Land Use

Introduction

Decisions about land use influence the city's shape, appearance, and function. To implement the urban village strategy, land use policies guide where growth occurs and what is built to accommodate it. The urban village strategy expands the scope of land use to go beyond regulations mostly focused on uses and buildings to address relationships between buildings, different mixes of uses, and the special characteristics of different types of neighborhoods. In coordination with the other elements of the Comprehensive Plan, the land use regulations contribute to building community. Given the reality that Seattle is essentially a built city with little vacant land, the land use goals and policies emphasize maintaining and expanding upon the city's compact, walkable, and distinctive communities. To better share the opportunities and benefits generated by growth, new development is directed to the most accessible locations within the city, or areas where improvements will be made to increase accessibility. New development is also encouraged to mitigate some of the impacts created in locations targeted for increased densities. Measures are included to relieve the impacts that often accompany growth and change, including increasing access to resources such as housing and other services for the city's most vulnerable residents.

One of the most visible outcomes of that strategy will be the location, type, and size of new buildings. Aligned with the urban village strategy, the City's Land Use Code (SMC Title 23) includes the zoning map and detailed regulations that determine by zone where different uses are allowed and the types and sizes of buildings permitted to accommodate them. The zones themselves are grouped in the Land Use Code under general zoning categories: single-family zones, multifamily zones, commercial zones, industrial zones, Downtown zones, and Seattle Mixed zones. Also, within urban centers, a special Master Planned Community zone can be established. The various zone categories are further generalized in this Land Use Element and grouped into what are referred to as land use areas, which combine the zoning categories in the Land Use Code that are similar in terms of their function and the types of development they promote. The land use areas are among the designated areas shown on the Future Land Use Map.

Policies in this Land Use Element provide the basis for determining what is permitted in the various zones and where the zones are located so that most new development will likely occur in the urban centers and urban villages to help create the walkable communities the urban village strategy envisions. The policies also aim for new development outside centers and villages that will be compatible with the surroundings in order to respect the history, scale, and character of existing neighborhoods, some of which reflect distinct cultural heritages.

The Land Use Element is divided into three sections. The first section outlines citywide land use policies that address broad issues spanning the various zoning categories. These policies describe the overall development pattern envisioned for the city, which is illustrated on the Future Land Use Map. The

second section identifies and discusses each land use area in more depth: single-family areas, multifamily areas, commercial/mixed use areas (combining commercial and Seattle Mixed zones), industrial areas, and Downtown areas), and includes the policies that differentiate the City's land use areas from each other. The third section discusses place-specific land use policies, including those that address areas with unique characteristics or where a special public purpose is to be achieved, such as an historic district or a shoreline environment.

Citywide Land Use Policies

Citywide land use policies guide the contents and interpretation of the City's land use regulations, which are applied geographically through a series of zones. Unless a difference is noted, policies in this section generally apply across all zones. Policies related to the Future Land Use Map help guide the location of specific zones.

The Future Land Use Map and Locations of Zones

Discussion

Under this plan, the Future Land Use Map identifies nine designated land use areas that help determine the appropriate functions and intensity of development that the zoning should support throughout the city. Five of these areas – single-family residential areas, multifamily residential areas, commercial/mixed use areas, downtown areas, and industrial areas – are land use area designations established to accommodate a specific function or a particular use, while also providing for a range of zones allowing different development densities for that use and provisions for other complementing uses. These areas cover the entire city, with a few exceptions where a special process allows for specialized zoning to be created, such as major institution overlay districts or master planned communities. The other four designated areas – urban centers, hub urban villages, residential urban villages, and manufacturing and industrial centers — are urban village designations that overlap with the land use area designations. These urban village designations typically encompass a variety of land use areas integrated into a cohesive development pattern to achieve the desired function and range of development densities.

The Future Land Use Map show the distribution of the different designated areas throughout the city, providing a graphic representation of Seattle's future by displaying the general location of where different activities and types of development are planned to occur. More specific zoning is identified on the City's Zoning Map, which is part of the plan's regulatory structure and can be found in the Land Use Code.

To respond and adapt to changing circumstances that arise as the city evolves, the Future Land Use Map may be amended. Some changes, such as boundary adjustments, changes in the location of specific zones within the same general land use area category; or changes to zones within the boundaries of a

designated urban center, urban village, or manufacturing and industrial center will not require amendments to the Future Land Use Map.

Changing the zoning of a particular area or a particular site requires a rezone. In addition to ensuring consistency with the Future Land Use Map, using criteria laid out in the Land Use Code, the City will evaluate the appropriateness of a zoning change at a specific location.

GOAL

LUG1 Achieve a development pattern consistent with the urban village strategy, which concentrates most housing and employment growth in urban centers and urban villages, with additional employment in manufacturing/industrial centers, while also allowing infill development compatible with the established context in areas outside centers and villages.

POLICIES

LU1.1 Use the Future Land Use Map to identify where different types of development are planned to achieve a development pattern that supports the urban village strategy.

LU1.2 Use the Future Land Use Map, the land-use policies in this land use element, and criteria in the Land Use Code to determine the appropriate zoning designation for property in the city.

LU1.3 Promote this plan's overall desired land-use pattern through appropriate zoning that regulates the mix of uses and size and density of development to:

- Focus new residential and commercial development in urban centers and urban villages
- Integrate new projects outside of centers and villages with the established development context

LU1.4 Provide for a wide range in the scale and density permitted for multifamily residential, commercial, and mixed use projects to generally achieve the following overall density and scale characteristics:

- In urban centers, a moderate to high density and scale of development
- In hub urban villages, a moderate density and scale of development
- In residential urban villages, a low to moderate density and scale of development

LU1.5 Establish building height limits that are consistent with the goals of the urban village strategy and the type and scale of development intended for each zone classification, and limit the zones that allow the greatest height and density of development to urban centers and urban villages.

LU1.6 Provide a harmonious transition where urban centers and urban villages border neighboring residential areas.

LU1.7 Require Future Land Use Map amendments only when needed to achieve a significant change to the intended function of a large area.

Uses

Discussion

Seattle regulates land uses by zone to ensure an adequate supply of land to accommodate future growth and facilitate access to housing, employment, goods, and services, while also maintaining an appropriate relationship among uses within the same zone and between uses in neighboring zones. Regulating land uses provides predictability about how an area will evolve over time, which is necessary to support neighborhood stability. Regulating uses by area through zoning creates a varied array of living and working environments that reflect existing neighborhood identity and define the desired future character of an area. In addition, certain uses are important to the community because of the services they provide and need to be accommodated in a variety of areas. These special uses are subject to standards that will ensure their compatibility with the intended function and character of these different areas.

GOAL

LUG2 Provide zoning and accompanying land use regulations that:

- Allow for a variety of housing types to accommodate housing choices for households of all types and income levels
- Support a wide diversity of employment-generating activities providing jobs for a diverse residential population, as well as a variety of services for residents and businesses
- Accommodate the full range of public services, institutions, and amenities needed to support a fully developed, diverse, and economically sustainable urban community

POLICIES

LU2.1 Allow or prohibit uses in each zone based on the zone's intended function as described in Section 2 of this land use element and the expected impacts of a use on other properties in the zone and the surrounding area. Generally allow for a broad mix of compatible uses in those zones that allow the greatest densities of development.

LU2.2 Include provisions to potentially allow as conditional uses those activities that may be beneficial to an area but that could also require additional mitigation because of the potential for severe impacts on sensitive environments or, if occurring too frequently in one area, could result in cumulative impacts that might prove incompatible with other permitted uses.

LU2.3 Allow residential use outright or as a conditional use in all zones except in industrial zones and those shoreline areas where residential uses may conflict with the intended function of the shoreline environment.

LU2.4 Limit non-residential uses in residential zones to those necessary or highly compatible with the function of residential neighborhoods.

LU2.5 Encourage legally established structures and uses that do not conform to current regulations to become more conforming over time.

LU2.6 Allow nonconforming uses to be maintained and enhanced, but generally not to be expanded or extended.

LU2.8 Evaluate all new land use regulations to determine if there are potential adverse outcomes that may affect certain groups or individuals unfairly, and seek to avoid or mitigate such potential outcomes.

LU2.9 Avoid introduction of incompatible land uses adjacent to or within the Airport Influence Area of Commercial Service Airports.

Special Uses: Public Facilities and Small Institutions

Discussion

Over Seattle's long history, many facilities have been developed that provide services to local communities. These include public and private schools, fire and police stations, nursing homes, and other structures that have specialized physical requirements compared to the typical uses found in a particular zone. For instance, public schools in a single-family zone, where most public schools are located, may need to vary from the development standards generally required in the zone.

GOAL

LUG3 Allow public facilities and small institutions to locate where they are generally compatible with the function, character, and scale of an area, even if some deviation from certain regulations is necessary.

POLICIES

LU3.1 Regulate small institutions and public facilities to promote compatibility with other developments in the area.

LU3.2 Allow public facilities and small institutions to depart from development standards, if necessary to meet their particular structural requirements, while maintaining general design compatibility with the surrounding area's scale and character.

LU3.3 Require public facilities and small institutions to adhere to zoned height limits, except for schools and spires on religious institutions.

LU3.4 Allow standards to be modified for required off-street parking that is associated with public facilities or small institutions based on the expected use and characteristics of the facility and the likely impacts on parking, surrounding development conditions, and existing and planned transportation improvements that affect accessibility in the area.

LU3.5 Avoid clusters of small institutions and public facilities in residential areas if such concentrations would create or further aggravate parking shortages, traffic congestion, and noise in the area.

LU3.6 Allow non-conforming small institutions and public facilities to expand or make structural changes, provided these alterations do not increase the structure's non-conformity and comply with the zone's development standards.

LU3.7 Allow buildings no longer used as schools to be repurposed for other uses not otherwise permitted in the applicable zone, using criteria to assess proposed uses for each vacant school building that are established as the need arises through a process that includes the participation of the Seattle School District, the City, and the surrounding neighborhood.

Special Uses: Telecommunication Facilities

Discussion

Broadcast radio and television stations, as well as cell phone service providers, require facilities that can transmit their signals. These facilities usually must be in elevated locations and are primarily regulated by federal law. Generally, major communication facilities are AM and FM radio and VHF and UHF television transmission towers. Minor communication facilities are generally smaller than major facilities and include such things as personal wireless service and cellular communication facilities.

GOAL

LUG4 Provide opportunities for locating radio and television broadcast utilities (major communications utilities) to support continued and improved service to the public and to address potential impacts to public health.

POLICIES

LU4.1 Allow major communications utilities only where impacts of their size and appearance can be offset, and in a way that does not lead to an overall increase in new or expanded TV and radio towers.

LU4.2 Adopt standards to limit exposure to radio frequency radiation that are in keeping with federal standards.

LU4.3 Encourage replacing existing antennas with new antennas to achieve lower levels of radio frequency radiation at ground level.

LU4.4 Apply radio frequency radiation standards to newly established radio or television stations transmitting from an existing utility and when any modification or replacement of existing radio or television antennas results in a significant increase in off-site radio frequency radiation.

LU4.5 Prohibit new major communication utilities, such as radio and television transmission towers, in single-family and multifamily residential zones and in pedestrian-oriented commercial/mixed use zones, and encourage existing major communication utilities to relocate in nonresidential areas.

LU4.6 Require major communication utilities to be developed in ways that limit impacts on nearby areas, including application of development standards and other design treatments to minimize visual impacts on neighboring properties and to provide an overall appearance that is as compatible as possible with the uses permitted in the zone and the desired character of the area.

LU4.7 Allow minor communication utilities and accessory communication devices that provide telephone and other communication functions to locate in areas of the city with zoning that is generally consistent with the following ranking of zoning categories, from the most to least preferred:

- Industrial
- Downtown
- General commercial

- Pedestrian-oriented commercial/mixed use
- Residential

LU4.8 Allow minor communication utilities and accessory communications devices if they are developed in a manner that limits impacts on nearby areas. Consider the following factors in evaluating the impacts of these facilities: visual impacts, including antenna type, size and color; proximity to schools; and neighborhood and land use compatibility.

General Development Standards

Discussion

Development standards establish limits on the height, bulk, placement, and density of structures permitted on a lot. They also specify additional features or design treatments that may be required or encouraged in a new project. In doing so, they shape Seattle's buildings and neighborhoods. Applying appropriate development standards in each type of zone advances the intent of that zone and reflects how new development contributes to the appearance and character of areas where the zone is applied. The City uses development standards to ensure that new development is in keeping with the existing and planned character of a neighborhood, and that it accounts for physical and environmental constraints. While most zones do not employ development standards that set specific density limits in terms of numbers of units or employees permitted, density is indirectly controlled through limits on the amount of floor area allowed in a structure, either through a floor area ratio (FAR) limit or other development standards that define a permitted building envelope that determines the amount of floor area allowed.

GOAL

LUG5 Maintain development standards that guide building design to serve each zone's function and produce the scale and character desired.

POLICIES

LU5.1 Allow for flexibility in development standards so existing structures can be maintained and improved and new development can better respond to site specific conditions.

LU5.2 Devlop and apply appropriate development standards that provide predictability regarding the allowed intensity of development and expected development types for each zone.

LU5.3 Control the massing of structures to make them compatible with the area's planned scale, provide a reasonable ratio of open to occupied space on a site, and allow the building to receive adequate natural light.

LU5.4 Establish maximum height limits to maintain the desired scale relationship between new structures, existing development and the street environment; address varying topographic conditions; minimize view blockage; and, especially in lower-scale residential areas. In certain Downtown zones and in industrial zones, heights could be unlimited to allow for special types of development uniquely suited to these zones.

LU5.5 Provide for residents' recreational needs on the development site with standards that may include requirements for private or shared amenity areas such as rooftop decks, balconies, or ground-level open spaces, and that may include an option to provide a portion of the required amenity area as enclosed spaces shared by all residents.

LU5.6 Establish setbacks in residential areas as needed to allow for adequate light, air, and open space at the ground level, help provide privacy, promote harmony with the existing development pattern, and separate residential uses from more intensive uses.

LU5.7 Employ development standards in residential zones that address the use of the ground level of new development sites to help maintain existing patterns of landscaping, especially front yards in single-family residential areas, and to encourage permeable surfaces and vegetation.

LU5.8 Use landscaping requirements and other tools to minimize impacts on the natural environment, including increasing storm water infiltration where appropriate.

LU5.9 Enhance the visual quality of an area through standards for screening and landscaping appropriate to each zone in order to minimize the visual impact of new development on the surrounding neighborhood, the streetscape, and development in areas with less-intensive zoning.

LU5.10 Regulate signage to encourage reasonable identification of businesses and to communicate information of community interest while limiting visual clutter, protecting the public interest, and enhancing the city's appearance and safety. Adapt provisions to align with each zone category's intended character and scale, while allowing flexibility to promote superior comprehensive design solutions.

LU5.11 Allow for flexibility in signs' height or overall area on existing or new buildings when there is a comprehensive design that creates visual harmony between the sign, the building and the site where it is located.

LU5.12 Establish maximum permitted noise levels that account for both the function of the noise-producing area and the function of areas where the noise may be heard in order to reduce the health hazards and nuisance factors associated with some uses.

LU5.13 Identify uses as major noise generators based on the noise associated with certain equipment operations or the nature of a particular activity and regulate these uses to reduce noise to acceptable levels.

LU5.14 Regulate uses and activities that generate air emissions such as dust, smoke, solvent fumes or odors, in order to maintain and encourage successful commercial and industrial activities while protecting employees, clients, nearby residents, the general public, and the natural environment from the potential impacts.

LU5.15 Establish controls on the placement, direction, and maximum height of lighting and on the glare from reflective materials used on the exterior of structures in order to limit impacts on surrounding uses, enhance the character of the city, and encourage energy conservation.

LU5.16 Address view protection through:

- Zoning that takes into accounts views, with special emphasis on protection of shoreline views
- Development standards that help to reduce impacts on views, including height, bulk, scale, and view corridor provisions, as well as design review guidelines
- Environmental policies that protect specified public views, including views of mountains, major bodies of water, designated landmarks and the downtown skyline, during reviews of development projects

LU5.17 Impose conditions on higher-density development to offset the impacts of increased densities, including consideration of incentives for Landmark preservation, additional open space amenities, and affordable housing, and encourage new development to contribute to affordable housing through incentives or code changes that are implemented as part of rezones.

LU5.18 Help preserve active farms through strategies such as offering incentives to developers who take part in programs that transfer development rights from regional farmland into the city.

LU5.19 Seek excellence in new development through a design review process that encourages multiple perspectives on design issues and that complements development regulations, allowing for flexibility in the application of development standards to achieve quality design that:

- Enhances the character of the city
- Respects the surrounding neighborhood context, including historic resources
- Enhances and protects the natural environment
- Allows for diversity and creativity in building design and site planning

- Furthers community design and development objectives
- Achieves desired intensities of development
- Responds to the increasingly diverse social and cultural character of the city

Off-Street Parking

Discussion

The main function of a parking space is to provide vehicle storage, either for a short period of time, such as for customer or visitor parking, or a long period of time, such as for resident or commuter parking. The City provides parking on streets and on public property. Since on-street parking competes with various types of transportation for use of the street, it is addressed in the Transportation Element policies. Policies in that element also promote increased use of travel options besides the car. The Land Use Code regulates off-street parking, which is often provided as part of private developments. The City does not require parking through zoning in urban centers and those urban villages with superior transit access, and instead relies on the private market to provide an amount of parking in individual projects that is based on anticipated demand in these areas. In some areas such as downtown where alternative transportation options exist and it is desirable to limit parking to encourage transit use, the amount of permitted parking may be capped. Where parking is required, the quantity, design, and location of required parking strongly influence the scale, shape, and cost of new development. The policies in this section address automobile parking to encourage other means of travel and to support the walkable environments this Plan aims to create, especially in the urban centers and villages.

GOAL

LUG6 Regulate off-street parking to address parking demand that may vary across the city in ways that reduce reliance on automobiles, lower construction costs, create attractive and walkable environments, and promote economic development throughout the city.

POLICIES

LU6.1 Establish parking requirements where appropriate at levels for both single-occupant vehicles and their alternatives to further this Plan's goal to increase the use of public transit, carpools, walking, and bicycles as alternatives to the use of single-occupancy vehicles.

LU6.2 Modify residential parking regulations, where parking is required, to recognize differences in the likely auto use and ownership of intended occupants of new developments, such as projects provided for low-income, elderly, or disabled residents.

LU6.3 Rely on market forces to determine the amount of parking provided in areas of the city that are well-served by transit, such as urban centers and those urban villages that contain frequent transit service, without requiring a minimum parking requirement in these areas.

LU6.4 Consider setting parking maximums in urban centers, urban villages and other areas served by high-capacity transit in recognition of the increased pedestrian, bicycle and transit accessibility already provided or planned for in these areas.

LU6.5 Establish bicycle parking requirements to encourage bicycle ownership and use.

LU6.6 Limit the impacts of off-street parking access on pedestrians and on surrounding areas by restricting the number and size of automobile curb cuts, and by generally requiring alley access to parking when there is an accessible, surfaced alley that is not used primarily for loading and when not prevented by topography.

LU6.7 Prohibit most street-level parking between buildings and the street in multifamily and commercial zones in order to maintain an attractive and safe street-level environment, facilitate the movement of pedestrian and vehicular traffic, minimize adverse impacts on nearby areas and structures, and, where appropriate, maintain or create continuous street fronts.

LU6.8 Allow shared and off-site parking facilities for more efficient use of parking and to provide the flexibility to develop parking on a site separate from the development site. Ensure that such parking is compatible with the existing or desired character of the area.

LU6.9 Require parking in areas with limited transit access and set the requirements to discourage underused parking facilities, even if occasional spillover parking results.

LU6.10 Allow parking management provisions to be reviewed or established in select commercial and multifamily residential areas, to include measures such as cooperative parking, shared parking, shared vehicles, restricted access, carpools, vanpools, or transit pass subsidies.

LU6.11 Achieve greater parking efficiency by allowing fewer parking spaces per business when several businesses share customer parking, thereby enabling customers to park once and walk to numerous businesses.

LU6.12 Locate off-street parking facilities to minimize impacts on the pedestrian environment, especially in areas designated for active pedestrian use.

LU6.13 Limit parking overall in City parks to discourage auto use and to limit the conversion of park land for parking private cars, and where parking is needed, design parking facilities in ways that preserve open space, green space, trees and other mature vegetation.

LU6.14 Prohibit parking, which is not accessory to another use, in places where that parking would be incompatible with the area's intended function.

LU6.15 Discourage the development of major, stand-alone park-and-ride facilities within Seattle. Situations where additions to park-and-ride capacity could be considered include:

- At the terminus for a major regional transit system
- Where opportunities exist for "shared parking"
- Where alternatives to automobile use are particularly inadequate or cannot be provided in a cost-effective manner

Incentives

Discussion

Applying zoning to accommodate increased densities in areas suitable for growth is a major component of the urban village strategy. However, the City also recognizes that there are impacts associated with increasing development density in an area, including increased demand for affordable housing and community services, increased development pressure on historic and environmental resources, and a greater need for more public open space to serve denser populations. By participating in various incentive programs, private developers have the opportunity to add density to their projects through on-site improvements or contributions to programs that address impacts of growth, or by acquiring the unused development rights from other sites occupied by uses such as public parks or historic landmarks that are desirable to retain. Because many of the impacts of increased density fall most heavily on the existing residents of an area who have limited resources for housing, the use of incentives is prioritized to focus on providing affordable housing.

GOAL

LUG7 Use development incentive programs to provide opportunities for increasing density in areas targeted for growth while addressing the impacts of the added density on the livability of urban neighborhoods, with particular emphasis on addressing the needs of those residents who are least likely to be served by higher density development provided by the private market.

POLICIES

LU7.1 In areas where zoning changes are implemented to accommodate higher densities, incorporate incentive zoning programs into zoning regulations for projects where the higher density is proposed.

LU7.2 Structure incentive programs to prioritize the provision of affordable housing, while also allowing for incentives that mitigate other impacts of high density development in those areas permitting the greatest allowable densities, including measures that support the preservation of historic or environmental resources or that add to the supply of public open space or other community resources serving high density populations.

Land Use Areas

Discussion

In the context of existing environments and the urban village strategy, the goals and policies in this section outline the diverse areas that the City seeks to create and enhance. There are five broad categories of land use areas in Seattle, each of which should result in a variety of building types and uses: Single-family, Multifamily, Commercial/Mixed use, Industrial, and Downtown.

Historically, zones were created to allow different types of uses in distinct areas of the city, partly to limit the impacts of one use on the other. For, instance, industrial activities were separated from residential areas to protect residents from the potentially hazardous activities that occurred in the industrial areas. Over time, the city evolved into areas that reflect this separation of uses, contributing to the discrete neighborhood characters frequently seen today. For instance, commercial zoned land has become the heart of many residential areas, with stores and small offices clustered along an important neighborhood street. These areas that serve nearby residents and that are zoned to accommodate even more residents and businesses are now often identified as the cores of the urban villages. Because most of the City's commercial zones also allow housing, there are now more areas with a mix of residential and commercial uses – often retail uses on the ground floor of a structure that contains housing in the upper floors. Elsewhere, single-family areas in different parts of the city developed at different times with dintinct characters that may be defined by a particular architectural style or a unique relationship to their surroundings.

Each of the land use areas plays a unique role in the city, and in combination they promote a general land use pattern that locates the most opportunities for new housing in the areas where the greatest concentrations of jobs and services either currently exist or are expected to occur, and where exceptional access is provided or planned to such concentrations of jobs and services.

Single-family Residential Areas

Single-family zones cover a large portion of the city's land area, and those zones include a variety of uses, beyond housing. For instance, most of the City-owned park land is found in these zones, as are most of the public schools, cemeteries and many small institutions. The areas where residential uses predominate are characterized by houses that of generally low bulk and scale, that leave significant portions of the areas in open space.

GOAL

LUG8 Provide detached single-family and other compatible housing options that have low heights, bulk and scale in order to serve a broad array of households and incomes and to maintain an intensity of development that is appropriate for areas with limited access, infrastructure constraints, or fragile environmental conditions that are not conducive to more intensive development.

POLICIES

LU8.1 Designate as single-family residential areas those portions of the city that are predominantly developed with single-family houses and that are large enough to maintain a consistent residential character of low height, bulk and scale over several blocks.

LU8.2 Use a range of single-family zones to:

- Maintain the current low height and bulk character of designated single-family areas
- Protect designated single-family areas intensity that are predominantly in single-family residential use, or that have environmental or infrastructure constraints
- Respond to neighborhood plans calling for redevelopment or infill development that maintains the single-family character of the area but also allows for a greater range of housing types

LU8.3 Consider allowing redevelopment or infill development near urban centers and villages, where that neew development would maintain the low height and bulk that characterize the single-family area, while allowing a wider range of housing types.

LU8.4 Recognize detached single-family dwellings as the principal use in single-family residential areas and as the primary use permitted outright, with a household occupying a single-family dwelling defined to encompass a great variety of income levels and lifestyle choices.

LU8.5 Allow the development of residential structures compatible with the existing pattern of low height, bulk and scale of development in those neighborhoods where and encourage accessory dwelling units and other housing types that are attractive and affordable to a broad range of households and incomes.

LU8.6 Limit the number and types of non-residential uses allowed in single-family residential areas and apply appropriate development standards in order to protect those areas from the negative impacts of incompatible uses.

LU8.7 Prohibit parking lots or other activities that are part of permitted uses situated in neighboring higher-intensity zones from locating or expanding into single-family residential areas.

LU8.8 Use minimum lot size requirements to maintain the character of single-family residential areas, while reflecting differences in development conditions and densities in various single-family areas throughout the city.

LU8.9 Allow exceptions to minimum lot size requirements to recognize building sites created under earlier regulations and historic platting patterns, to allow the consolidation of very small lots into larger lots, to adjust lot lines to permit more orderly development patterns, and to provide more housing opportunities by creating additional buildable sites that integrate well with surrounding lots and do not result in the demolition of existing housing.

LU8.10 Reflect the character of existing low-density development through the regulation of scale, siting, structure orientation, and setbacks.

LU8.11 Permit, through Council or administrative conditional use approval, variations from established standards for planned large developments to promote high-quality design that is compatible with the character of the area, enhances and preserves natural features and functions, encourages the construction of affordable housing, allows for development and design flexibility, and protects environmentally critical areas. Such developments shall not be considered as sole evidence of changed circumstances to justify future rezones of the site or adjacent properties.

LU8.12 Emphasize measures that can increase housing choices for low-income individuals and families when considering changes to development standards in single-family areas.

Multifamily Residential Areas

Discussion

The City's multi-family areas contain a vaiety of housing types – duplexes, towhnouses, walk-up aparements, and high-rise towers. These structures include units that are occupied by owners and renters. Some of the city's multifamily neighborhoods have a walkable, residential feel, while others seem less urban. Overall, thse areas offer a number of choices that can accommodate different living styles and incomes.

GOAL

LUG9 Achieve a residential development pattern consistent with the urban village strategy that includes increased availability of a variety of housing types and densities suitable for a wide range of household types and income levels, including opportunities for both home ownership and renting, and that promotes walking and transit use near employment concentrations, residential services and amenities.

POLICIES

LU9.1 Designate as multifamily residential areas those places that are either predominantly occupied by multifamily development or are located where a greater concentration of residential development is desired at various intensities consistent with the urban village strategy.

LU9.2 Maintain a variety of multifamily zoning classifications that allow development at different densities, scales and configurations and that are well suited to a variety of specific conditions and development goals of diverse areas within the city.

LU9.3 Balance the aim to increase Seattle's housing stock at all income levels with the equally important objectives of ensuring that new development is compatible with the desired neighborhood character and contributes to high quality, livable urban neighborhoods.

LU9.4 Establish evaluation criteria for rezoning land to multifamily designations that support the urban village strategy, create desirable multifamily residential neighborhoods, maintain compatible scale, maintain views, enhance the streetscape and pedestrian environment, and achieve an efficient use of the land without major impact on the natural environment.

LU9.5 Provide flexible criteria for rezoning multifamily residential areas to allow them to be reclassified as compatible pedestrian friendly commercial/mixed use areas, when such action is consistent with the urban village strategy or approved in an adopted neighborhood plan.

LU9.6 Establish multifamily residential use as the predominant use in multifamily areas while limiting the number and type of non-residential uses, to preserve the residential character of these areas, protect these areas from negative impacts of incompatible uses, and maintain development opportunities for multifamily use.

LU9.7 Support multifamily developments with units that have direct access to residential amenities, such as ground-level open space, to increase their appeal for families with children.

LU9.8 Allow a variety of housing types to accommodate a wide range of housing needs for a diversity of households in all residential zones.

LU9.9 Establish low-rise multifamily zones to accommodate various housing choices in the low to moderate density range that include walk-up flats, townhouses, rowhouses, duplexes and triplexes, and cottage housing.

LU9.10 Designate low-rise multifamily zones in places where low-scale buildings can provide a harmonious transition between single-family zones and more intensive multifamily or commercial areas.

LU9.11 Use midrise multifamily zones to provide greater concentrations of housing in urban villages and urban centers.

LU9.12 Emphasize residential character in the development standards for midrise multifamily zones and allow for scale and building types that differ from those in less intensive residential areas to accommodate a greater density of development in order to promote higher levels of pedestrian activity and frequent transit service, as well as to support local businesses.

LU9.13 Use highrise multifamily zoning designations to accommodate highrise residential structures, fulfilling the need for high density housing in urban centers, where the mix of activities offers convenient access to regional transit and to a full range of residential services and amenities, as well as many opportunities for people to live within walking distance of their jobs.

LU9.14 Ensure that midrise and highrise development balance the desire to accommodate larger scale, high density development with the need to maintain livability through controls on such impacts as shadows, bulk, open space, and traffic.

LU9.15 Permit street-level commercial uses in midrise and high-rise neighborhoods to allow residents greater access to services and to promote an active street environment without detracting from the overall residential character desired for high density neighborhoods.

Commercial/Mixed Use Areas

Discussion

Commercial/Mixed Use zones are places for locating businesses that provide jobs and services for residents. Most of these zones also allow housing to be built within the commercial projects, or as stand-alone residential structures. In recent years, most new housing in the city has occurred in these

zones. The Land Use Code identifies several commercial zones – general commercial (C1 and C2), neighborhood commercial (NC1, NC2 and NC3) and the Seattle Mixed zones. All of these zones allow for a variety of commercial activities and a mix of other uses at different heights and densities, depending on location. The general commercial zones are considered to be auto-oriented and less suitable for housing, while the neighborhood commercial and Seattle Mixed zones are considered to be pedestrian-oriented and favorable to housing development, and that distinction is reflected in the development standards that regulate each zone. Where policies refer to "mixed-use," they mean areas or projects that combine both residential and commercial uses.

GOAL

LUG10 Create and maintain strong, successful commercial /mixed-use areas that provide a focus for the surrounding neighborhood and that encourage new businesses, provide stability and opportunities for expanding existing businesses and services, and promote economic development and neighborhood vitality, while also accommodating residential development in livable environments that are compatible with the desired commercial function.

POLICIES

LU10.1 Prioritize the preservation, improvement, and expansion of existing commercial/mixed use areas over the creation of new business districts in order to strengthen those existing areas.

LU10.2 Encourage the development of compact, concentrated commercial /mixed use areas, particularly in urban centers and urban villages, where pedestrians can easily access many businesses.

LU10.3 Provide a range of commercial zone classifications to allow different mixes and intensities of activity, varying scales of development, varying degrees of residential or commercial orientation, and varying degrees of pedestrian or auto orientation.

LU10.4 Apply development standards that distinguish between pedestrian-oriented commercial zones, which are harmonious with and easily accessible to their surrounding neighborhoods, and general commercial zones which accommodate uses that are more dependent on automobile access.

LU10.5 Support a wide range of uses in commercial areas, taking into account the intended pedestrian, automobile, or residential orientation of the area, the area's role in the urban village strategy, and the impacts that the uses could have on surrounding areas.

LU10.6 Encourage housing in mixed-use developments in pedestrian-oriented commercial/mixed use areas to provide additional opportunities for residents to live in neighborhoods where they can walk to services and employment.

LU10.7 Apply limits on the size of specific uses in commercial areas when those limits would:

- Help ensure that the scale of uses is compatible with the character and function of the commercial area
- Discourage uses likely to attract significant vehicular traffic from locating in areas where that would exacerbate existing traffic problems
- Promote compatible land use and transportation patterns
- Foster healthy commercial development
- Provide opportunities for small local businesses to locate, especially in ethnically relevant business districts throughout the city

LU10.8 Limit the creation or expansion of uses that generate heavy traffic by reviewing proposals for such uses in order to control the associated traffic impacts and ensure that the uses are compatible with the character of the commercial area and its surroundings.

LU10.9 Limit new drive-in businesses and accessory drive-in facilities in pedestrian-oriented commercial/mixed use areas and in automobile-oriented commercial areas with development standards that address the potential for traffic impacts, pedestrian-vehicle conflicts, disruption of an area's business frontage, and the overall appearance of the commercial area.

LU10.10 Prohibit or limit the location and size of outdoor uses and activities in certain commercial areas, according to the area's function and its proximity to residentially zoned lots, in order to maintain and improve the continuity of the commercial street front, reduce the visual and noise impacts associated with such outdoor activities, and keep compatible with adjacent residential areas.

LU10.11 Preserve active streetscapes in pedestrian-oriented commercial/mixed use areas by limiting residential uses along the street frontage of the ground floor and by keeping those spaces available primarily for commercial uses, in order to strengthen commercial cores and accommodate fluctuating market conditions. Consider street-level residential uses outside these areas, and when street-level residential uses are permitted, find ways to give ground floor tenants privacy and to create visual interest along the street-front.

LU10.12 Provide amenity areas for use by residents of housing in commercial/mixed use areas.

LU10.13 Assign height limits to commercial/mixed use areas independent of the commercial zone designations but consistent with the intended intensity of development in the zone. Allow

different areas within a zone to be assigned different height limits based on the appropriate height needed to: further the urban village strategy's goals of focusing growth in urban villages; accommodate the desired functions and intensity of development; provide a harmonious scale relationship with existing development; accommodate desired transitions with development in adjacent areas, and address potential view blockage.

LU10.14 Allow limited exceptions to the height limit in order to accommodate ground-floor commercial uses or special rooftop features, encourage development of mixed-use structures, enable structures to function appropriately, accommodate special features consistent with the special character or function of an area, or support innovative design that furthers the goals of this Plan.

LU10.15 Apply appropriate development standards to promote compatible conditions along the edges of commercial zones abutting residential zones.

LU10.16 Use a development pattern, mix of uses, and intensity of activity generally oriented to pedestrian and transit use in pedestrian-oriented commercial/mixed use zones to achieve:

- A harmonious blend of commercial and residential uses
- Strong, healthy business districts that reinforce a sense of place, while providing essential goods, services and livelihoods for Seattleites, especially residents who are within walking distance of these places
- Mixes of commercial activity that are compatible with development in adjacent areas;
- Residential development that is both appealing for residents and compatible with the desired commercial function of the area
- An active, attractive, accessible, walkable pedestrian environment with continuous commercial street frontages

LU10.17 Apply pedestrian-oriented commercial/mixed use zones in places where residential uses are already in close proximity and where the allowed development intensity conforms in size and scale to the community it serves.

LU10.18 Locate and provide access to accessory parking facilities in pedestrian-oriented commercial zones in ways that avoid conflicts with pedestrian routes and interruptions to the continuity of the street façade, such as by locating unenclosed parking to the side of or behind the building, or by enclosing parking below the building, or within the building and screened from the street, preferably by other uses.

LU10.19 Use general commercial zones to support existing auto-oriented commercial areas that serve a citywide or regional clientele and have easy access to principal arterials, or in areas that border industrial zones where they can help to maintain compatible development conditions.

LU10.20 Encourage the conversion of general commercial areas within urban villages to pedestrian-oriented commercial zones in keeping with the Plan's goals and urban village strategy.

LU10.21 Accommodate the broadest range of commercial activities in general commercial areas, including retail uses of all sizes, small office buildings and warehouses, along with light and general manufacturing facilities.

LU10.22 Use zoning and other planning tools in urban centers and urban villages to address displacement of businesses that provide culturally relevant goods and services to Seattle's diverse population.

Industrial Areas

Discussion

Seattle has a long history as a maritime, manufacturing, and freight distribution center for the region. These activities are now largely located in industrial zones, and clustered primarily in two manufacturing/industrial centers. The industrial areas, generally flat and often created on fill, have unique access to transportation infrastructure that includes waterways, railways and thoroughfares, with platting and street layouts that have resulted in especially large sites. Industrial zones provide an important source of employment for the city and add diversity and strength to the local economic base. Many of the uses found in these zones make them generally incompatible with residential and most commercial uses. Because some of the conditions in industrial areas are also attractive to other non-industrial uses, it is important to regulate these uses to avoid conflicts with industrial activities and prevent displacement of those activities.

GOAL

LUG11 Provide sufficient land with the necessary characteristics to allow industrial activity to thrive in Seattle and protect the preferred industrial function of these areas from activities that might displace them.

POLICIES

LU11.1 Designate industrial zones where:

- The primary functions are industrial activity and industrial-related commercial functions
- The basic infrastructure needed to support industrial uses already exists
- Areas are large enough to allow a full range of industrial activities to function successfully

- Sufficient separation or special conditions exist to reduce the possibility of conflicts with development in adjacent, less-intensive areas

LU11.2 Preserve industrial land for industrial uses, especially where industrial land is next to rail or water transportation facilities, protecting viable marine and rail-related industries from having to compete with non-industrial uses for scarce industrial land that is accessible to their necessary transportation infrastructure.

LU11.3 Accommodate the expansion of current industrial businesses and promote opportunities for new industrial businesses within Seattle to strengthen the city's existing industrial areas.

LU11.4 Restrict industrial activities that— by the nature of materials involved or processes employed—are potentially dangerous or very noxious to appropriate locations within industrial areas.

LU11.5 Provide for range of industrial zones that address varying conditions and priorities in different industrial areas, including the need to protect industrial uses from the intrusion of non-industrial uses in areas with critical supporting infrastructure and transportation access, the need to provide transition and protect less intensive areas from activities in some abutting industrial areas, and the need to promote high quality environments attractive to emerging new industrial activities, such as research and development, in some industrial areas suited to this function because of location and existing amenities.

LU11.6 Prohibit new residential development in industrial zones, except for certain types of dwellings, such as caretaker units, that are related to the industrial area and that would not restrict or disrupt industrial activity.

LU11.7 Use the general industrial zones to promote a full range of industrial activities and related support uses. Distinguish among general industrial zones based on the amount of commercial uses permitted.

LU11.8 Apply the general industrial zones mostly within the specific manufacturing/industrial centers, where industrial activity impacts are less likely to affect residential or commercial uses. Outside of manufacturing/industrial centers, general industrial zones may be appropriate along waterways used for maritime uses.

LU11.9 Avoid placing industrial zones within urban centers or urban villages. However, in locations where a center or village borders a manufacturing/industrial center, use of the industrial commercial zone within the center or village where it abuts the manufacturing/industrial center may provide an appropriate transition to help separate residential uses from heavier industrial activities.

LU11.10 Limit the density of development for non-industrial uses to ensure that activity levels are compatible with industrial use, and that new development will not require major redevelopment of transportation and utility systems or create other substantial negative impacts. Permit commercial uses in industrial areas only if they reinforce the industrial character, and strictly limit the size of office and retail uses not associated with industrial uses, in order to preserve these areas for industrial development

LU11.11 Recognize the unique working character of industrial areas by keeping landscaping and street standards to a minimum to allow for flexibility of industrial activities, except along selected arterials where installing street trees and providing screening and landscaping can address the specific need to offset impacts of new industrial development in high visibility locations.

LU11.12 Set parking and loading requirements in industrial zones to provide adequate parking and loading facilities that support business activity, accommodate loading needs, promote air quality, encourage efficient use of the land in industrial areas, discourage under-used parking facilities, and maintain adequate traffic safety and circulation. Allow some on-street loading and occasional spillover parking.

LU11.13 Maintain standards for the size and location of vehicle curb cuts and driveways in industrial zones in order to balance the need to provide adequate maneuvering and loading areas with availability of on-street parking and safe pedestrian access.

LU11.14 Permit noise levels in industrial areas that would not be allowed in other parts of the city, except for buffer areas, in recognition of the special nature of industrial activities and the restrictions on residential uses that are in place in industrial areas.

LU11.15 Classify certain industrial activities as conditional uses and require conditional use review in industrial zones in order to accommodate these uses while making sure they are compatible with the zone's primary industrial function and to protect public safety and welfare on nearby non-industrial sites. Require mitigation of any impacts on industrial activity, the immediate surroundings, especially on nearby less intensive zones and the environment in general.

LU11.16 Prohibit certain uses, such as those that attract large numbers of people to the industrial area for non-industrial purposes, in order to keep the focus on industrial activity and to minimize potential conflicts from the noise, night-time activity, and truck movement that accompanies industrial activity.

LU11.17 Establish the Industrial Buffer Zone to provide an appropriate transition between industrial areas and adjacent residential or pedestrian-oriented commercial zones.

LU11.18 Allow the widest possible range of manufacturing uses and related industrial and commercial activities within the Industrial Buffer zone, while ensuring compatibility with the activity and physical character of neighboring, less-intensive zones.

LU11.19 Include development standards or performance standards for the industrial buffer zone that protect the livability of neighboring areas, promote visual quality, and maintain a compatible scale of development along zone edges. Apply these standards only in places where existing conditions do not adequately separate industrial activity from less intensive zones.

LU11.20 Limit the height of structures on the borders of industrial buffer zones where streets along the zone edge do not provide sufficient separation for a reasonable transition in scale between industrial areas and less-intensive neighboring zones, taking into consideration the permitted height in the abutting, less intensive zone.

LU11.21 Use the industrial commercial zones to allow a wide mix of employment uses, such as light manufacturing and research and development.

LU11.22 Limit the future application of the IC zone inside the M/IC boundaries to prevent the expansion of offices and other non-industrial uses.

LU11.23 Limit development density in industrial commercial zones in order to reflect transportation and other infrastructure constraints, while taking into account other features of an area.

LU11.24 Include development standards in the industrial commercial zone designed to create environments that are attractive to new technology businesses and that support a pedestrian-oriented environment, while controlling structure height and scale to limit impacts on nearby neighborhoods.

LU11.25 Provide a range of maximum building height limits in the industrial commercial zones in order to protect the distinctive features that attract new technology businesses to the area—such as views of water, shoreline access, and the scale and neighborhood character—to make sure that these features will continue to be enjoyed, both within the zone and from the surrounding area.

LU11.26 Assign height limits independently of the industrial zoning designation to provide flexibility in zoning-specific areas and to allow different areas within a zone to be assigned different height limits according to the rezone criteria.

Downtown Areas

Discussion

Downtown is the most densely developed area in the Northwest. It includes five distinct neighborhoods – Belltown, Denny Triangle, the Commercial Core, Pioneer Square and Chinatown/International District. Each of these neighborhoods has a unique character and unique expectations for how it is expected to grow, resulting in a complex set of regulations governing development in Downtown. Unlike other portions of the Land Use Code, the guidance for Downtown regulations are not found in this element. Instead, it can be found as part of the Downtown Urban Center Neighborhood Plan, located in the Neighborhood Planning Element.

GOAL

LUG12 Promote Downtown Seattle as an urban center with the densest mix of residential and commercial development in the region, with a vital and attractive environment that supports employment and residential activities and is inviting to visitors.

POLICIES

LU12.1 Recognize the division of Downtown into areas of distinct character defined by their primary land use function, such as office, retail, or mixed-use with either a commercial or a residential emphasis.

LU12.2 Use a range of land use zones and height limits to support the existing and desired character of different areas within Downtown.

Location-Specific Regulations

Discussion

Certain uses and locations in the city require development regulations different from what applies in the basic zoning categories described above in this element. For example, historic districts are governed by a basic zoning category, as well as by regulations that respond to an area's unique historic features. This section provides the policy foundation to guide how the City adjusts its regulations to respond to unique environments, particularly those created by major institutions, historic districts and landmarks, environmentally critical areas and shorelines. The policies in this section generally address overlays that could be applied in multiple locations within the city. The Land Use Code contains other overlay districts that are unique to certain locations, such as the Stadium Area or the Pike/Pine corridor.

GOAL

LUG13 Provide flexibility in standard zone provisions or supplement those provisions to achieve special public purposes in areas where unique conditions exist, such as shorelines, historic and special review districts, and major institutions.

POLICIES

LU13.1 Allow for zoning overlay districts, which modify the regulations of the underlying zoning, to address special circumstances and issues of significant public interest in subareas of the city.

LU13.2 Use overlay districts or other zoning modifications to regulate transit-oriented communities in ways that will help integrate high-capacity stations into the neighborhood and promote development that will attract pedestrian activity and transit ridership.

LU13.3 Establish a Master Plan Community zone and apply the zone as a way to address unique opportunities for large site redevelopments in the densest areas of the city and to provide predictability to the City, community and potential developers, with the goal to encourage a mix of uses at appropriate urban densities using a cohesive urban design, with high levels of environmental sustainability, housing affordability, and publicly accessible open space. Designate a Master Planned Community only for large multi-block sites inside an urban center that are subject to unified control.

LU13.4 Consider establishing a master planning process for large sites outside of urban centers in order to allow development that incorporates good urban design and appropriate public benefits.

Major Institutions

Discussion

Major institutions include hospitals and higher educational facilities and play important roles delivering vital health and educational services to residents of Seattle and the region. As major employment generators, they also provide job opportunities and contribute to the overall diversification of the city's economy. However, when located in or adjacent to residential and pedestrian-oriented commercial areas, the activities and scale of facilities of major institutions can have impacts on their surroundings, such as increased traffic, housing and business displacement, and incompatible structures or uses. These policies will help guide the City in balancing the growth of these institutions with the need to be compatible with, and maintain the livability of, surrounding neighborhoods.

GOAL

LUG14 Encourage the benefits that major institutions offer the city, including health care, educational services and significant employment opportunities, while minimizing the adverse impacts associated with development and geographic expansion.

POLICIES

LU14.1 Designate the campuses of large hospitals, colleges, and universities as Major Institutions, making clear that they are defined under a separate public process in terms of their appropriate uses and development standards.

LU14.2 Support the coordinated growth of major institutions through conceptual master plans and the creation of major institution overlay districts. Use a master plan process to identify development standards for the overlay district that are specifically tailored to the major institution and the surrounding area.

LU14.3 Establish Major Institution Overlays (MIO) as a designation on the zoning map and the Future Land Use Map to show areas where development is regulated by the contents of a master plan, rather than by the underlying zoning. Balance the need for major institutions to grow and change with the need to maintain the livability and vitality of neighboring areas. Where appropriate, establish MIO boundaries for better integration between major institution areas and less intensive zones.

LU14.4 Encourage community involvement in the development, monitoring, implementation and amendment of major institution master plans, including the establishment of citizen's advisory committees that include community and major institution representatives who are encouraged to participate throughout the revision, amendment and refinement of the proposed master plan.

LU14.5 Allow all functionally integrated major institution uses to occur within the overlay district if the development standards of the underlying zone are met.

LU14.6 Allow the MIO to modify underlying zoning provisions and development standards, including use restrictions and parking requirements, in order to accommodate the changing needs of major institutions, provide development flexibility and encourage a high-quality environment.

LU14.7 Discourage the expansion of established major institution boundaries.

LU14.8 Require either that a master plan be prepared or that the existing master plan be revised when a proposed major development is part of a major institution, does not conform to the underlying zoning, and is not included in an existing master plan.

LU14.9 Locate new major institutions in areas where their activities are compatible with the surrounding land uses and where the impacts associated with existing and future development can be appropriately mitigated and provide procedures for considering the establishment of new major institutions.

LU14.10 Define as major institution uses those that are part of, or substantively related to, the major institution's central mission or that primarily and directly serve institution users and allow these uses within the MIO district, in accordance with the development standards of the underlying zoning classifications or adopted master plan.

LU14.11 Apply the development standards of the underlying zoning classification to all major institution development, except for specific standards altered by a master plan.

LU14.12 Determine appropriate measures to address the need for adequate transition between the major institution and surrounding uses.

LU14.13 Establish minimum parking requirements in MIO districts to meet the needs of the major institution and reduce parking demand in nearby areas. Include maximum parking limits to avoid unnecessary traffic in the surrounding areas and to limit the use of single-occupant vehicles. Allow an increase in the number of permitted spaces only when such an increase is needed to reduce parking demand on surrounding streets and when it will help to minimize traffic congestion in the area.

LU14.14 Use the transportation management program to reduce the number of vehicle trips to the major institution, minimize the adverse impacts of traffic and of institution-related parking on surrounding streets, and minimize parking demand on nearby streets, especially residential streets. To meet these goals, seek to lessen the number of single-occupant vehicles used for trips to and from major institutions at peak times. Allow short-term or long-term parking space requirements to be modified as part of a transportation management program.

LU14.15 Encourage housing preservation within major institution overlay districts and minimize impacts on housing in surrounding areas. Discourage conversion or demolition of housing within a major institution's campus, allowing it only when the institution needs to expand. Prohibit demolishing non-institutional housing in order to build any parking lot or parking structure that provides non-required parking or could be used to reduce a deficit of required parking spaces. Prohibit development by a major institution outside of the MIO

district boundaries when it would result in the demolition or conversion of residential buildings into non-residential uses.

LU14.16 Require a master plan whenever a Major Institution proposes development that could affect the livability of adjacent neighborhoods or has the potential for significant adverse impacts on the surrounding areas. Use the master plan to:

- Establish or modify geographic boundaries for the major institution and establish clear guidelines and development standards on which the major institutions can rely for long-term planning and development
- Provide the neighborhood with advance notice of the institution's development plans
- Allow the City to anticipate and plan for public capital or programmatic actions that will be needed to accommodate development
- Provide the basis for determining appropriate mitigating actions to avoid or reduce adverse impacts from major institution growth
- Describe a transportation management program
- Define the major institution's development program for a specified time period
- Guide a comprehensive review of potential benefits and impacts of the Major Institution's proposed development

LU14.17 Require City Council review and adoption of the master plan after a planning process to develop the master plan by the Major Institution, the surrounding community, and the City.

LU14.18 Achieve a better relationship between residential, commercial or industrial uses and the Major Institution's activities when considering rezones, while also trying to reduce or eliminate major land use conflicts.

Stadium District

GOAL

LUG15 Recognize the Stadium District as a unique sports and entertainment district that includes a range of complementary uses, has businesses that are active both day and night, and capitalizes on the public investment in stadium infrastructure, while supporting the continued viability of industrial and cargo container operations in the Duwamish Manufacturing/Industrial Center.

POLICIES

LU15.1 Limit residential uses in the Stadium District to land no farther south than 200 feet south of the S. Charles St. right-of-way, and the residential use only in combination with public benefits in the area.

LU15.2 Site and design residential uses to minimize negative impacts on nearby activities including industry and transportation.

LU15.3 Allow lodging uses within the Stadium District to accommodate visitors to stadiums and event centers.

LU15.4 Allow building heights that are compatible with the historic development pattern in the area, generally 65 to 85 feet, except for stadiums, and except for a limited quantity of tower structures that may be permitted on sites where residential uses would be allowed.

LU15.5 Reflect the character of historic development in the design and massing of infill structures and encourage preservation of character buildings.

LU15.6 Design towers in the limited area where they are permitted in ways that contribute to the downtown skyline.

LU15.7 Encourage new development to contribute to the creation of a network of public spaces and streetscapes that accommodates patrons before and after events, supports social interaction, promotes activity seven days a week and contributes to a safe and vibrant district, without adversely affecting neighboring industrial activity, stadium and event center operations, and traffic flow.

LU15.8 Encourage transportation management strategies by major sports and entertainment uses and other large uses in the district to minimize the need for parking facilities and limit the traffic impacts associated with events, by encouraging patrons to ride transit and choose non-motorized modes of travel.

LU15.9 Encourage major uses in the district to use coordinated and shared parking strategies to address unique event-related parking needs. If new parking facilities are added, they should be co-located with or adjacent to existing parking and designed to be compatible with the pedestrian-friendly character intended for the district.

LU15.10 Continue to support the unique transportation operations of stadiums and event centers, such as event staging, temporary alteration of normal traffic patterns, nighttime operations, and accommodating buses and trucks.

LU15.11 Site and develop new land uses in the Stadium District in ways that minimize incompatibilities at the edges of the district, with regard to light, glare, noise, access and mobility.

Historic Districts and Landmarks

Discussion

Seattle values its past and recognizes and protects its heritage by designating buildings, objects, sites, vessels, and districts of exceptional historic, cultural, social, or architectural value or of special significance because of a relationship to notable individuals or events. These visible connections to the past strengthen the sense of place and make a significant contribution to community building. Finding new uses for existing structures also strengthens the City's goals for sustainable urban development.

GOAL

LUG16 Maintain the city's cultural identity and heritage by rehabilitating, restoring, and reusing structures in designated historic districts and landmarked sites, objects and structures.

POLICIES

LU16.1 Support the designation of areas as historic and special review districts and for the designation of structures, sites, and objects as City of Seattle landmarks in order to protect, enhance, and perpetuate their historical or architectural identities.

LU16.2 Tailor development standards and design review processes specifically for a special review district to describe design-related features allowed, encouraged, limited, or excluded from the district. Allow adopted guidelines to modify, exempt, or supersede the underlying zone's standards.

LU16.3 Encourage the adaptive reuse of designated landmark structures by allowing uses in these structures that may not otherwise be allowed under the applicable zoning, provided such action is approved by the Landmarks Board.

LU16.4 Use incentives where appropriate, including the transfer of development rights, to encourage developers to contribute to the restoration and reuse of designated landmark structures and specified structures in designated districts.

Environmentally Critical Areas

Discussion

While Seattle is essentially a developed city, there are still natural areas within the city that deserve special attention, both in terms of natural conservation and also to prevent possible harm to other parts of the urban environment.

GOAL

LUG17 Protect the ecological functions and value of environmentally critical areas, including wetlands and fish and wildlife conservation areas; prevent erosion caused by development on steep slopes; and protect public health, safety and welfare in hazard-prone areas, including areas subject to landslides, liquefaction or floods, while permitting development that is reasonable in light of these constraints.

POLICIES

LU17.1 Strictly regulate development in critical areas to protect public health, safety, and welfare on development sites and neighboring properties, and establish development standards to:

- Prevent the degradation of water quality
- Prevent erosion and siltation
- Protect fish and wildlife habitat
- Prevent private property damage

LU17.2 Limit impacts to environmentally critical areas and their surrounding buffers by directing activities away from these areas and by applying standards to design, siting, and on grading and other land-disturbing activity.

LU17.3 Allow adjustments of development standards in environmentally critical areas to help protect those places while enabling reasonable development.

LU17.4 Review rezones in areas located in or adjacent to a critical area or a hazard prone area by considering the effect of the rezone and recognize that lower-intensity zones are generally more appropriate than higher-intensity zones in these areas.

LU17.5 Identify landslide-prone areas by examining the geologic, hydrologic and topographic factors that contribute to landslides and regulate development to protect against future damage due to instability that might be created or exacerbated by development, including potential damage to public facilities. Consider the relative risk to life or property when reviewing development proposals for landslide-prone areas.

LU17.6 Require engineering solutions for development on landslide-prone sites in order to prevent slides during high-stress periods and if there has been poor maintenance of the hillside.

LU17.7 Require, as appropriate, that special engineering considerations be included in a structure's design to provide an acceptable level of risk. Design permanent facilities for a 100-year life

expectancy. Account for a one-in-100-year event for seismic activity when designing a development.

LU17.8 Regulate development, limit disturbance, maintain and enhance vegetative cover on steep slopes to control erosion, water runoff, siltation of streams, lakes, Puget Sound and the City's stormwater facilities.

LU17.9 Identify areas where earthquakes could cause liquefaction, and require new development in those areas to be designed and built to limit property damage and to prevent injury and loss of life during earthquakes.

LU17.10 Regulate development on abandoned solid waste landfill sites and adjacent areas to minimize the risks of ground subsidence, earthquake-induced ground shaking, and methane gas build-up.

LU17.11 Seek a net gain in wetland function by enhancing and restoring wetland function across the city.

LU17.12 Protect Seattle's unique remaining wetland resources and support efforts to restore wetlands to their original state and natural function while minimizing construction and post-construction impacts in and near wetlands through development regulations.

LU17.13 Seek to avoid net loss in area of wetland acreage, and require no net loss of wetland values or functions across the city, including, but not limited to flood control, water quantity and quality, fish and wildlife habitat, and quality of life and educational benefits. Allow a wetland's functions to be replaced either on or off-site, in certain circumstances.

LU17.14 Protect current vegetation near wetlands unless augmenting or replanting can be shown to better protect the wetland's functions.

LU17.15 Regulate development in and near designated fish and wildlife habitat conservation areas in order to protect the remaining native wildlife species and significant fish populations, especially salmonids.

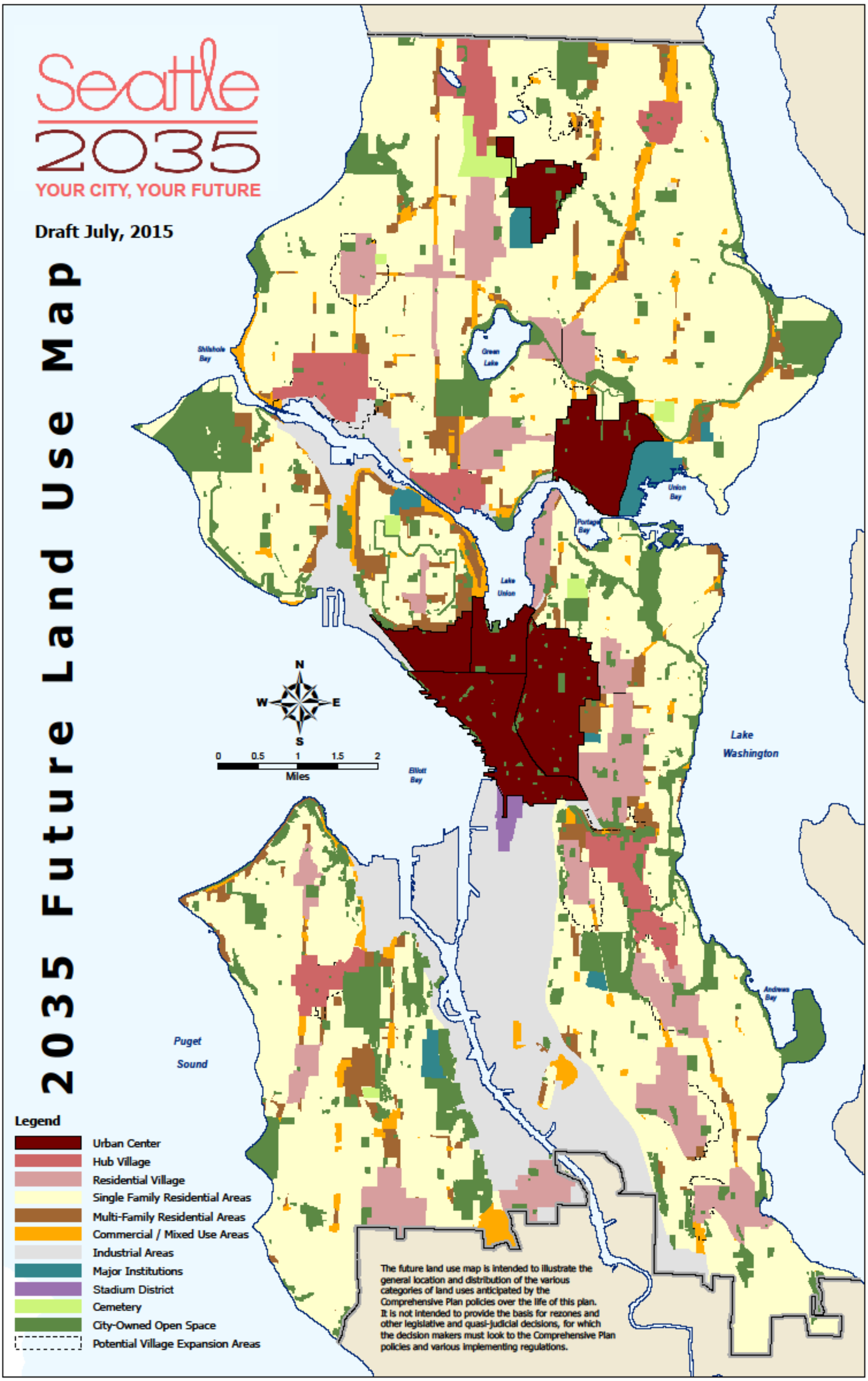
LU17.16 Maintain in their native state those areas that contain natural vegetative cover and enough physical space to serve as valuable habitat, in order to:

- Protect large contiguous wildlife habitat areas
- Maintain wildlife corridors that connect functions
- Conserve soil and ground conditions that support native vegetation
- Prevent siltation and high water temperatures in downstream habitats

- Dampen fluctuations in surface water flow which are typically problematic in urbanized areas
- Maintain groundwater recharge flow to support stream flows during drier seasons

LU17.17 Regulate development in and around the banks of streams, creeks and lakes wetlands to protect the natural functions and values of these areas from the potential negative effects of urban development.

LU17.18 Establish a buffer area on every development site bordering adjacent bodies of water and strictly limit development within buffer areas and leave vegetation in its natural condition unless new plantings will enhance the functions of the buffer.



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