

3 Key Steps for Smart Growth and Livable Communities

a Sound Transit / City of Seattle / King County Partnership

Increasing Transit Ridership

Community Partnerships

- ✓ Several hundred community members have been engaged in how to build around the stations.
- ✓ Local commitment to a \$50 million Community Investment Fund for Southeast Seattle
- ✓ Interviews with stakeholders identified development opportunities and partnerships.



In-city neighbors encourage staff to develop high density, mixed use projects above station entrances.

Policies for Transit Oriented Development

- ✓ Adopted interim zoning overlay prohibits new auto-oriented uses in station areas.*
- ✓ Pedestrian Overlay zone requires buildings be designed to the street*
- ✓ Parking Management decreases auto trips.*
- ✓ First City in the nation to offer "Location Efficient Mortgages"*
- ✓ Multi-Family Housing Tax Exemption Program *



Before....



After....

Development Opportunities

- ✓ More Housing Choices
- ✓ Open Space
- ✓ Day Care & Community Services
- ✓ Lively Sidewalk Shops



Downtown lot with views is prime for in-fill housing



Safe sidewalks will link HUD's New Holly residents to jobs via light rail

* See Reverse for Details

Seattle City Council Goals

Council Resolution # 29867, adopted November 1998

ENCOURAGE HOUSING, COMMERCIAL, & RETAIL uses that support transit and generate pedestrian activity

USE URBAN DESIGN to enhance community identity of station areas and make them attractive, safe and convenient places

PROVIDE PUBLIC FACILITIES that encourage transit ridership

CREATE A SAFE ENVIRONMENT around stations

ENHANCE the existing **TRANSPORTATION** network, support transit-oriented development, and promote good walking, bicycle, and transit connections

PROMOTE ECONOMIC VITALITY within station areas

Tools We Use

- ✓ **INTERIM ZONING OVERLAY** Before a spade of earth is turned, the City of Seattle has adopted an interim zoning overlay to prohibit new auto-oriented uses in and around the station areas.
- ✓ **PEDESTRIAN OVERLAY ZONE** This tool in our zoning code prevents “big box” development in station areas and requires buildings to be designed to the street.
- ✓ **PARKING MANAGEMENT STRATEGIES** City staff are conducting a parking study to develop code changes that support transit oriented development and reduce auto trips to and in the station areas.
- ✓ **LOCATION EFFICIENT MORTGAGES** The City of Seattle is the first city in the nation to offer greater borrowing power for transit riders who do not need to use a car.
- ✓ **MULTI-FAMILY HOUSING TAX EXEMPTION PROGRAM** Our Multi-Family Tax Exemption Program exempts new or rehabilitated multi-family housing units in key areas from the annual property tax due for ten years.

