

The City of Seattle is proposing Station Area Overlay District and Rezones for the Beacon Hill Light Rail Station Area

The Overlay and Rezones are intended to help achieve the neighborhood's vision of a well defined urban village in the heart of North Beacon Hill

Background & Intent of Overlay District & Rezones

This pamphlet summarizes the intent and features of the Station Area Overlay District and Rezones. The Station Area Overlay District and rezones help to achieve the intent of Neighborhood Plan and Station Area Planning recommendations. The legislation is intended to achieve a number of goals that are part of the neighborhood's long-term vision regardless of when light rail is constructed.

Beacon Hill Neighborhood Plan Recommendations for the Station Area

The North Beacon Hill Neighborhood Plan, adopted in June 1999 by Seattle City Council (Resolution #29995) includes Key Strategy A: Revitalize Beacon Avenue as the Urban Village Core. The intent of this strategy is to establish land use, capital facilities, transportation and pedestrian improvements in an effort to create a well-defined urban village. This strategy further seeks to reinforce the existing single family character of the neighborhood by focusing additional growth within the boundaries of the urban village.

Specific recommendations from the neighborhood plan relating to changes in the Land Use Code include:

LU- II Designate Beacon Avenue as a Key Pedestrian Street between S. Holgate Street and S. Stevens Street.

LU-IV Change Single Family 5000 (SF5000) zoned parcels at strategic locations within the retail core to Neighborhood Commercial/Residential 40 (NC2/R 40 to encourage additional mixed-use commercial and residential development within the retail core.

Concept Level Recommendations for the Beacon Hill Station Area

The Concept-Level Station Area Planning Recommendations, adopted in September 2000 by City Council (Resolution #30165), include the following actions for changes to the Land Use Code:

- Establish a Station Area Overlay to encourage a walkable community.



Townhomes create a sensitive transition between a single family residential neighborhood and the more intense land uses typically found in an urban center.

- Ensure protection of existing single family residential areas while encouraging housing and retail development near the station.
- Establish a pedestrian overlay along Beacon Ave. S. to encourage retail shops at ground level and parking lots located away from the street or underground.
- Include rezones proposed in the Beacon Hill neighborhood plan for the urban village core with compact, mixed use development.

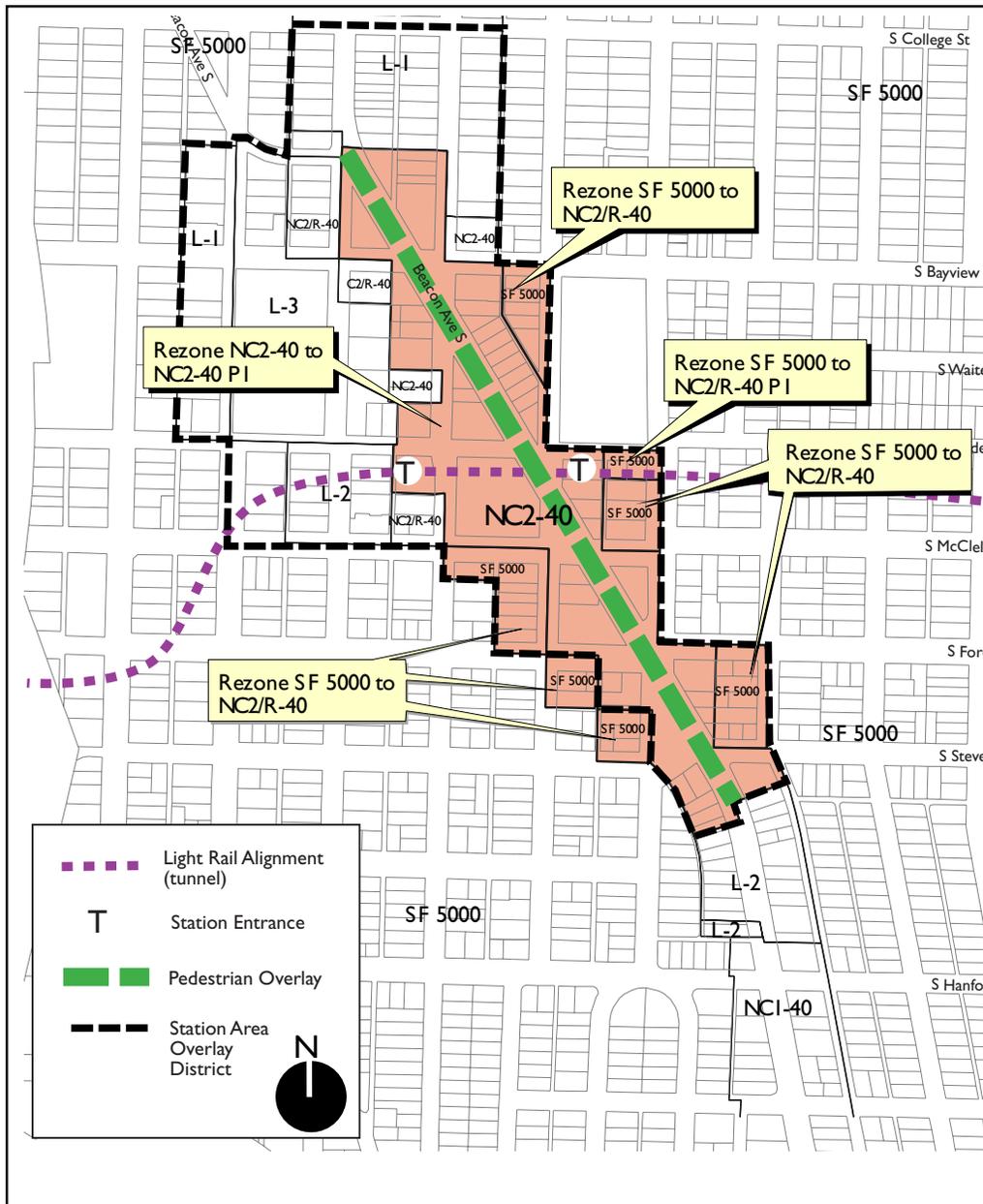
The elements of the SAOD and rezones, when taken together, are intended to discourage auto-oriented development and increase opportunities for housing and mixed-use development near the future light rail station.

The City will not develop property in the Beacon Hill Station Area. This proposal is intended to set a zoning framework for property owners who may redevelop their property in ways that balance neighborhood desires with their own goals.

While market and site conditions will be major factors in determining the pace and extent of redevelopment in the neighborhood, this proposal is intended to help the neighborhood achieve its vision for the North Beacon Hill urban village core.



Rezone & Overlay District Boundaries



Existing Zones

Single Family (SF-5000)

A residential area with detached, single family homes on lots no greater than 5000 square feet.

Height limit: 25 feet

Neighborhood Commercial 2 (NC2-40)

A pedestrian-oriented shopping district serving both surrounding neighborhood and larger community or citywide clientele with a wide range of retail businesses as well as offices and business support services.

Height limit: 40 feet

Lowrise (L2, L3)

Moderate scale multifamily housing compatible with existing mix of houses and small to moderate scale apartment structures.

Height Limit: 25 feet + 10 foot pitched roof (L2); 30 feet + 5 foot pitched roof (L3)

Proposed New Zones

Neighborhood Commercial 2/ Residential (NC2/R-40)

Similar to the Neighborhood Commercial 2 zone described above. The residential designation promotes increased residential development and maintenance of existing residences.

Height limit: 40 feet

Pedestrian Overlay (P1)

A pedestrian overlay can be applied to any neighborhood commercial zone along pedestrian-oriented streets. The overlay preserves and encourages a pedestrian-oriented shopping district by requiring a minimum front setback (no more than 10 feet), reduces retail parking requirements, and directs the location of parking lots and their access.

These are the kinds of buildings that these zones allow.



Neighborhood Commercial
(NC2-40)



Pedestrian Overlay



Rezone & Overlay Recommendations

Action	Intent <small>(see page 1 for City Council's adopted Neighborhood Plan and Station Area Planning policy direction for these actions)</small>
<p>Rezone portions of blocks abutting the area currently zoned Neighborhood Commercial 2-40 (NC2-40) along Beacon Ave. S., and between S. Bayview St. and S. Stevens St., from Single Family -5000 (SF5000) to Neighborhood Commercial 2/Residential (NC2-40).</p>	<p>The rezone from SF-5000 to NC2/R-40 would implement Key Strategy A: Revitalize Beacon Avenue as the Urban Village Core, and Neighborhood Plan Recommendation LU-IV.</p>
<p>Add a Pedestrian Overlay (P1) designation to Beacon Ave. S. from its intersection with 14th Ave. S. to approximately S. Stevens St., and to S. Lander St. from 1/2 block west of 15th Ave. S. to 17th Ave. S.</p>	<p>The P1 designation would be consistent with the Key Pedestrian Street recommendations of the North Beacon Hill Neighborhood Plan (LU-II) and will help to create a street environment that is more conducive to walking and using transit.</p>

Overlay District Features

Supporting Existing Businesses	Shared Parking Provisions
<p>All existing legal businesses and uses would be allowed to remain and maintain existing structures and sites. For areas of the city where the real estate market may not support new development in the near future, the SAOD will allow for a one-time expansion of certain existing businesses made “non-conforming” by the Overlay District. This is an effort to help maintain the viability of businesses that are already established in the SAOD until the market makes redevelopment a more attractive option.</p>	<p>The Station Area Overlay District will allow buildings to provide off-site residential parking by leasing parking on nearby sites. This helps lower the cost of new housing by reducing the amount of on-site parking an individual building must construct and pooling off-site parking resources in the area.</p> <p>The Station Area Overlay District will allow parking for residential and non-residential uses to be located on a lot within the SAOD and within comfortable walking distance of the site to which it is accessory. Off-site parking will not be allowed outside of the SAOD and the number of required parking spaces will not be reduced.</p>

Prohibited Uses

All existing legal businesses and uses would be allowed to remain and maintain existing structures and sites. The following type of new development will be prohibited in the Station Area Overlay District:

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|---|--|--------------------------------------|-----------------------------|
| Principal use long-term non-residential parking | General manufacturing | Warehouse | Vessel repair |
| Drive-in businesses | Sales, service & rental of commercial equipment & construction materials | Outdoor storage | Marine service station |
| Vehicle repair | Sale of heating fuel | Sales & rental of motorized vehicles | Salvage & recycling |
| Towing services | Mini-warehouse | Dry storage of boats | Spectator sports facilities |
| Car wash | | Sales & rental of large boats | Wholesale showroom |
| Heavy commercial services | | | Work-release centers |



...helping achieve the neighborhood's vision for a well-defined center to the Beacon Hill neighborhood

The vision for a well-defined, lively center to the Beacon Hill neighborhood can be achieved by increasing opportunities for housing development in North Beacon Hill's commercial core. Our proposal removes two obstacles from the land use code for housing development.

More Development Choices In Commercial Zones: Allowing Single-Purpose Residential Use

As part of the Station Area Overlay District proposal, single-purpose residential structures would be permitted outright in certain locations. Single-purpose residential (SPR) structures are apartment or condominium buildings in commercial zones. This provision would allow building street-levels to contain housing, either permanently or until the market is ready to support more businesses. When the market could support street-level commercial, that portion could convert to commercial use.

This proposal provides flexibility and acknowledges market realities for developing either housing or businesses on the ground floors of buildings (on commercially zoned property on the edges of the neighborhood business district). This proposal would apply to all NC2/R-40 zones within the Beacon Hill Station Area Overlay District, except for those with pedestrian overlay (P1) designations (see rezone map on page 2).

More Housing Without Raising Height Limits: Removing 64% Upper-Level Coverage Limits

There are some places in the city where multifamily buildings can use the entire lot area on all levels for residential units. This is also the way many of the historic buildings in older Seattle neighborhoods, such as Queen Anne, Columbia City, Ballard, and Georgetown were built.

But in many other places, a coverage limit reduces the area that can be developed for housing on upper levels (64% of the size of the lot for residential buildings in a commercial zone—there is no limit for the size of upper levels for commercial buildings). By removing this "upper-level coverage limit" imposed on residential buildings in station areas, we can help encourage additional housing that is so vital to lively neighborhood centers as envisioned by the Neighborhood Plan, and do it in a way that is working in other parts of the city.

Existing requirements for building setbacks will still apply where residential buildings in commercial zones border residential zones. These required setbacks, along with lowrise building setbacks, promote transition between buildings in different zones. Architectural features such as bays, courtyards, and building details reduce the appearance of the bulk and scale of these buildings, and allow dwelling units access to light and air. These features address one of the main goals of the original 64% upper-level coverage limit.

Also, the required Design Review Program, which was instituted after the upper-level coverage limits were put in place, provides an additional way to address and modify the bulk and scale of new buildings as part of the permitting process.



Example of development which can accommodate ground floor housing or commercial use. Street-level residential in SPR structures can be converted to commercial use when the market is ready.



Example of new development in the Cascade neighborhood without the 64% Upper-Level Coverage Limit. The Design Review Program addresses bulk and scale issues during the design and permitting process.



Example of transitioning using upper-level setbacks. Existing building setback requirements still apply where residential buildings in commercial zones border residential zones.

For more information on the SAOD or rezone proposals for Beacon Hill, contact Mike Podowski, Strategic Planning Office at (206) 386-1988, mike.podowski@ci.seattle.wa.us

