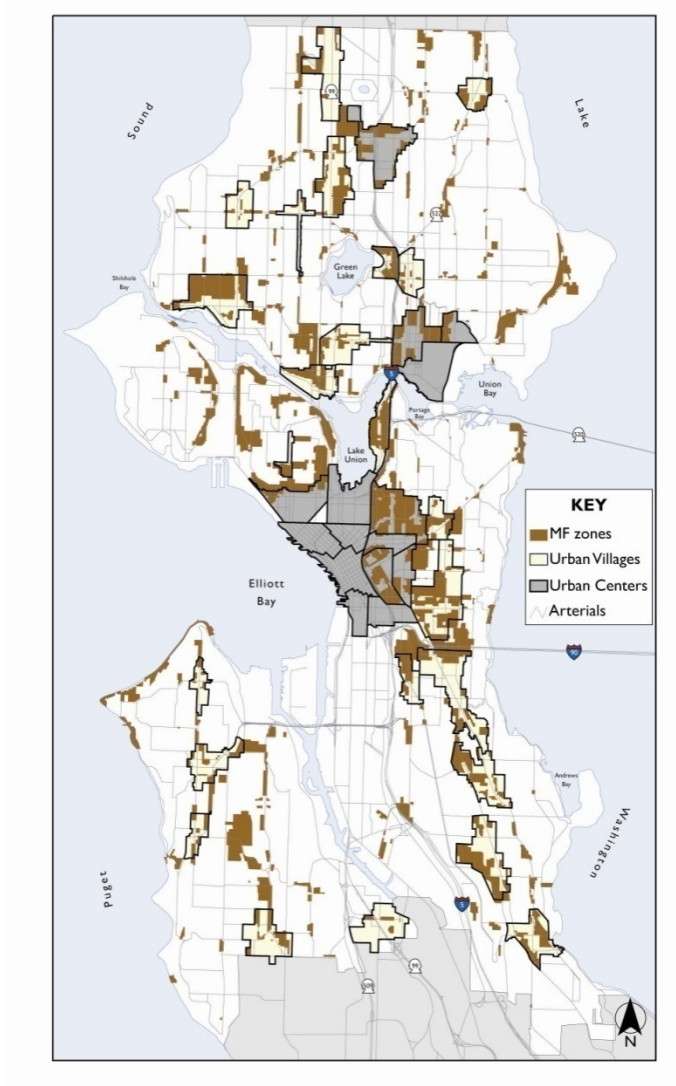
Multifamily Code Update

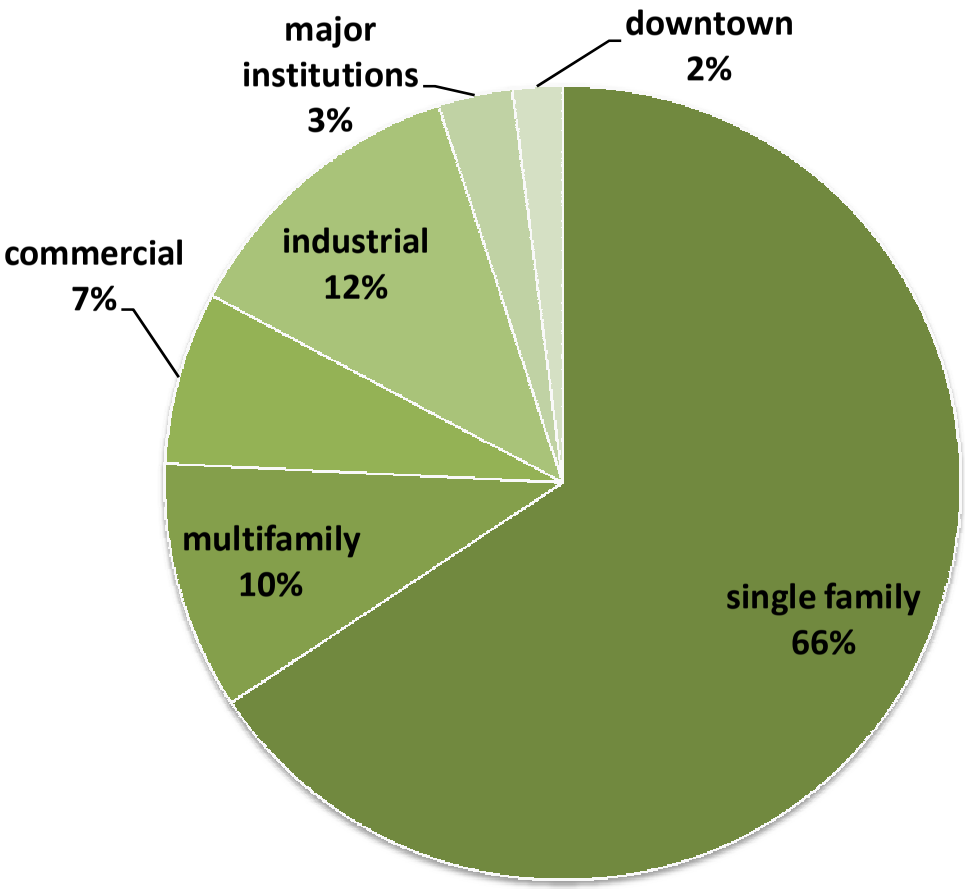
1) Background & Goals
2) Public involvement
3) Better design
4) Protecting single-family zones
5) Green building & landscaping
6) Affordable housing



- **Provides a variety of housing types**

- **10% of city land is zoned multifamily; accommodates 36% of housing**

- **The Comprehensive Plan estimates that we need to accommodate 47,000 more households by 2024**



Why Update the Code?

- **Could better reflect the Comprehensive Plan**
- **Overly complex**
- **Not having the desired effect on neighborhood character**
- **Does not effectively address climate change or need for affordable housing**

Goals

"Every decision facing us today has a direct impact on climate change and our planet. As Seattle grows, we need to do it in a way that protects the environment and creates housing that working people can afford."

-Mayor Greg Nickels

1. **Improve design**
2. **Promote green buildings**
3. **Encourage a variety of housing, including affordable housing**

New Zone	Intended Primary Building Type*
Lowrise Duplex Triplex (LDT)	2 to 3 story duplexes, triplexes and townhouses
Lowrise 1 (L1)	2 to 3 story townhouses, row houses or apartment buildings
Lowrise 2 (L2)	2 to 3 story townhouses, row houses or apartment buildings
Lowrise 3 (L3)	3 story apartment buildings or townhouses 4th story when affordable housing is provided
Lowrise 4 (L4)	4 story apartment buildings or townhouses
Midrise (MR)	6 story apartment buildings, limited commercial uses permitted
Highrise (HR)	Residential towers up to 240' & 300' in height, limited commercial uses permitted

**The stated building type is primarily what is intended, although other types are allowed.*

Public Involvement

Date	Event
Summer '05	Focus groups
May '06 & Oct. '07	2 DPD public meetings on 1) concept proposals & 2) recommendations
'05 - present	31 community meetings - City Neighborhood Council & various district councils and community groups, builders & designers

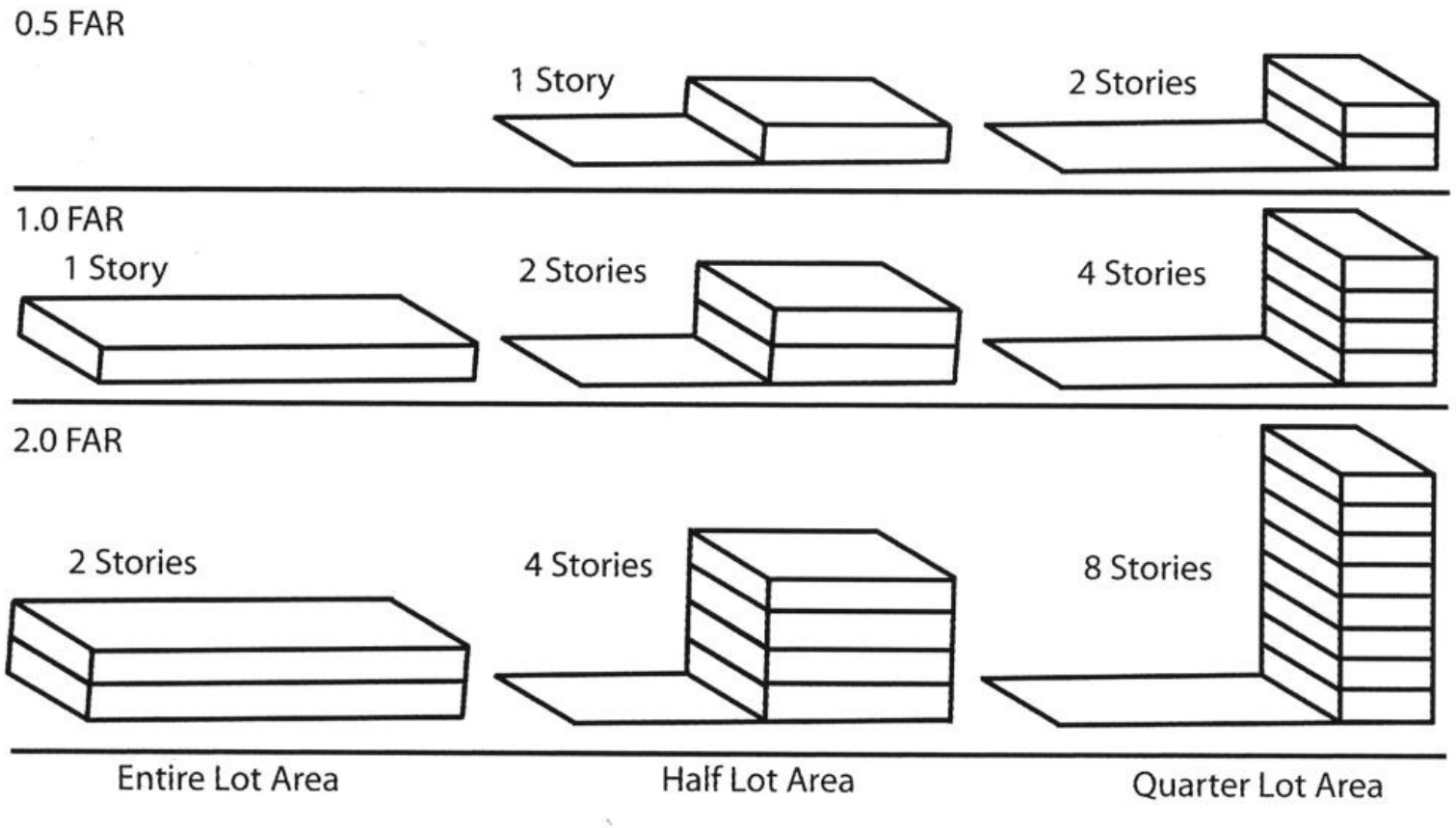
Contact list created over the course of public involvement that includes over 700 individuals and groups

Flexibility w/in Limits

Current Standards (Prescriptive)	Proposed Standards	General Intent
•Density limits (number of units allowed per lot area) •Setbacks •Limits on width and depth of buildings •Lot coverage limits •Modulation	Height limits + Setbacks + Floor Area Ratio (FAR)	•Set appropriate scale of development •Allow a range of housing types •Provide for transitions to single family zones

Floor Area Ratio (FAR)

Regulates the density & scale of buildings

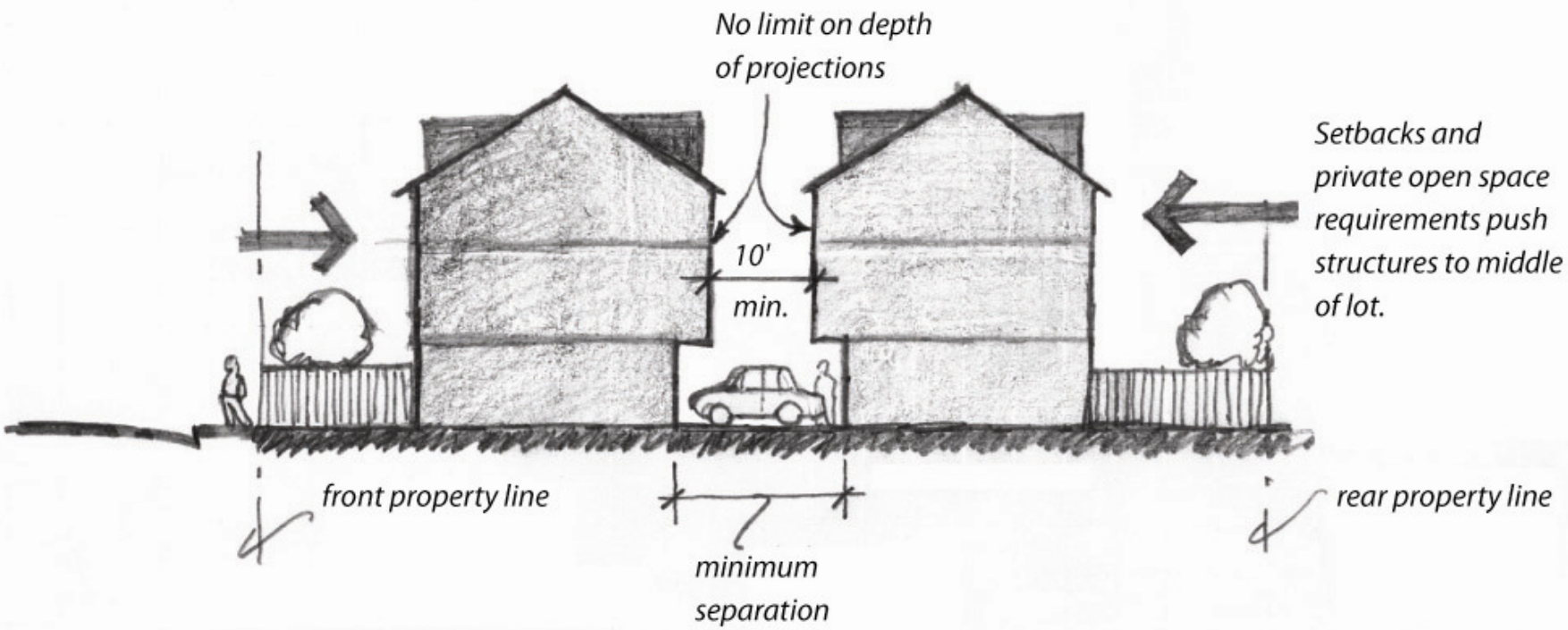


Floor Area Ratio (FAR)

Permitted FAR varies across the zones to reflect the scale of building currently allowed

	LDT	L1	L2	L3	L4	MR	HR
Permitted FAR	1.0	1.1	1.2	1.4	2.0	3.2	7.0
Maximum FAR (w/ incentives)	--	--	--	2.0	--	4.0	13

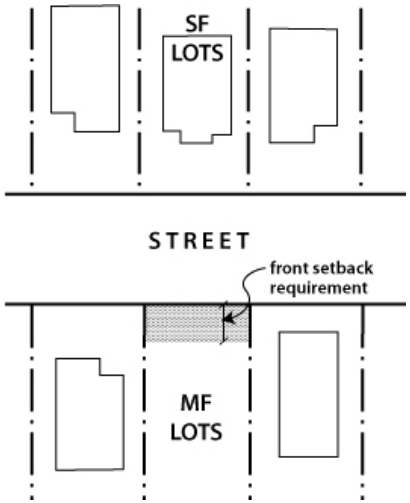
Existing Conditions *Setback and private open space requirements overlap to push structures into the center of the lot.*

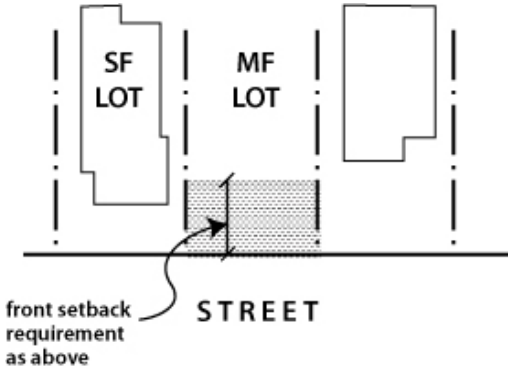


Protecting single-family zones

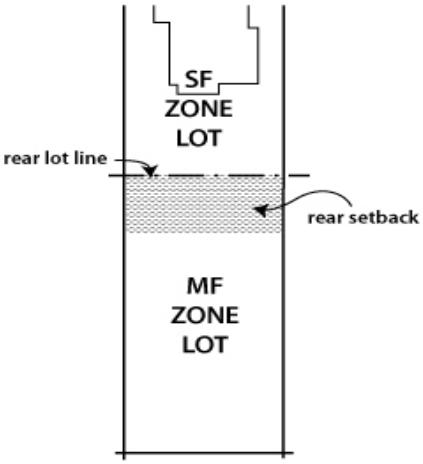
Single family (SF) type setbacks when abutting SF zoned lots

Front setbacks





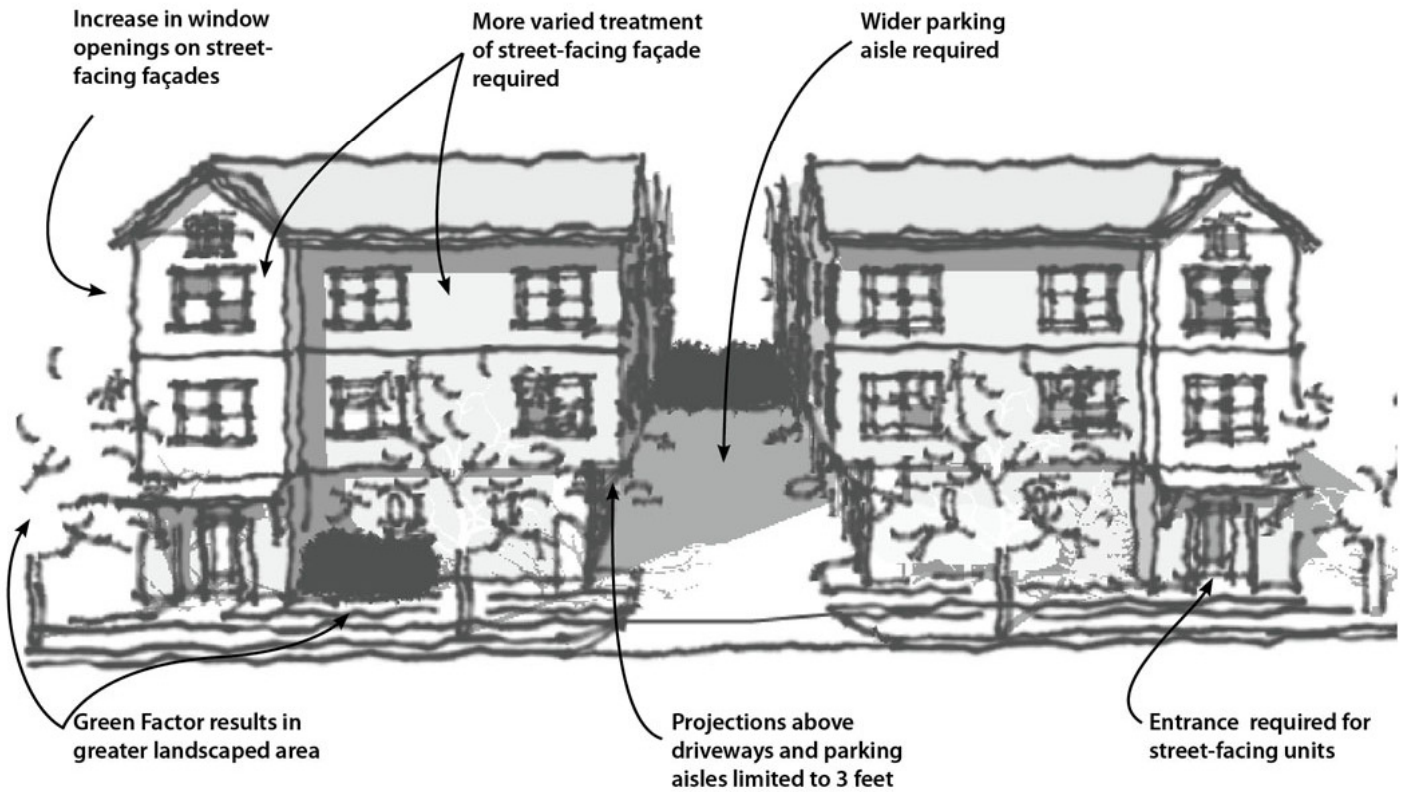
Rear setbacks



Better design

Existing Conditions

Proposed Improvements



Residential amenities

- **Residential amenity requirement:**

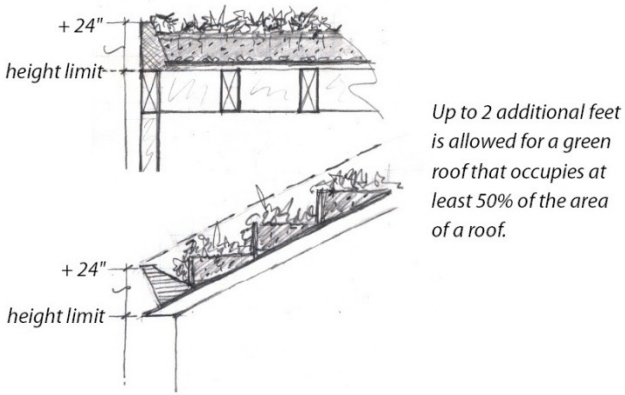
  5% GFA of residential use
- **Allows a variety of ways to provide private & shared space:**
  - **rooftop deck**
  - **balcony**
  - **ground level**

Parking

- **Eliminate minimums in urban centers & station areas**
- **Reduce to 1 space per unit in all other areas**
- **Allow transit reductions & sharing**

Environment

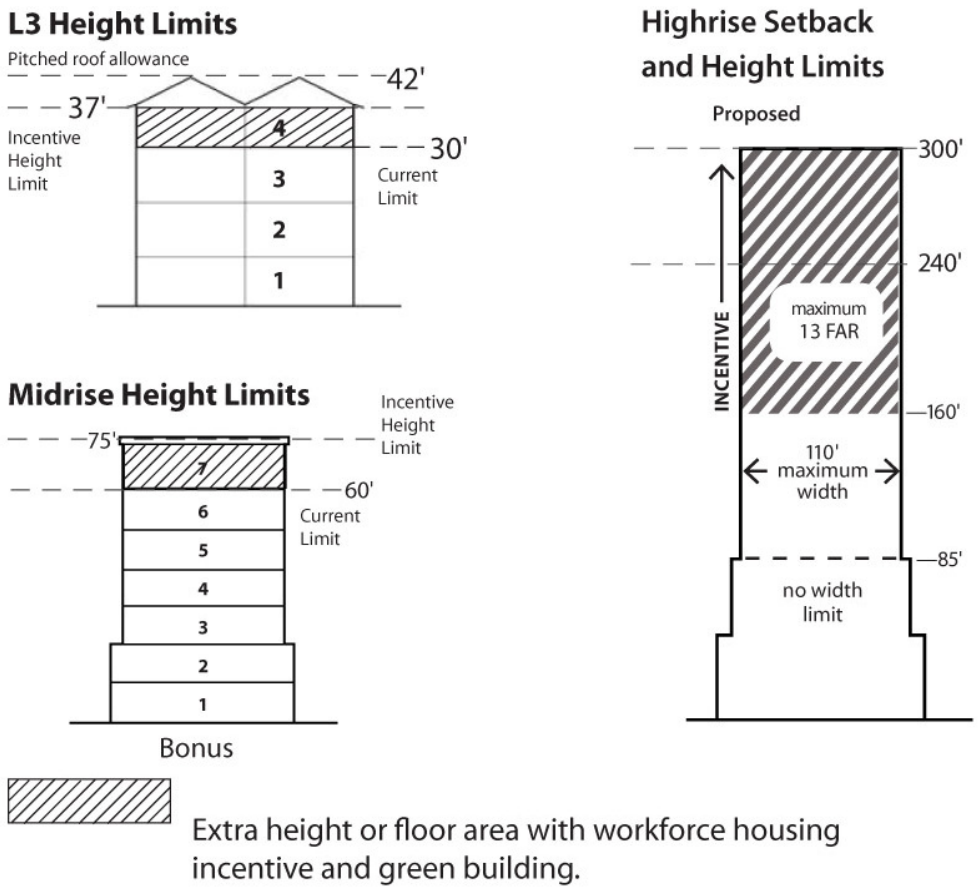
- **Green factor landscaping**
- **Green roofs**
- **Clean power**



Workforce affordable housing

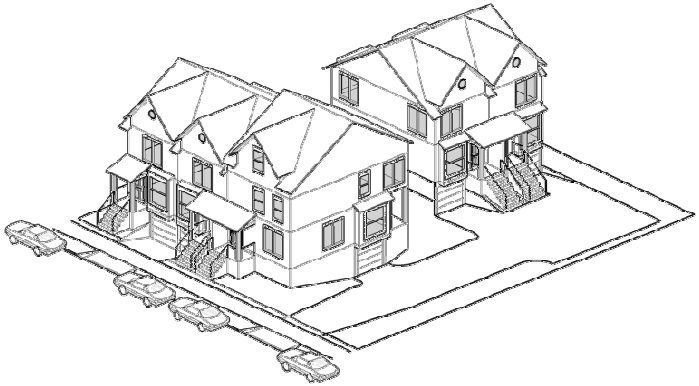
<u>Eligible zones</u>:

- **L3 - urban centers, station areas and most urban villages**
- **MR – urban centers, villages and station areas**
- **HR – First Hill** (includes open space & landmark preservation)
- **Areas near single-family zones not eligible for extra height**



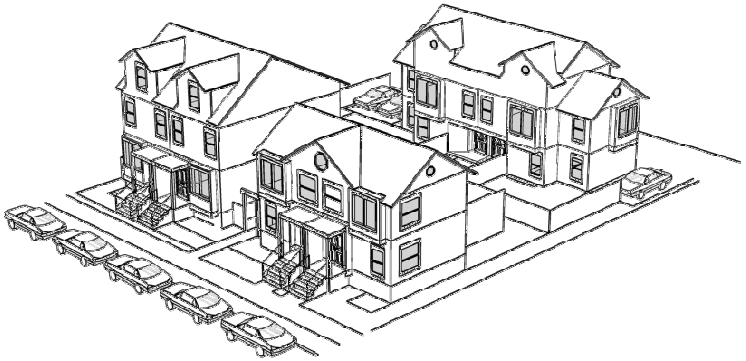
Sample Lowrise

Same height & density limits



5 unit townhouse (LDT)

7 unit townhouse (L2)

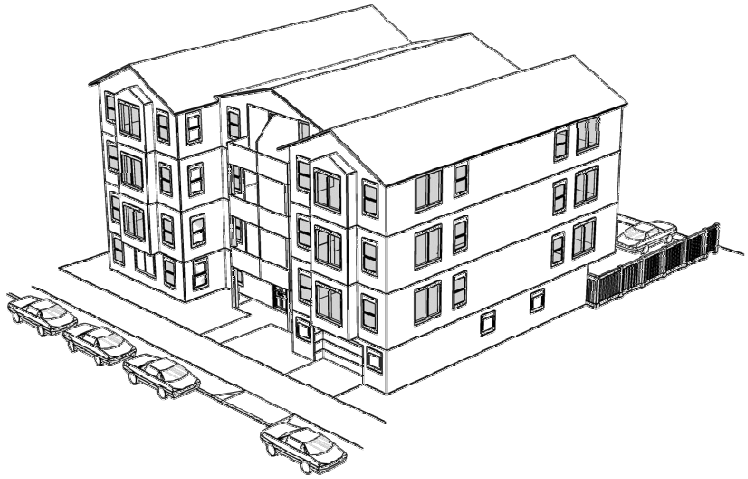


6 unit townhouse (L1)

Sample Lowrise 3

Up to 3 floors, 4th floor when affordable housing provided **(in certain areas)**

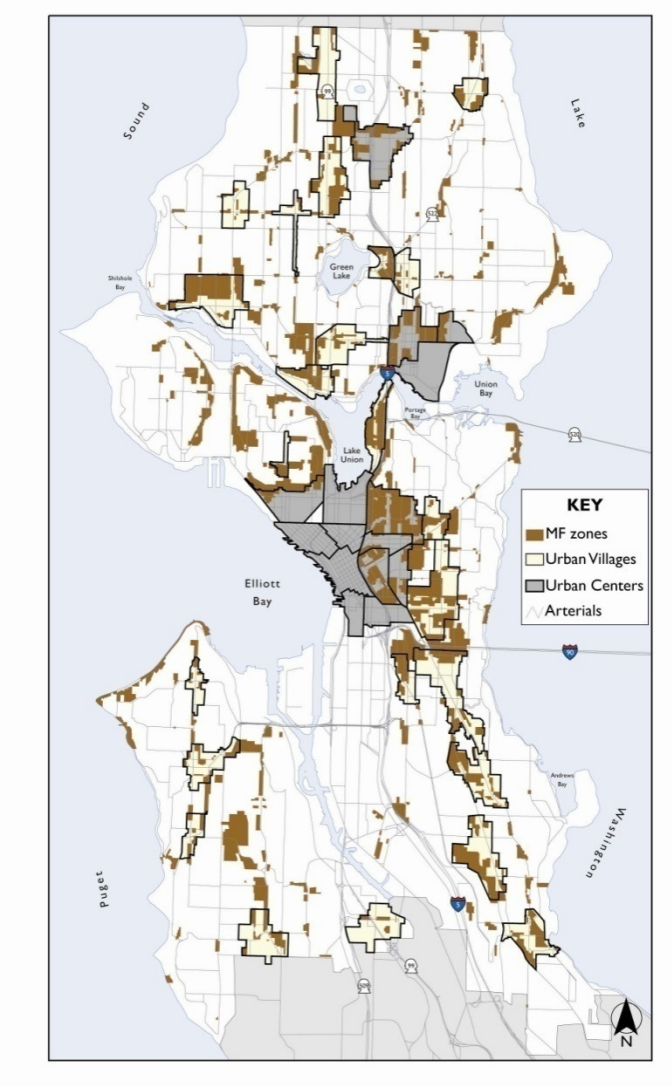
9 unit townhouse



15 unit apartment building

Restore lost capacity for 4,142 units –

within numbers anticipated in 1989, when MF code initially adopted

1989		Current		Proposal	
Zone	Capacity	Zone	Capacity	Zone	Capacity
LDT	2,298	LDT	2,298	LDT	2,298
L1	6,697	L1	5,881	L1	6,180
L2	6,616	L2	5,600	L2	5,987
L3	17,573	L3	12,449	L3/L4	15,575
L4	880	L4	540		
MR	6,416	MR	6,416	MR	7,286
HR	3,884	HR	3,884	HR	3,884
TOTAL	44,364		37,068		41,210

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