

U DISTRICT PLANNING BACKGROUND



Seattle
Office of Planning &
Community Development

November 16, 2016

Overview

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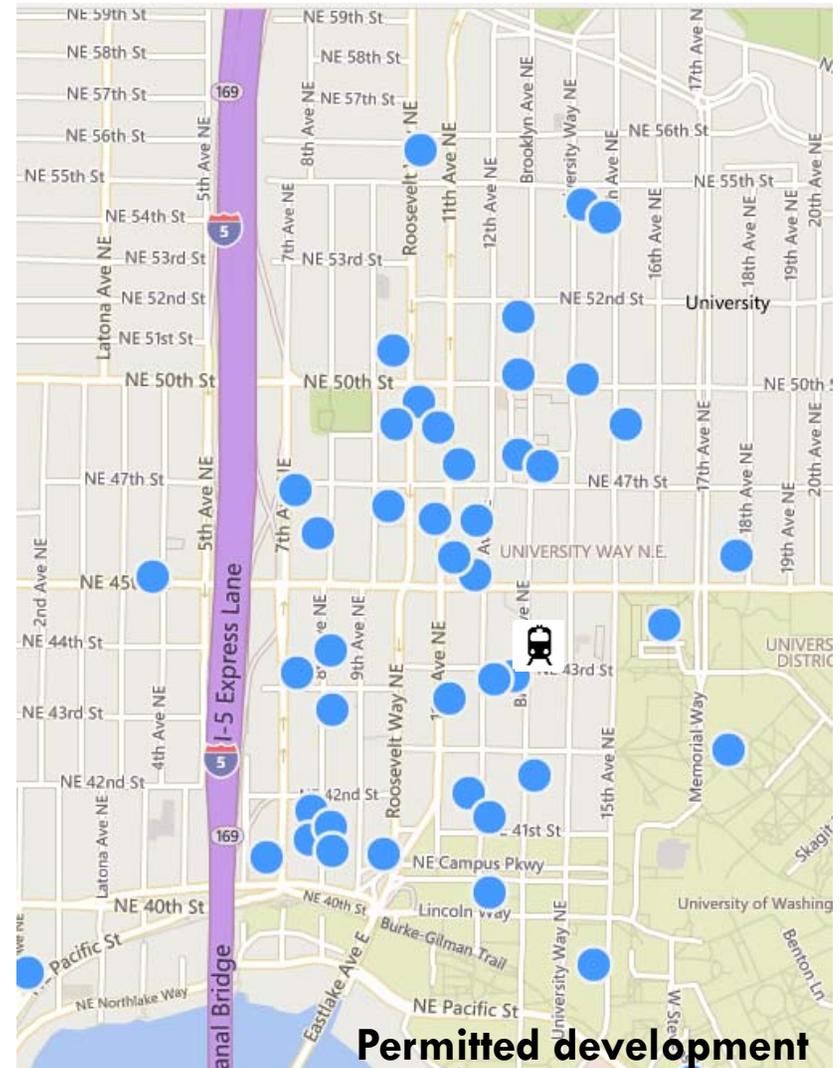
- Planning process, 2011-2016
- Public investments in the U District—
Light rail station being key among them
- Proposed legislation:
 - ▣ Rezone
 - ▣ Design standards
 - ▣ Affordable housing (HALA)
 - ▣ Incentive program for open space,
historic preservation, social services



Why plan in the U District?

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- 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



Results of planning process

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Strategic Plan (2013)



Urban Design Framework (2013)



EIS (2013-2015)

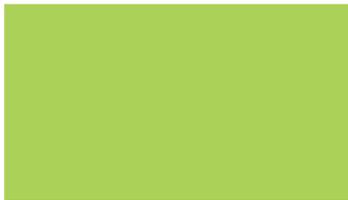
U District Green Streets Concept Plan

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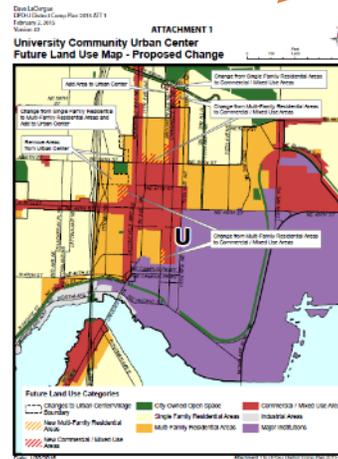
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Streetscape Plan (2015)

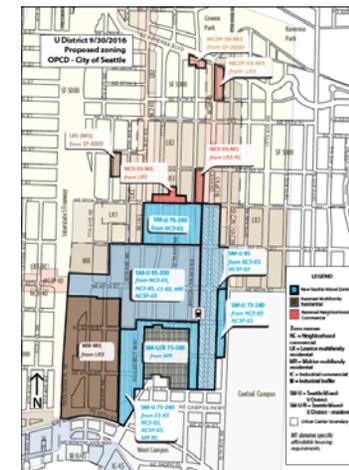
University District Parks Plan 2015 Update
STRATEGIES FOR PROVIDING OPEN SPACE



Parks Plan (2015)



Neighborhood Plan amendments (2015)



Zoning recommendations

Zoning overview

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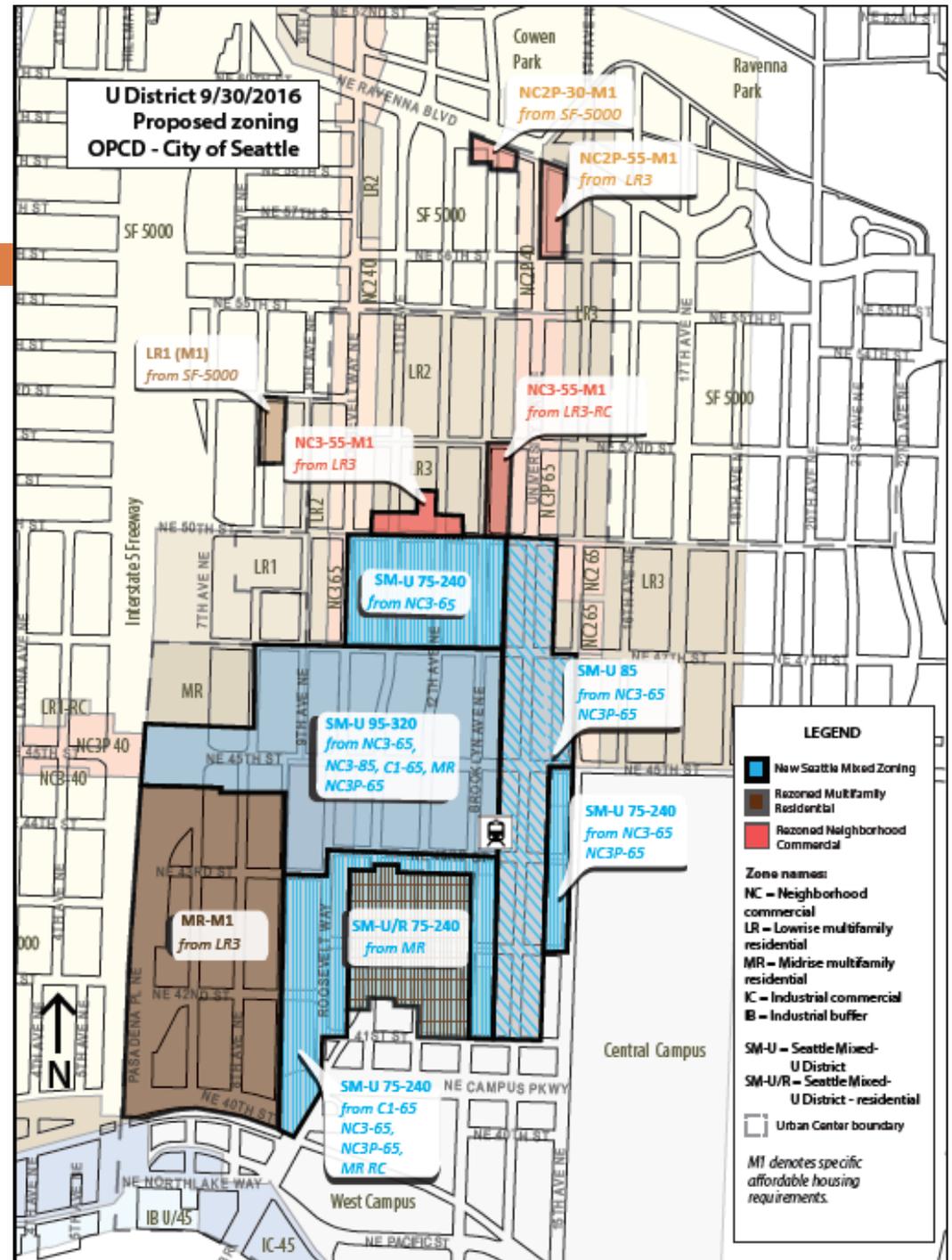
- Increased height and density in the core
- Design standards to better achieve architectural quality and variety—address highrise development issues
- Affordable housing requirements (MHA)
- Requirements and incentives for open space, social services, historic preservation



Rezone map

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- 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

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

Mandatory Housing Affordability (MHA)

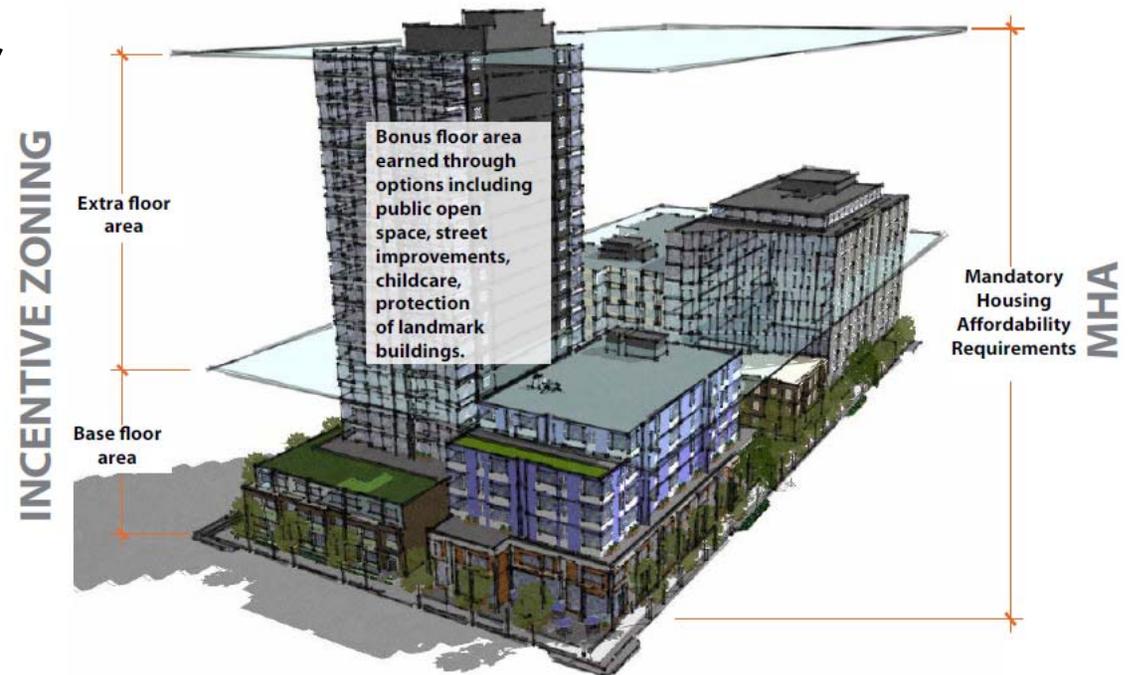
- All new multifamily and commercial development must build affordable housing or pay into a fund.
- Provides additional development capacity to partially offset the cost of these requirements. (Zoning increases)
- Will be applied in neighborhoods throughout Seattle.
- **In the U District, the typical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



Incentive zoning

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- 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.



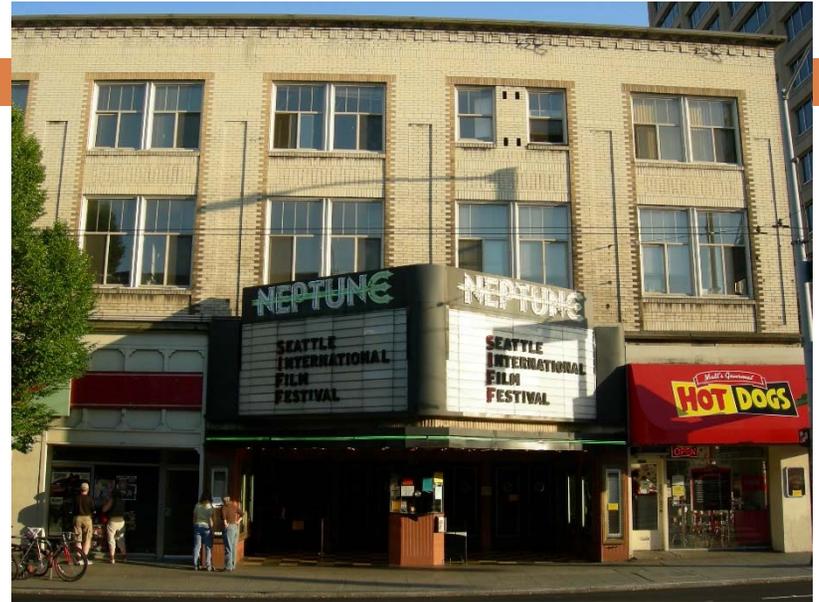
Historic preservation

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- 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

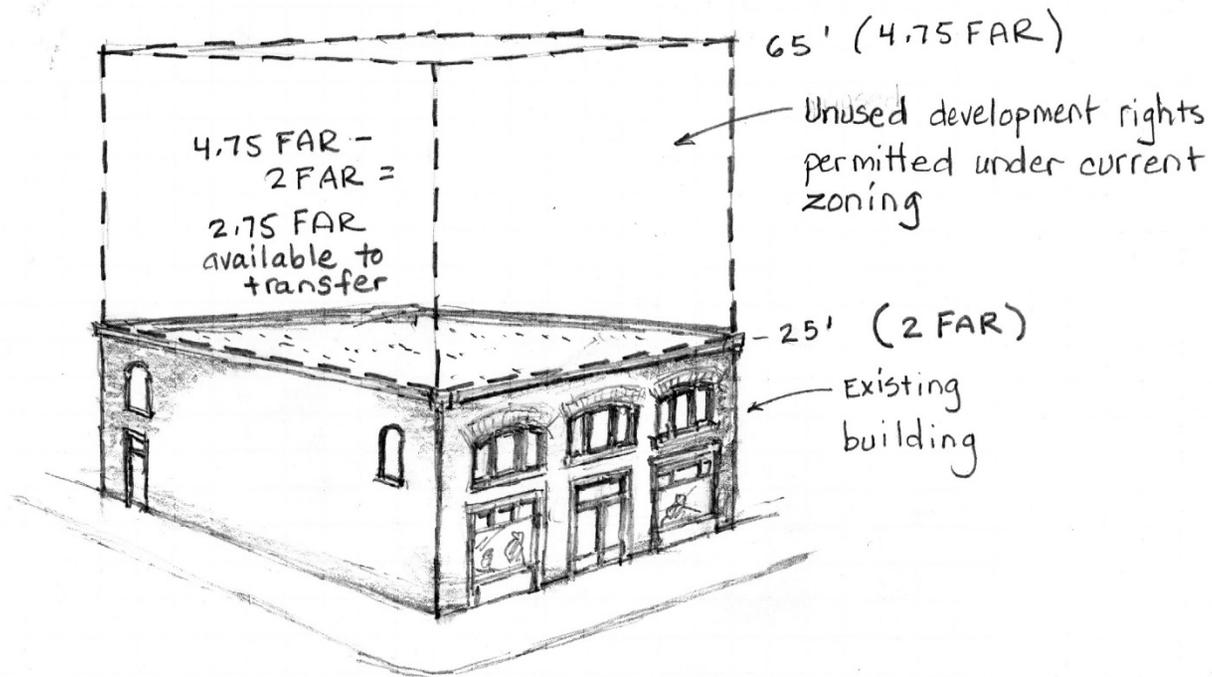


Frederick Apartments

Vulnerable Masonry Structure TDR

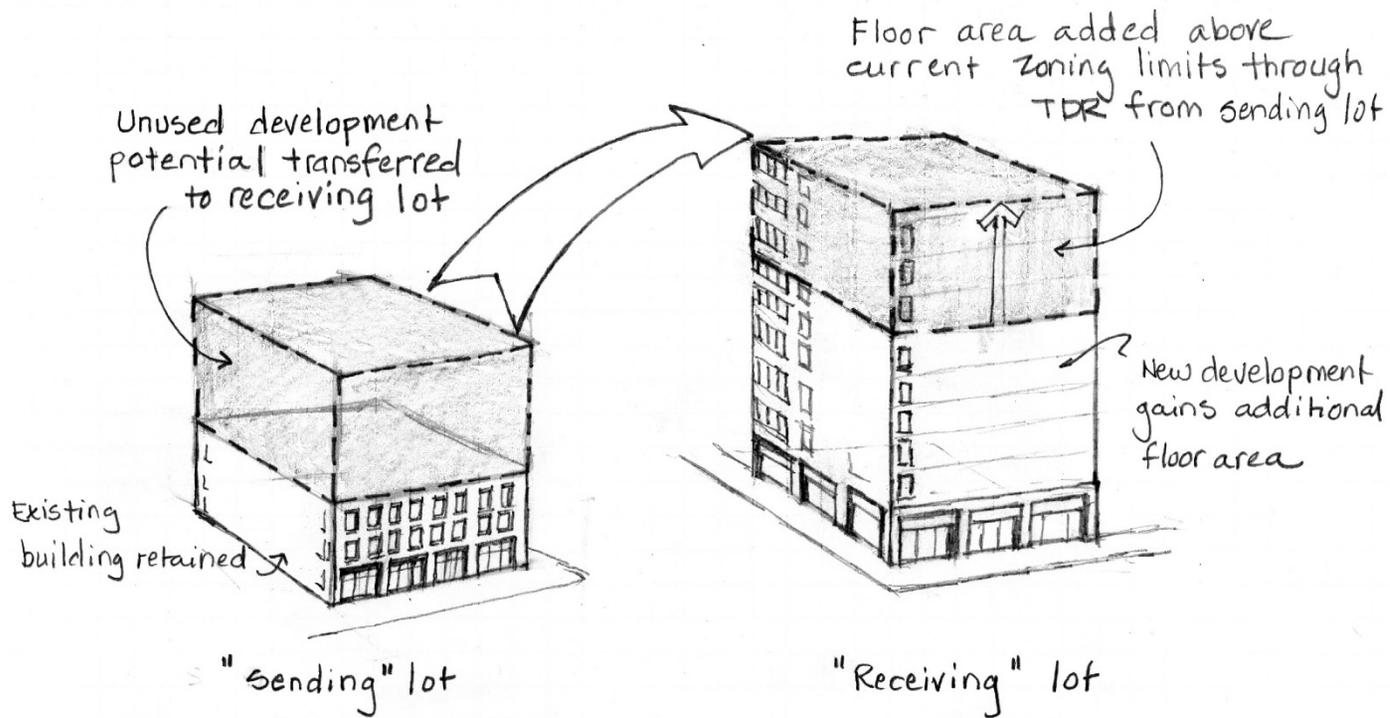


Floor area available to transfer



Unused development rights available to transfer in TDR program.

Sending and Receiving Lots



TDR sending sites under current programs

Adams Apartments in Belltown



Bremer Apartments in Belltown



U-District Vulnerable Masonry Structures

Stanford Apartments



Levere Apartments



U-District Vulnerable Masonry Structures

Varsity Arms Apartments



University Christian Church



U-District Vulnerable Masonry Structures

University Regency Apartments



Carol and Roberta Apartments



La Paz Building



Masonic Building



Next steps

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



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



J. Bowen