

U DISTRICT PLANNING BACKGROUND



Agenda

2

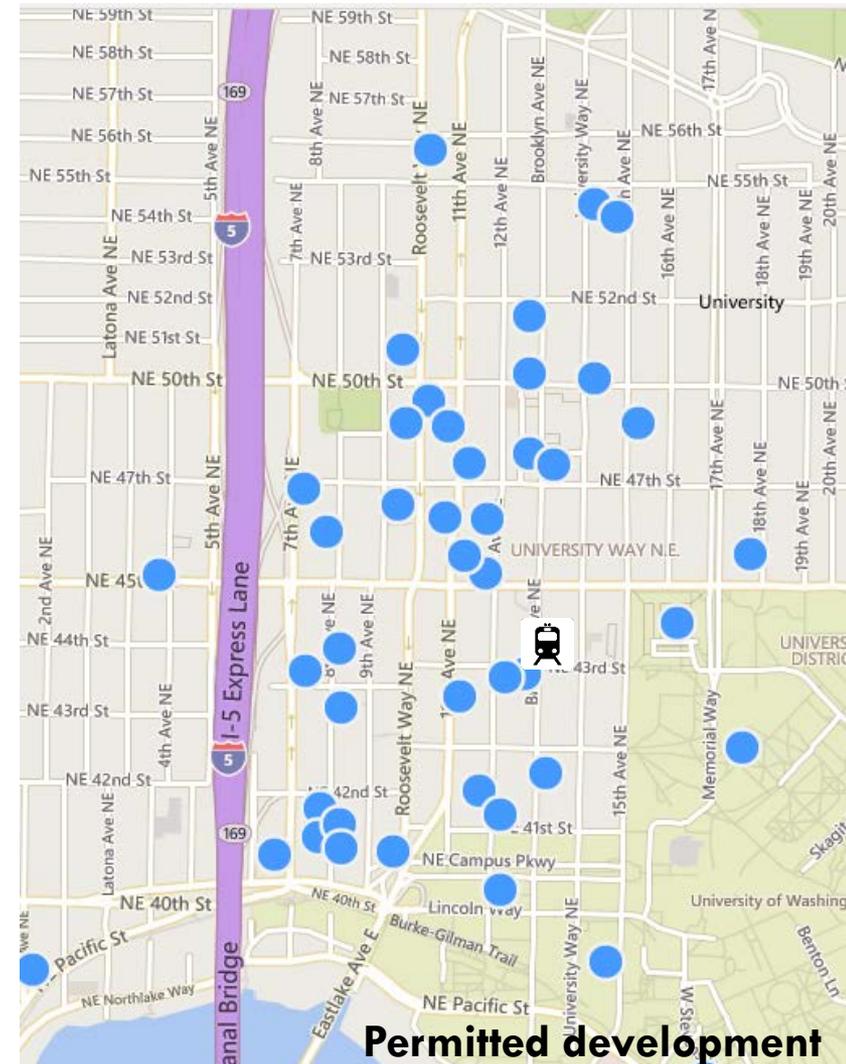
- Planning process, 2011-2016
- Public investments in the U District
- Proposed legislation:
 - ▣ Rezone
 - ▣ Design standards
 - ▣ Affordable housing (HALA)
 - ▣ Open space, historic preservation, social services



Why plan in the U District?

3

- One of Seattle's 6 urban centers: priority area for growth and investment
- Light rail in 2021
- Significant development underway, more coming
- Active community: strong interest in shaping growth
- HALA – need to incorporate housing affordability



Community engagement

4

- 90+ public meetings since 2011
- Different approaches: working groups, open houses, coffee chats, social media, public hearings
- Input from residents, business owners, students, developers, homeless youth, businesses, UW, social services, faith community...



Urban Design Framework open house, 2013.



What we've heard

5

- Make the most of light rail – density and walkability in the core
- Provide open space to support a denser neighborhood
- Address the loss of affordable housing
- Achieve architectural variety and good design
- Deal with traffic congestion
- Preserve historic buildings
- Include service to support growth
- Protect tree canopy

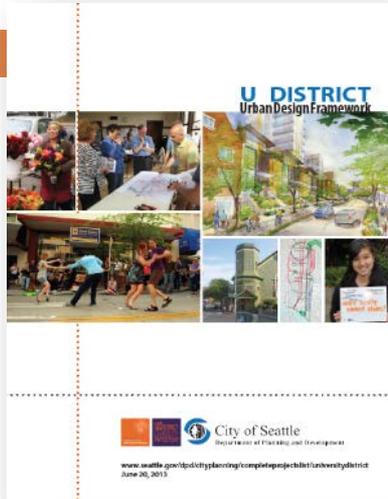


Results of planning process

6



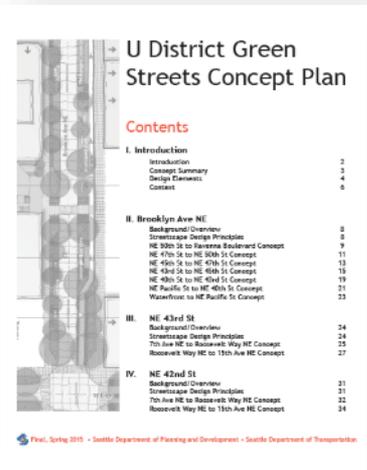
Strategic Plan (2013)



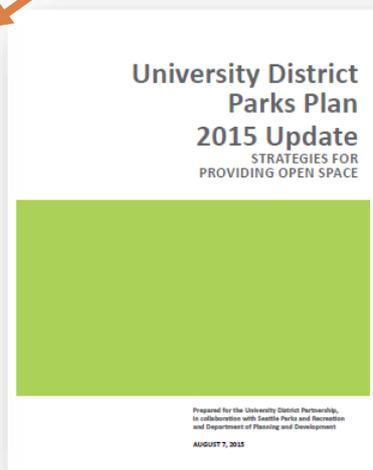
Urban Design Framework (2013)



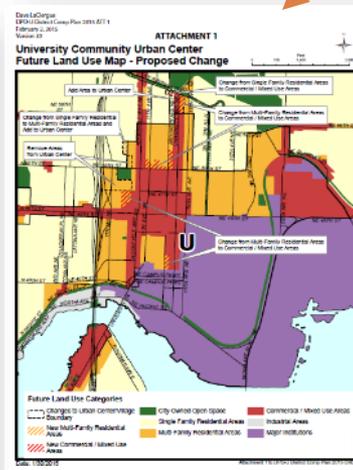
EIS (2013-2015)



Streetscape Plan (2015)



Parks Plan (2015)



Neighborhood Plan amendments (2015)



Zoning recommendations

Public investments in the U District

7



Bike & ped safety



Light rail



Festival street



Affordable housing



Parks & U Heights Center

Zoning overview

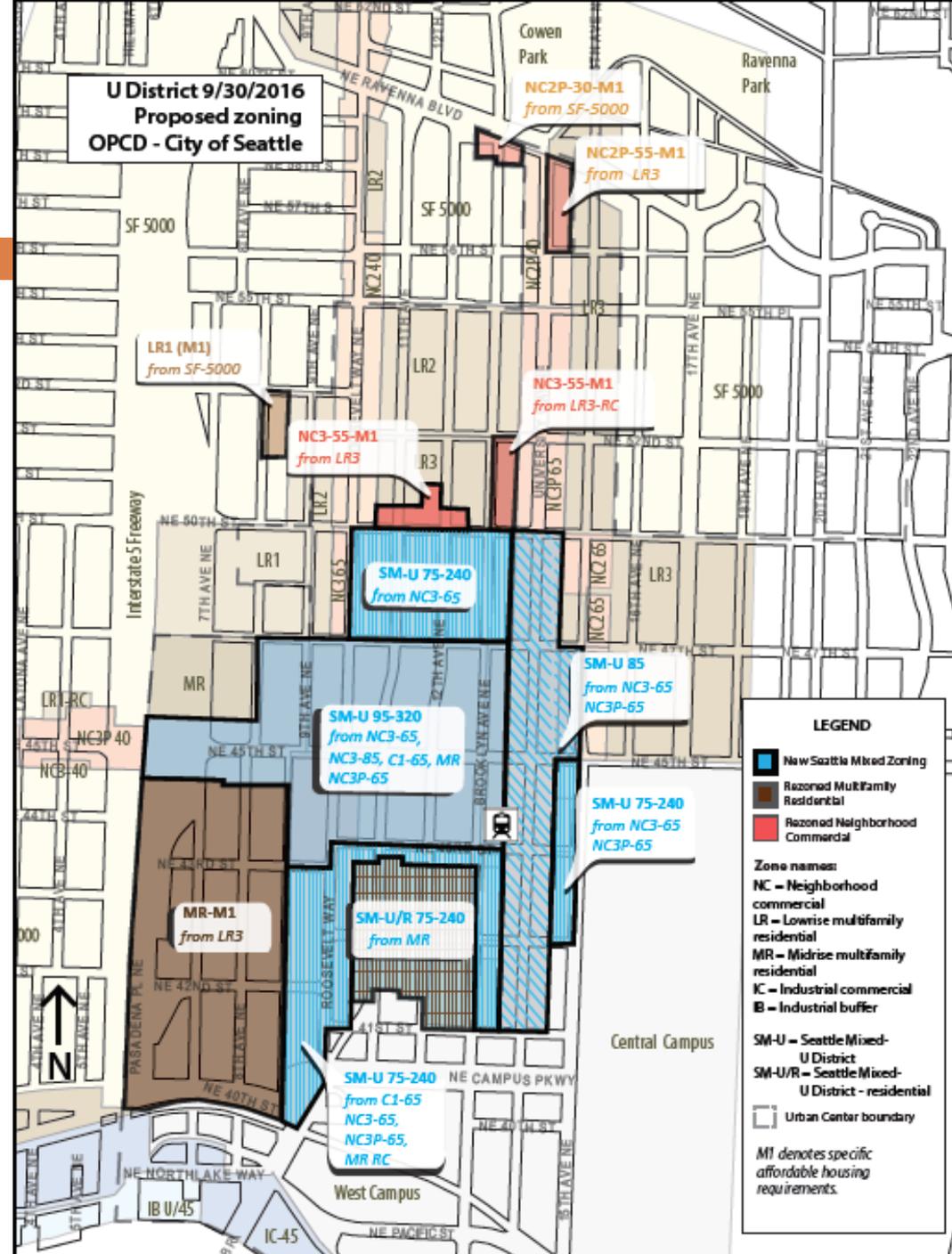
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- Increased height and density in the core:
 - ▣ Focus growth near light rail and campus, reduce pressure on surrounding areas
 - ▣ Take advantage of the large redevelopment sites along NE 45th St, context of three existing towers
- Design standards: new requirements to better achieve architectural quality and variety, tailored to the U District
- Affordable housing requirements (MHA)
- Requirements and incentives for open space, historic preservation, social services, and other amenities



Rezone map

- Focus growth south of NE 50th St., with residential highrises up to 240' and 320'
- Offices limited to 160' in highrise zones
- Heights stay relatively low on the Ave
- Limited changes north of 50th



Design standards summary

10

- Maximum width
- Street level uses
- Highrise standards
- Setbacks
- Modulation
- Parking standards
- Floor Area Ratio – limiting the total amount of development
- Landscaping and trees
- Large lot open space requirement
- Residential amenity area



Maximum width

11

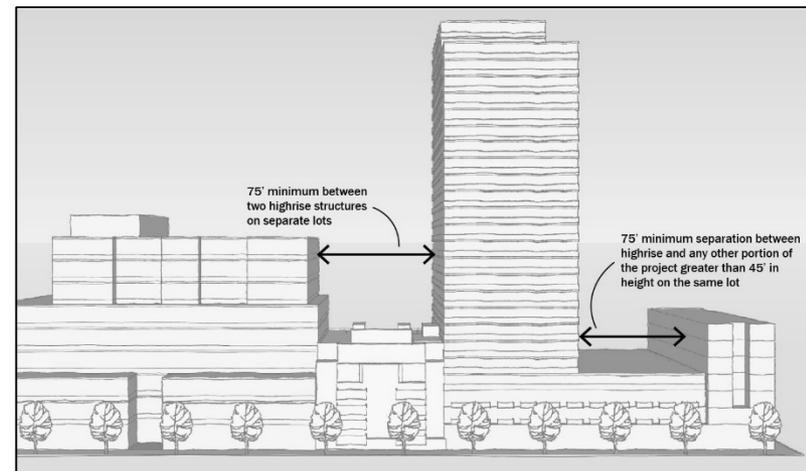
- ❑ Historic buildings in the U District: 50'-200' wide
- ❑ Recent development: 300' to 475' wide – long facades are monotonous, even with good design
- ❑ Recommendations limit any individual building to 250'



Highrise standards

12

- Sites must be 12,000 sq ft and meet other conditions
- Larger office floor plates limited to 160' height
- Taller towers must have a smaller footprint
- Tower spacing: 75' between structures



Setbacks

13

- Widen tight pedestrian areas
- Provide plantings along green streets
- Keep a lower street wall on the Ave (setback at 45')
- Ground-level setback for residential



Landscaping, trees, stormwater

14

- Requirements promote trees, green roofs, rain gardens
- Street trees required
- Canopy in the core projected to grow from less than 5% to greater than 15%.
- Onsite stormwater management required



Open space requirements

15

- Amenity area required for any residential development
- Large lots must set aside accessible open space
- Mid-block corridors required for certain large sites
- Incentive bonuses for open space



Seattle's housing reality

2,942 people are living **without shelter** in Seattle.



Over 45,000 Seattle households pay **more than half of their income** on housing.



Average rent for a 1-bedroom apartment in Seattle **increased 37%** in the last five years.



HALA in action



Invest in housing for those most in need



Increase overall housing supply, create new affordable housing as we grow



Prevent displacement and foster equitable communities



Promote efficient and innovative development

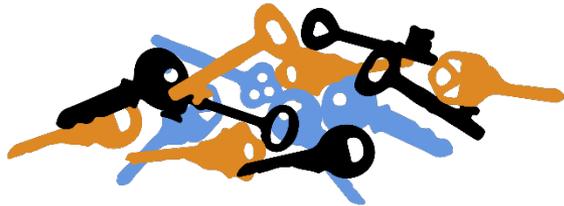
Mandatory Housing Affordability (MHA)

- All new multifamily and commercial development must build affordable housing or pay into a fund.
- Provides additional development capacity to partially offset the cost of these requirements. (Zoning increases)
- Will be applied in neighborhoods throughout Seattle.
- **In the U District, the typical requirement for residential development will be 9% of units set aside, or payment-in-lieu of \$20 per sq. ft.**



MHA Outcomes in the U District

In the next 20 years,
40-275 homes
will be demolished,
with or without zoning changes.
Many of these have low rents.



 1 key = 20 homes

Under **existing** zoning, no more than
20 affordable homes
would be created through incentives.



*In addition, 4,000-5,000 market rate units will be created in the U District.



Under the **proposed** zoning,
~620-910 affordable homes
will be created through
developer requirements.

Incentive zoning

20

- In order to go highrise, developments must provide one or more of the following:
 - ▣ public open space
 - ▣ historic preservation
 - ▣ green streets
 - ▣ childcare
 - ▣ space for schools or social services.



Historic preservation

21

- Transfers of development rights help protect:
 - ▣ Designated landmarks
 - ▣ Vulnerable masonry buildings that go through safety upgrades
- Floor area exemption for keeping historic buildings
- No highrise on the Ave



Frederick Apartments



Next steps

22

- Public comment
- Continued Council briefings in November and December
- Potential Council amendments
- Council and Mayor approval



Detailed background: www.seattle.gov/dpd/udistrict



Seattle
Office of Planning &
Community Development

S. Bowler