



Neighborhood Plan Recommendations

The Lower Broadway zoning analysis will consider a number of goals and objectives when responding to the Capitol Hill recommendations for Broadway.

Lower Broadway Rezone Analysis: During station area planning, conduct further study and a public involvement process to clarify rezone options and community objectives.

Economic Redevelopment Analysis: Support the Broadway BIA's efforts to conduct an economic analysis of conditions and zoning on Broadway.

Seattle City Council Resolution 29867:

A Resolution establishing goals and strategies to promote transit oriented development

Land Use Goal: Encourage housing, commercial and retail uses that support transit and generate pedestrian activity.

- Establish zoning that allows transit-oriented uses and includes minimum densities.
- Ensure that development standards are pedestrian-oriented and support transit use.

Economic Development Goal: Promote economic vitality within station areas.

- Enhance the local business environment in station areas with new transit-supportive commercial development.

Neighborhood Plan Goals and Policies

A neighborhood, with distinct residential areas, active business districts, accessible transportation services, and strong institutions, which is diverse and densely populated.

- Encourage the revitalization of Lower Broadway.
- Encourage a greater range of housing choices.

An enhanced neighborhood with diverse land uses, a mixture of housing types including single-family and dense multifamily, and vibrant commercial districts.

- Preserve the character and pedestrian scale of neighborhoods and business districts. Zoning and design guidelines should ensure development complements existing character.
- Integrate transit-oriented development with transportation and open space improvements.
- A community with a full range of housing types from single family homes to multi-family contributing to a diverse, densely populated neighborhood.
- Retain and increase affordable housing. Encourage home ownership options.



Zoning Options

There are many ways to meet the different goals that have been expressed. The Lower Broadway zoning analysis will evaluate the effectiveness of these and others, and make a recommendation for action to Council.

SPO and DCLU is undertaking a zoning analysis that will examine how well zoning options work to achieve the community's and City's goals. The options that will be considered include:

- Existing NC3-40' zoning
- NC3-65' zone could be applied to portions of Broadway
- NC3-65' with modified upper level setbacks. DCLU is analyzing the potential to modify existing code to require greater upper level setback in certain districts.



Neighborhood Design Guidelines

- DCLU is currently working with the Capitol Hill Stewardship Council to finalize Capitol Hill's neighborhood specific design guidelines.

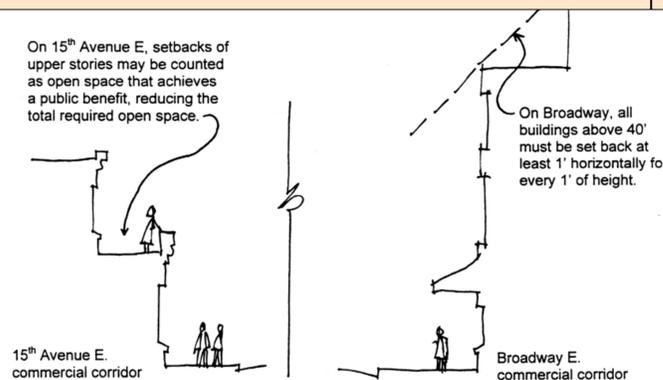


Figure 3: An upper story setback reduces the height of the street wall on 15th Avenue E.

Parking Requirements

- The Strategic Planning Office recently completed a city-wide parking study. The study has produced recommendations including: parking ratios appropriate to the neighborhood; locations shared parking; parking management strategies; transportation demand management and marketing strategies; and bicycle parking requirements.

Affordability Strategies

- The Capitol Hill plan made several recommendation to create affordable housing. The Stewardship Council has expressed interest in the City's Property Tax Exemption for Multifamily Housing program. This program is intended to promote affordable housing, community development, and revitalization.

Neighborhood Conservation Strategy

- The City is considering strategies that would help conserve older structures that contribute to the character of Capitol Hill. Ideas include neighborhood based transfer of development credit.



The timeline below describes the opportunities for public participation in the rezone analysis. Council will also solicit feedback from the public as it considers any legislation relating to this analysis.

Community Lead Efforts

<p>Confirm Objectives for Zoning Analysis (April - May)</p>	<p>Meetings with BOB, Stewardship Council, Chamber, Community Council (April - July)</p>	<p>Report to Community Organizations on Recommendations</p>
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April	May	June	July	Fall	January 2001
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Analysis of zoning and other available tools to meet objectives
(May - July)

Preparation of zoning analysis and legislation (Fall)

Make Recommendations to City Council
(January 2001)

City Lead Efforts

Questions about schedule? Call David Goldberg at **684-8414** or e-mail at: davidw.goldberg@ci.seattle.wa.us

