

U DISTRICT BRIEFING #2: ZONING & DESIGN



Seattle
Office of Planning &
Community Development

September 20, 2016

Overview of the Mayor's proposal

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Today's
briefing

1. Public investments in the U District
2. Zoning changes
3. New design standards

Oct. - Dec.

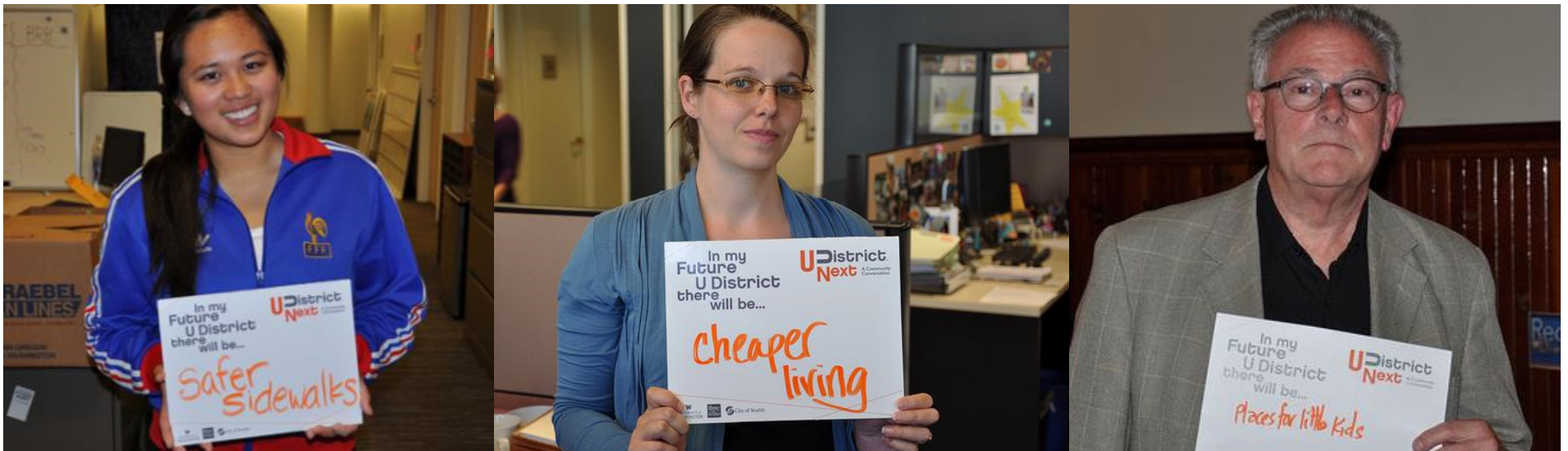
4. Mandatory Housing Affordability requirements
5. Incentive programs: open space, preservation, childcare...



Community planning recap

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- Extensive public engagement 2011-present: multiple related planning efforts and 90+ public events
- Rezone is one piece of a larger set of changes
- People view growth with both excitement and concern



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Livability investments

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- Mayor's proposal focuses on a coordinated set of local investments by the City, Sound Transit, UW, and others to support growth.
- Council briefings in coming months will focus on land use regulations, but the related efforts are important for context:
 - ▣ Infrastructure
 - ▣ Amenities
 - ▣ Social services
 - ▣ Support for partner organizations

Livability investments: mobility

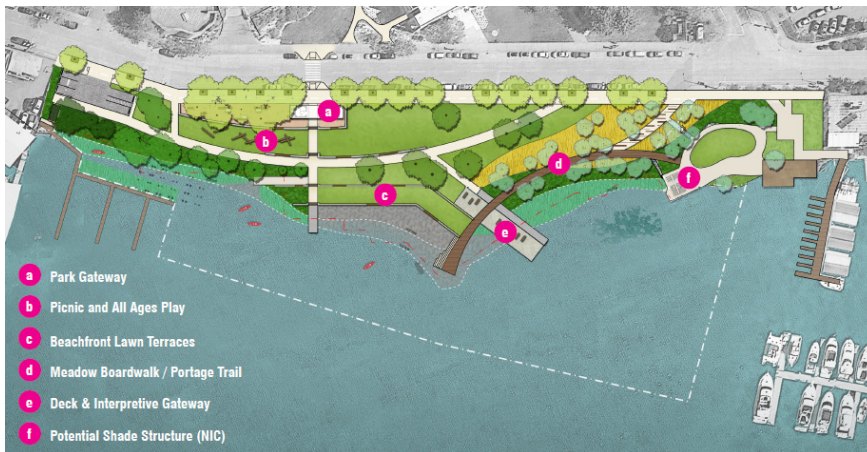
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- ❑ Expanded sidewalks
- ❑ Protected bike lanes
- ❑ Pedestrian safety improvements at busy intersections
- ❑ Integration of surface transit with light rail

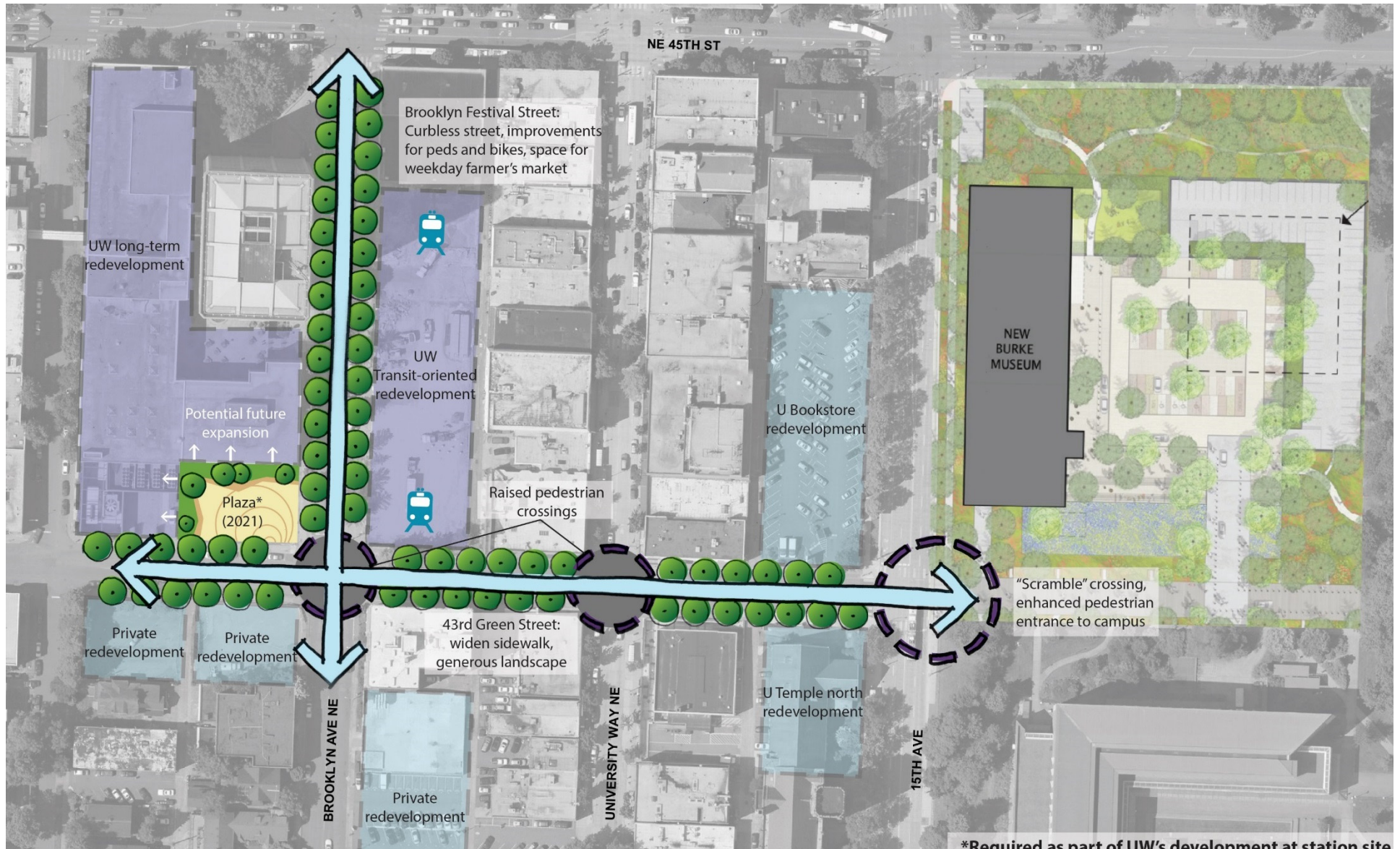
Livability investments: parks

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- ☐ U Heights Center Park
- ☐ Christie Park Expansion
- ☐ Portage Bay Park

Livability investments: core



Livability investments: housing

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- Marion West & Arbora Court, affordable housing funded by Office of Housing (2016-17)
- 181 units, including housing for recently homeless families, new space for the University District Food Bank
- New requirements will produce hundreds of additional affordable homes



Livability investments: partnerships

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- Working with ROOTS, U District Partnership, and UW to create an employment program for homeless youth in the U District.
- UW providing new childcare facilities in the neighborhood, working to expand faculty/staff housing options
- Continued City funding for U Heights Center, Teen Feed, U District Partnership, many others

YMCA redevelopment



New, larger facility will include transitional housing for homeless youth, a daycare, and an indoor pool.

CoMotion Labs (UW Innovation District)



New headquarter space for experts to partner with government, businesses, and nonprofits in forming start-ups.

Making walking and biking safer and easier



- Planned bike lanes for 11th Avenue
- Protected bike lanes under construction on Roosevelt, NE Campus Parkway, and NE 40th St
- Expanded sidewalks on NE 43rd St

New and redesigned parks



- New park at the University Heights Community Center
- Christie Park, a pocket park south of 45th, will be redesigned and doubled in size
- Large new waterfront park on Portage Bay (Seattle Parks & Recreation, UW, Washington State Department of Transportation)



- LEGEND:**
- Park
 - University of Washington campus
 - Link light rail (Sound Transit, 2021)
 - High Capacity Transit study corridor
 - Walking & biking improvements
 - Neighborhood green streets
 - Open space improvements
 - Key development project

New affordable housing

The Office of Housing funded two new affordable housing buildings, opening in 2016 and 2017:

- LIHI's "The Marion West" (48 units)
- Bellwether Housing's "Arbora Court" (133 units)



Bus rapid transit and improved bus service

- SDOT is studying high capacity transit along the Roosevelt corridor
- SDOT, Metro, Sound Transit, and OPCD continue to plan improved bus service for the U District



Investments in the station area core



New Burke Museum



"Festival Street" on Brooklyn Ave NE will be developed by Sound Transit. Zoning will support further investments on Brooklyn.

The U District light rail station will open in 2021. About 12,000 transit riders will pass through the station daily. Riders will travel to Downtown in 8 minutes and to Northgate in 5 minutes.

Rezone: background

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Reasons people cite for supporting density in the core...

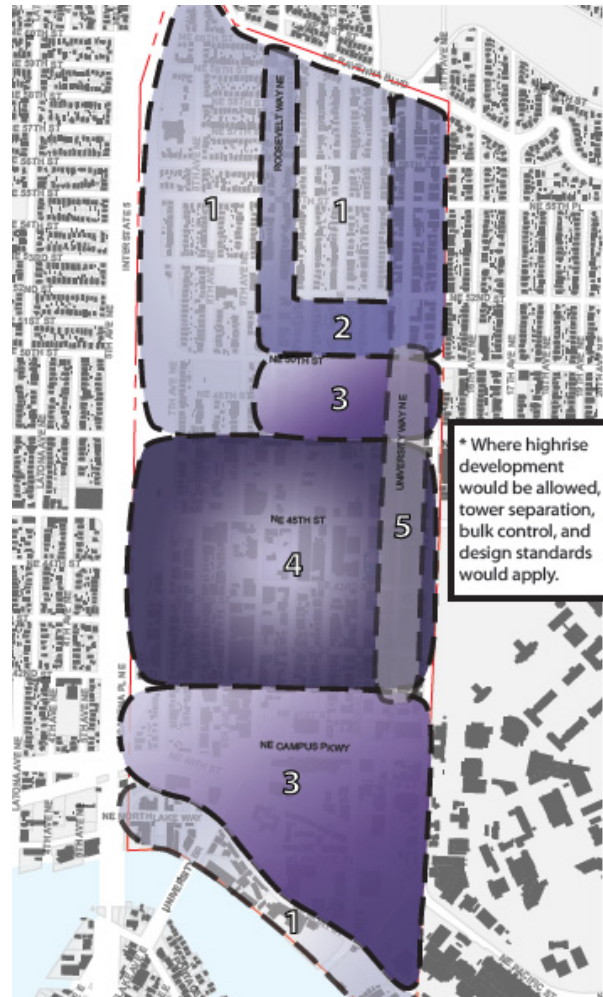
- Focus growth near light rail and campus, reduce pressure on surrounding areas
- Take advantage of the large redevelopment sites flanking NE 45th St, context of three existing towers
- Greater variety – avoid uniform midrise by allowing mix of highrise, midrise, and lowrise w/ design standards
- Capture public benefits through incentive zoning – tie extra height and floor area to desired services and amenities

Rezone: background

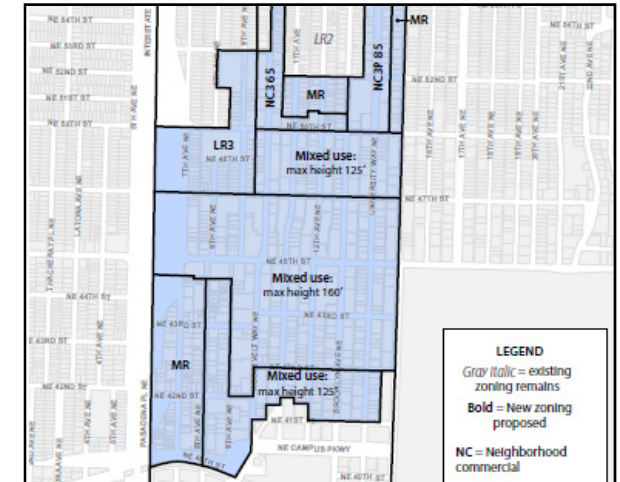
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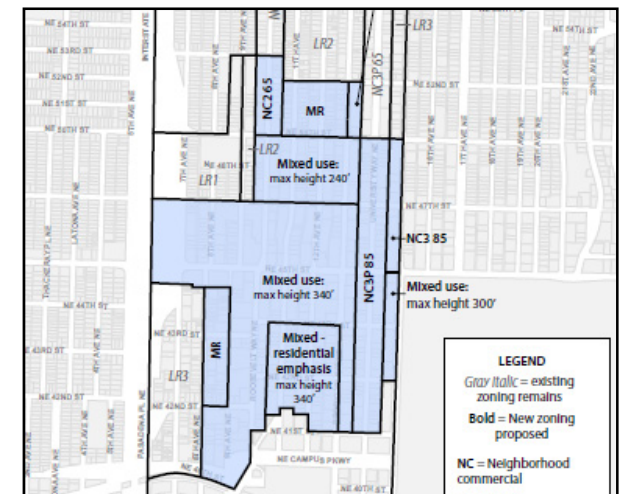
Public input, 2012



Urban Design Framework, 2013



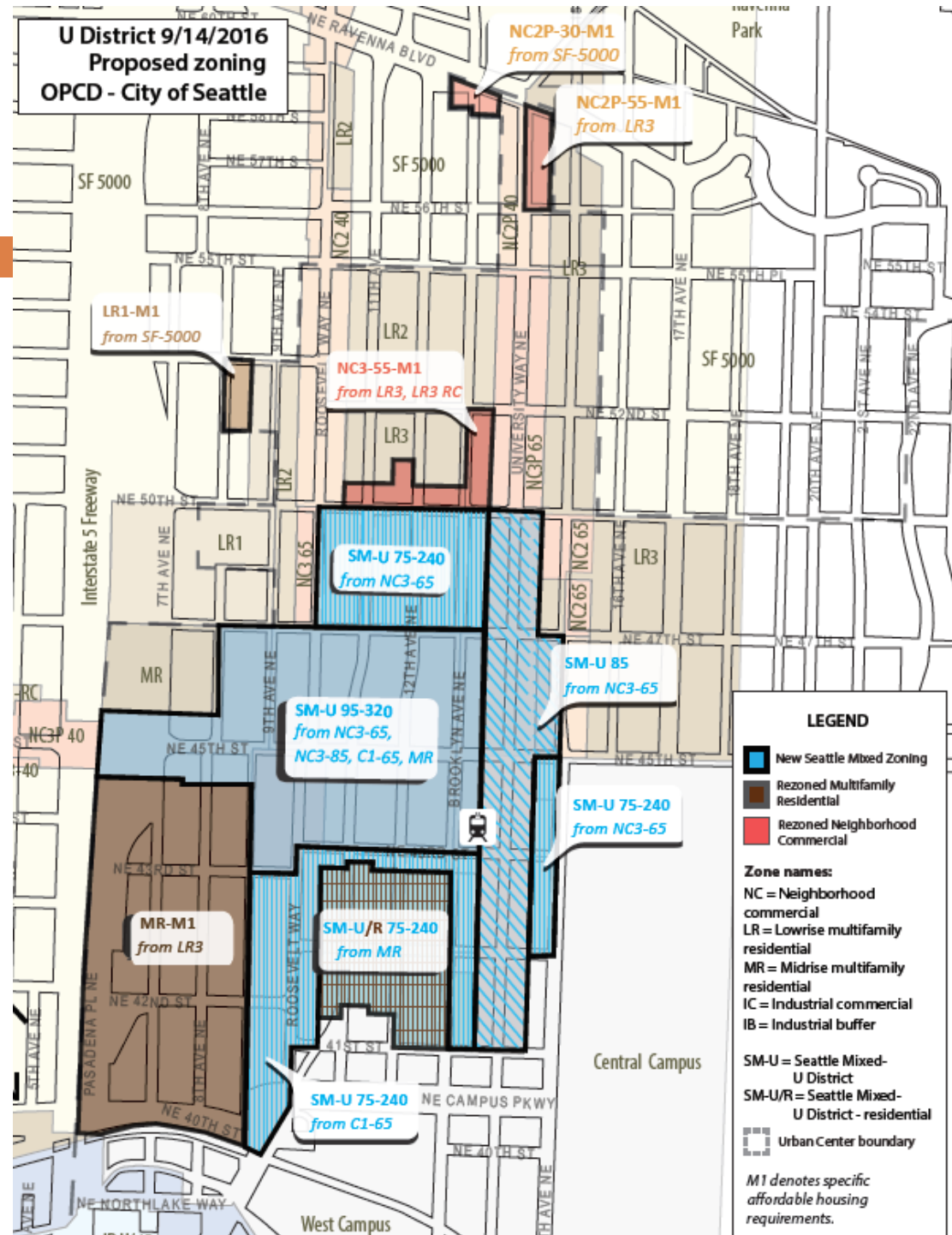
EIS, 2014

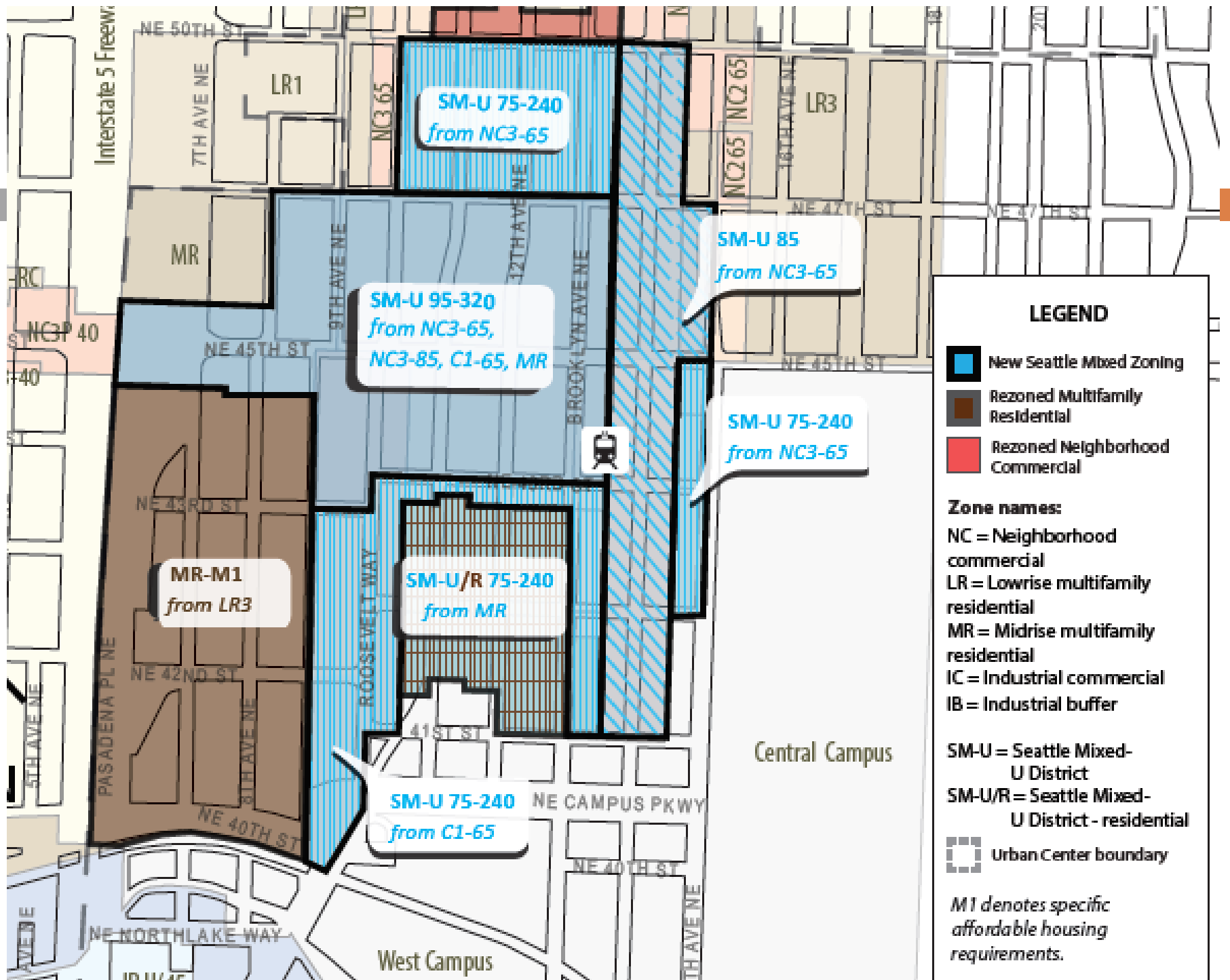


Rezone map

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- Focus new 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





**U District 9/14/2016
Proposed zoning
OPCD - City of Seattle**



LR1-M1
from SF-5000



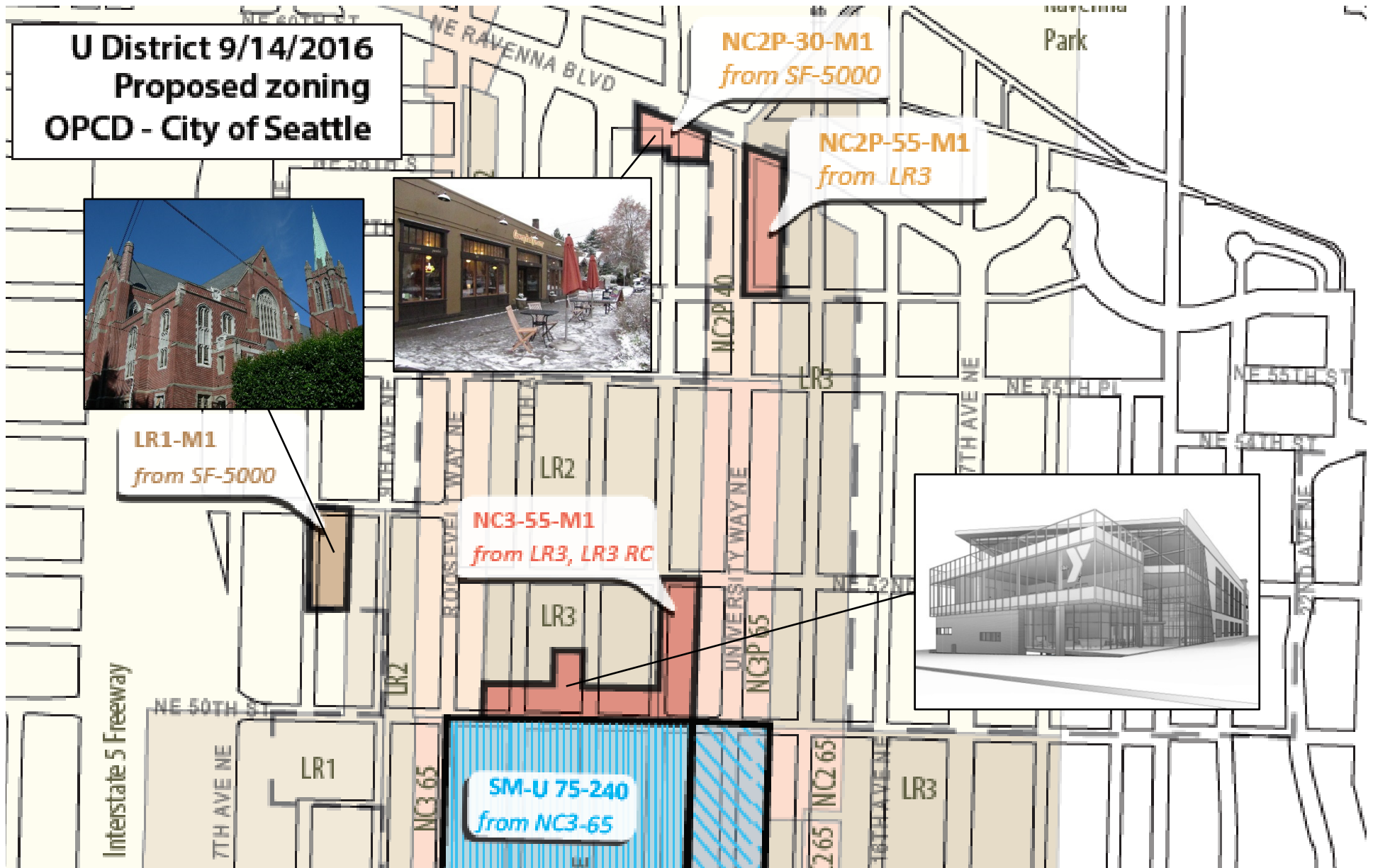
NC3-55-M1
from LR3, LR3 RC

NC2P-30-M1
from SF-5000

NC2P-55-M1
from LR3



SM-U 75-240
from NC3-65



Design standards

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- New requirements added to the Land Use Code as part of the U District rezone
- Zoning discussions often focus on max height, but design standards have an equal or greater influence over neighborhood character
- Much of the work in the planning process has involved tailoring standards to fit the unique characteristics in the U District: new “SM-U” or “Seattle Mixed U District” zones



Design standards overview

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- ☐ 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

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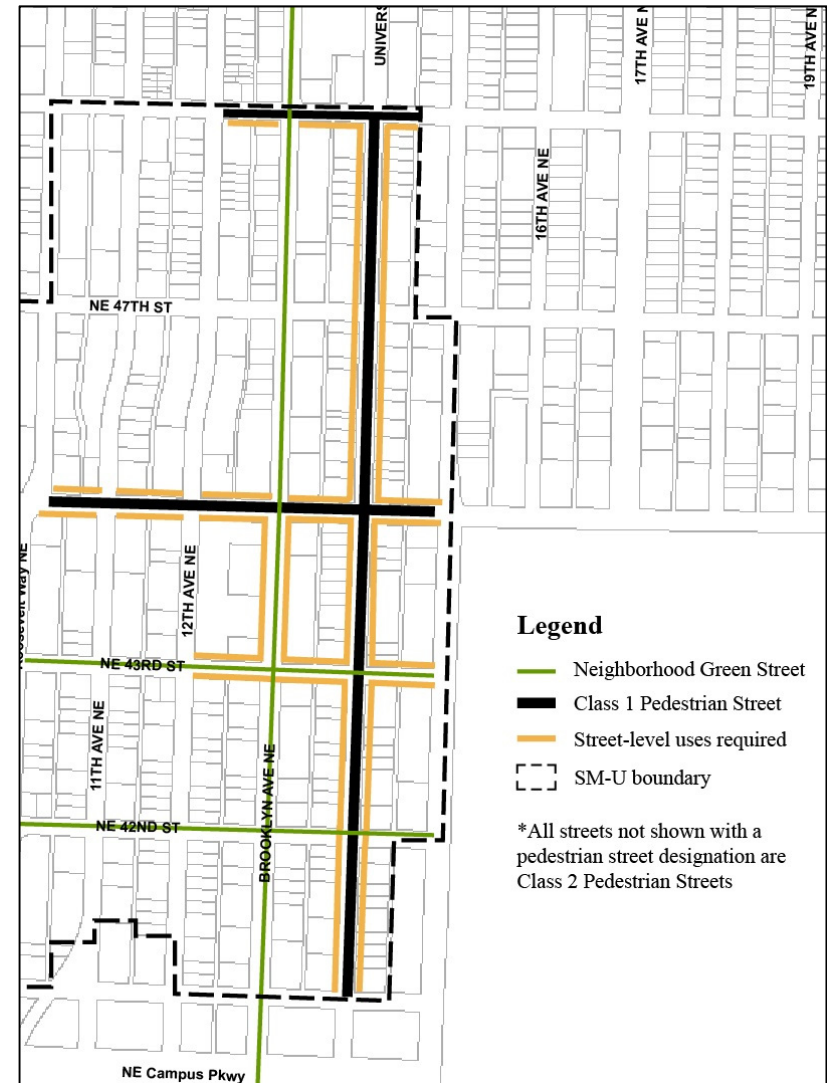
- ❑ Historic pattern in the U District: 50'-200'
- ❑ Recent development: 300 to 475'
- ❑ Overly long facades get monotonous, even with good architectural details
- ❑ Proposal limits any individual building to 250'



Active street level uses

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- ❑ Standards require retail, services, or other active uses in key locations
- ❑ Similar to “Pedestrian overlay” in commercial zones
- ❑ Works with transparency requirements to achieve pedestrian-friendly frontage



Highrise standards

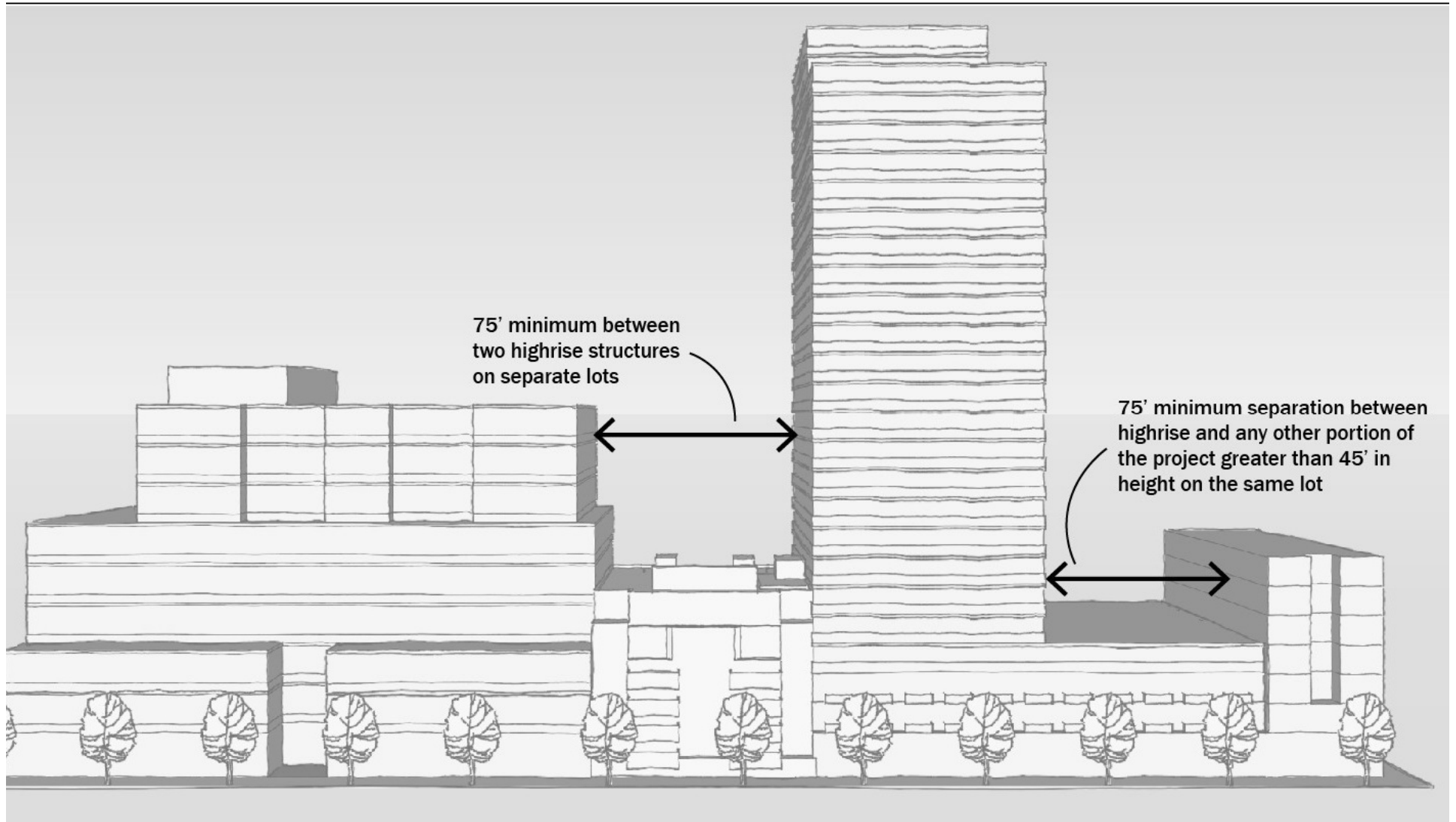
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- Eligibility: sites must be 12,000 sq ft and meet other prerequisites
- Larger office floor plates limited to 160' height
- Smaller residential floor plates shrink taller towers



Tower separation

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Setbacks

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- ❑ Widen constrained pedestrian areas
- ❑ Room for landscaping on east/west green streets
- ❑ Maintain pedestrian shopping character on the Ave (at 45')
- ❑ Set back ground-level residential for privacy
- ❑ Limit bulk of non-highrise developments (at 65')
- ❑ Transitions to abutting zones



Modulation requirements

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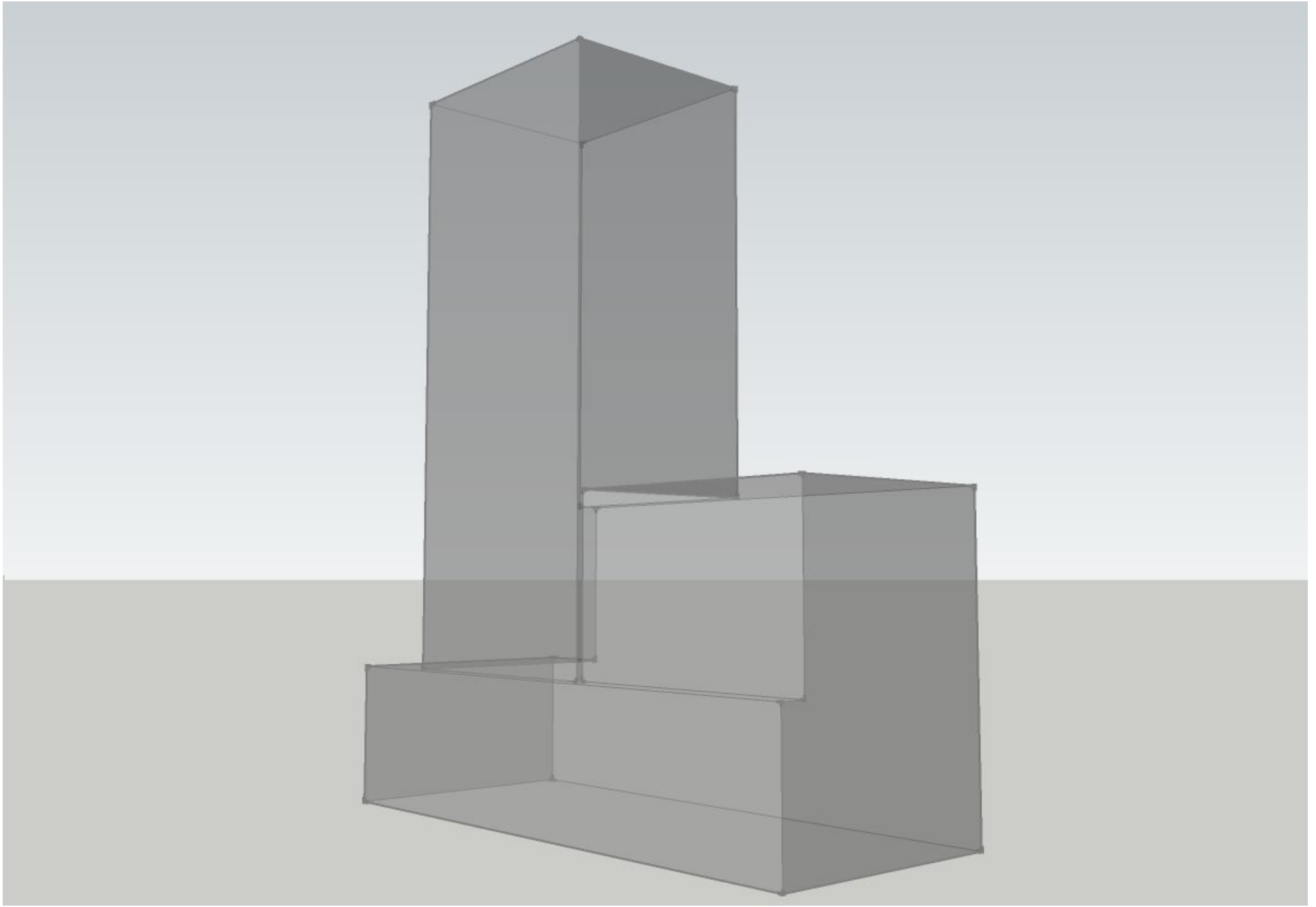
- ❑ Breaks to prevent long, flat facades
- ❑ Create visual interest, communicate the building's uses to passersby
- ❑ Apply to all portions of the building – ground-level and highrise

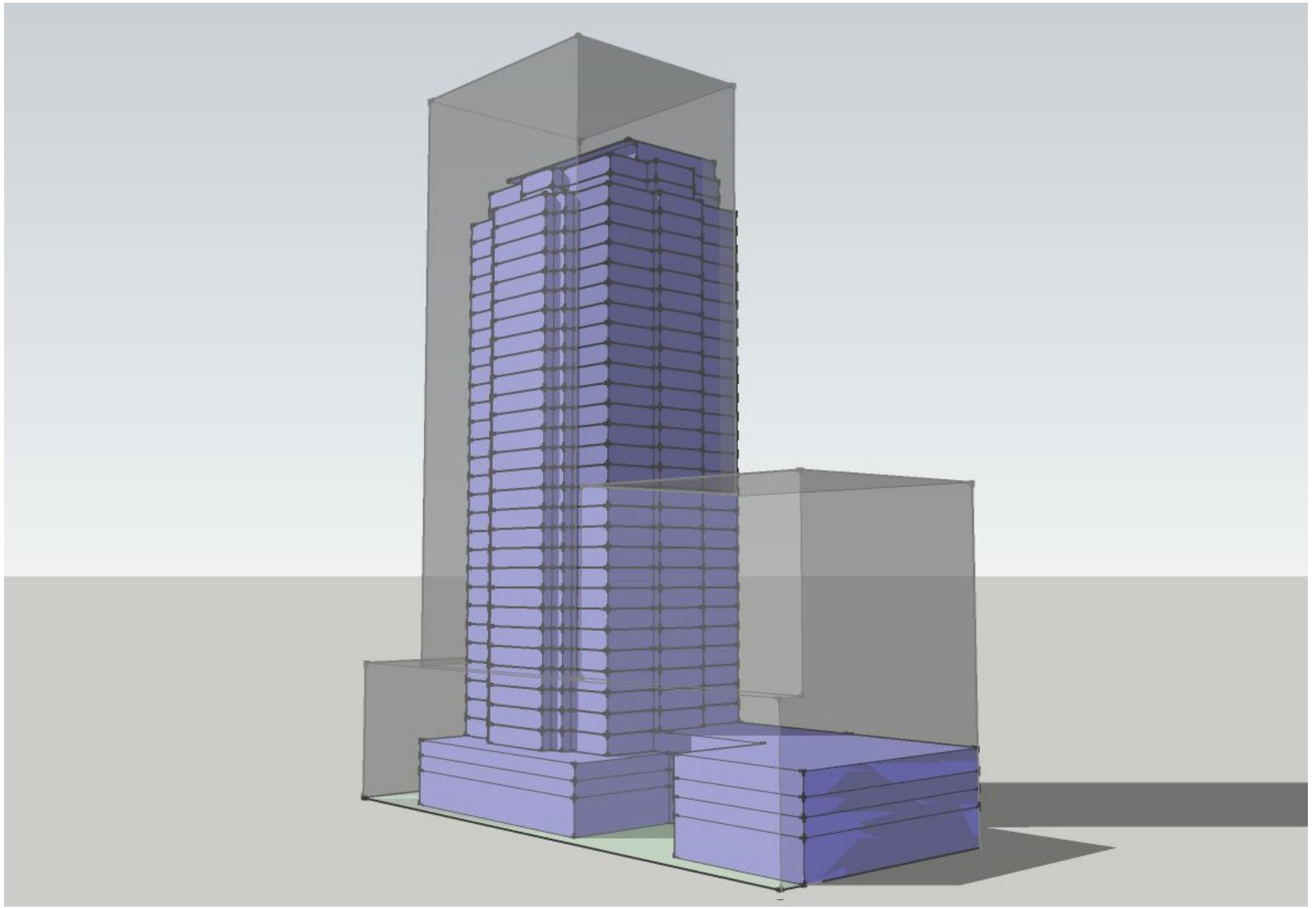


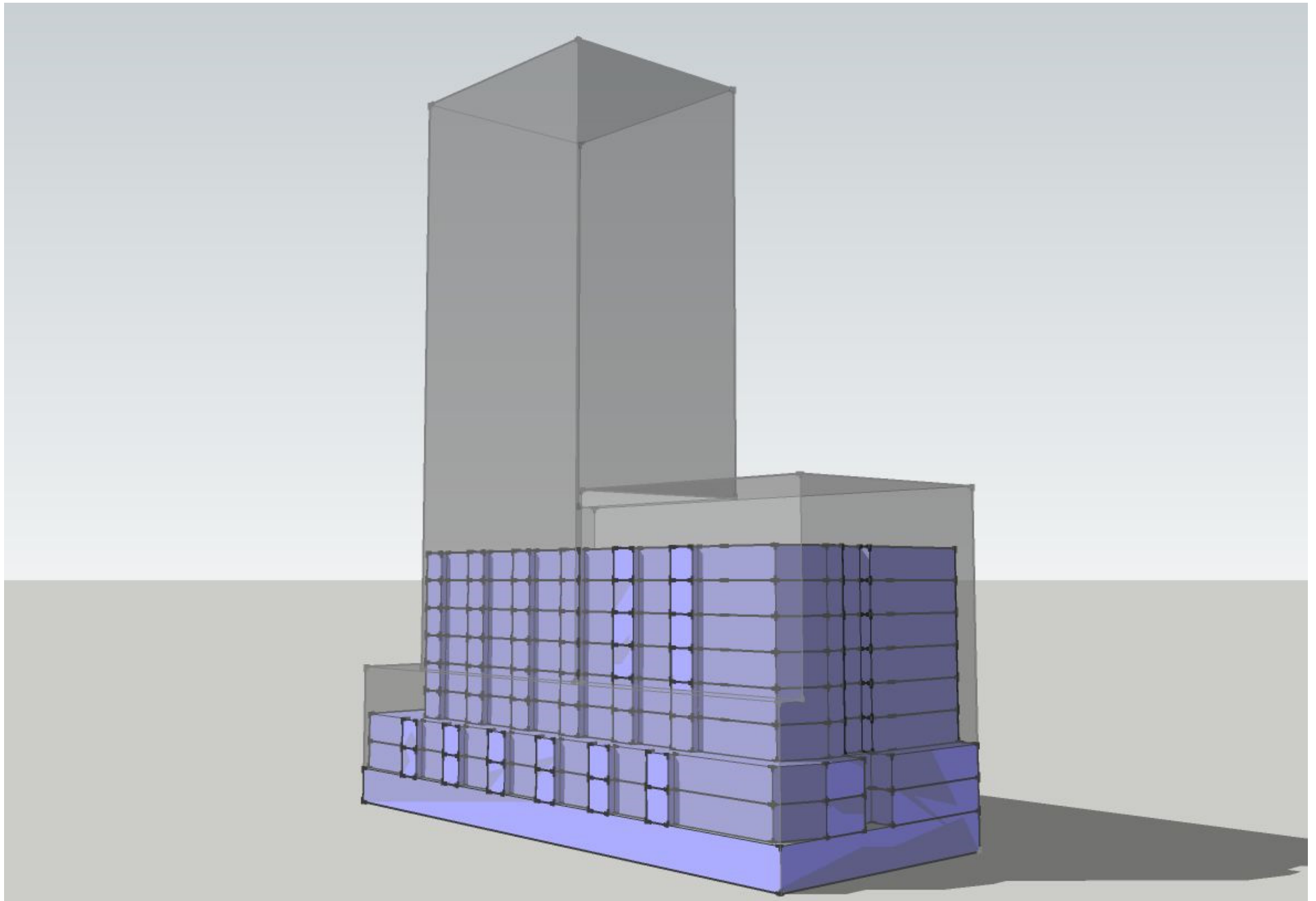
Floor Area Ratio (FAR)

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- Limits the total amount of development on a given site – a factor of your lot area
- “Zoning envelope” defines the boundaries of where the building could be, FAR defines what the actual size is...
 - ▣ 6 for non-highrise
 - ▣ 7 for commercial highrise
 - ▣ 10-12 for residential highrise







Landscaping and trees

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- Green Factor standards emphasize trees, green roofs, rain gardens
- Street trees requirements
- The core of the U District currently has <5% canopy cover. New development will exceed 15%, the City's goal for mixed use areas.





Open space requirements

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- ❑ Residential amenity area for any building with housing
- ❑ Large lots must set aside 15% as accessible open space
- ❑ Mid-block corridors for large sites straddling the alley
- ❑ Incentive bonuses for open space



Parking requirements

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- Any parking at the ground level must be fully wrapped in other uses, levels above that must be screened and partially wrapped
- To reduce traffic impacts:
 - ▣ Parking management plan required for large developments
 - ▣ Parking limit for office uses

Next steps

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- Director's Report, displacement report, affordable housing recommendations in October
- Public hearing in November
- Further Council briefings after budget



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



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