~((for a floor area bonus ))~~may be restricted to satisfy requirements for outdoor space associated with child care centers.

[Full Neighborhood Plan Text](#)