

PROJECT OVERVIEW

U DISTRICT URBAN DESIGN EIS

The City of Seattle is preparing an Environmental Impact Statement to consider amendments to the Land Use Code to allow greater height and density in the U District Planning Area, along with design standards and programs for neighborhood amenities.



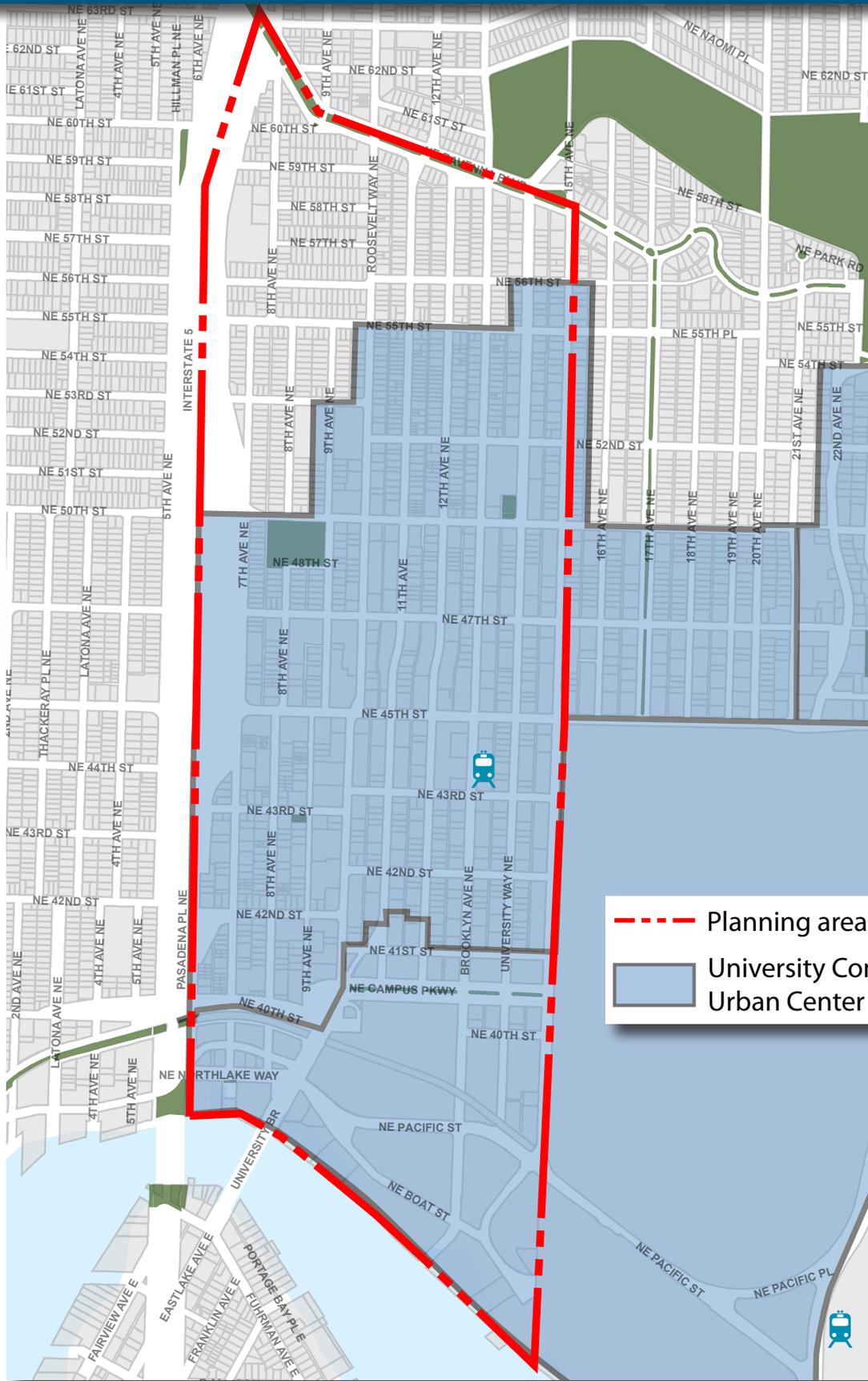
Stephanie Bower, Architectural Illustration



Since early 2012, the community and City staff have participated in dozens of public meetings, several walking tours, and an urban design open house. Participants include service providers, housing advocates, business owners, open space proponents, UW, resident groups, and property owners. All of this led to the **U District Urban Design Framework**, a guiding document that will inform the alternatives we're considering in the EIS.

STUDY AREA MAP

U DISTRICT URBAN DESIGN EIS



--- Planning area
University Community Urban Center

SEPA EIS PROCESS

U DISTRICT URBAN DESIGN EIS



ALTERNATIVES

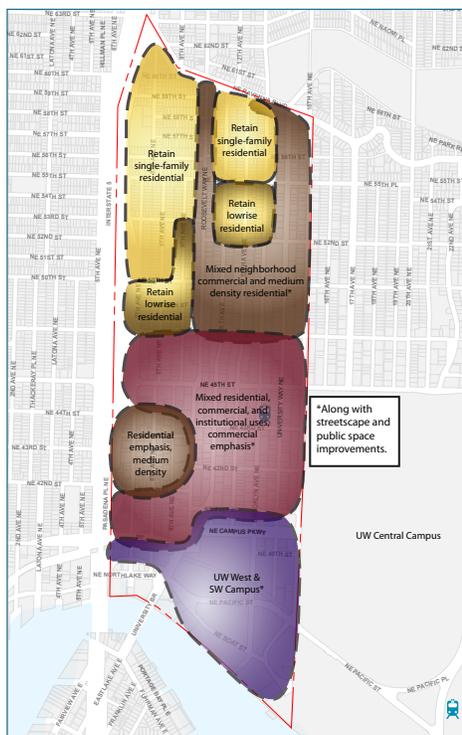
U DISTRICT URBAN DESIGN EIS

3 ALTERNATIVES ALL MEET SAME 2035 GROWTH ESTIMATE

+3,900 HOUSING UNITS
+ 4,800 JOBS

Alternatives focus on differences in building height, bulk and design character

Alternative 1	Alternative 2	Alternative 3 (No Action)
New development concentrated around future transit center	New development concentrated around future transit center	Relatively more distributed growth
Lower building heights than Alternative 2— up to 160 feet in the core	Higher building heights than Alternative 1— up to 300 feet in the core	Lower building heights
Higher building heights along The Ave than Alternative 2	Lower building heights along The Ave than Alternative 1	No change to existing patterns
More towers per block than Alternative 2	Fewer towers per block than Alternative 1	Continuation of growth under existing development patterns
Incentives for affordable housing and new standards to improve urban form	Incentives for affordable housing and new standards to improve urban form	No change to zoning designations or development incentives



Conceptual land use diagram from the Urban Design Framework. This document provides the foundation for the EIS zoning alternatives.

PROPOSED EIS SCOPE

U DISTRICT URBAN DESIGN EIS

For each topic below, the environmental analysis will consider existing conditions, mitigation and significant unavoidable impacts

AESTHETICS	visual model demonstrating street and aerial perspectives of each alternative, shadow impacts
LAND USE PLANS & POLICIES	development pattern, character and scale, and applicable plans and policies
TRANSPORTATION	trip generation, transit, bicycling and walking, parking and safety
POPULATION, HOUSING, EMPLOYMENT	current and future housing conditions, employment and income patterns, potential for change in mix and types of jobs
OPEN SPACE & RECREATION	location, design, character and level of service of park and open space amenities
PUBLIC SERVICES & UTILITIES	police, fire/emergency services, schools, electricity, water supply, stormwater and wastewater
GREENHOUSE GAS	GHG emissions
HISTORIC RESOURCES	historic context and properties

Scoping period is underway — closes on **October 7, 2013**

Provide comments tonight or submit written comments to:

Dave LaClergue, Urban Designer
dave.laclergue@seattle.gov
Seattle Department of Planning and Development
700 5th Ave, Suite 1900 • Seattle, WA 98124

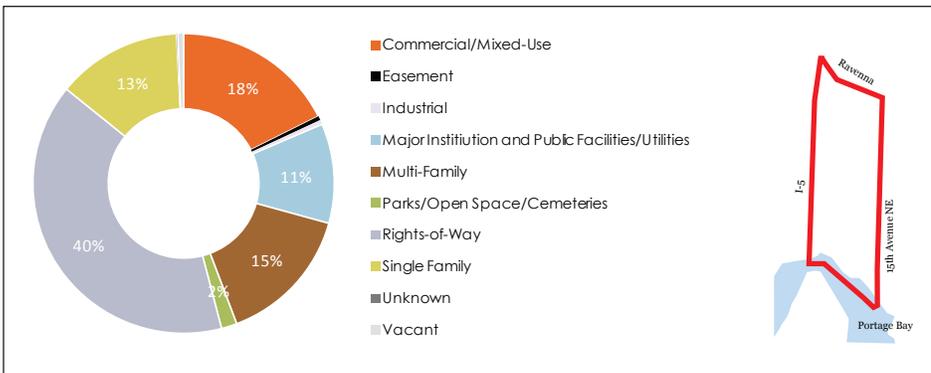
Draft EIS issuance early 2014

LAND USE

U DISTRICT URBAN DESIGN EIS

Within the study area, the EIS will

- › Identify and describe the existing development pattern, character and scale
- › Assess the compatibility and impacts of new development in the surrounding area
- › Review compatibility with the City's adopted plans, policies and regulations



HYPOTHETICAL EXAMPLE

IMPACT	MITIGATION
A proposed residential use would interfere with an existing industrial use.	To avoid the conflict, either don't allow the residential use or require an adequate buffer between the uses.

POPULATION, EMPLOYMENT, HOUSING

U DISTRICT URBAN DESIGN EIS

What does the U District look like now?

14,200 PEOPLE

75% between the ages of 18 and 29
~3,400 people live in dormitory housing

6,100 HOUSING UNITS

Mostly dorms, apartments, and condominiums
4 out of 5 are rented rather than owned

6,800 JOBS

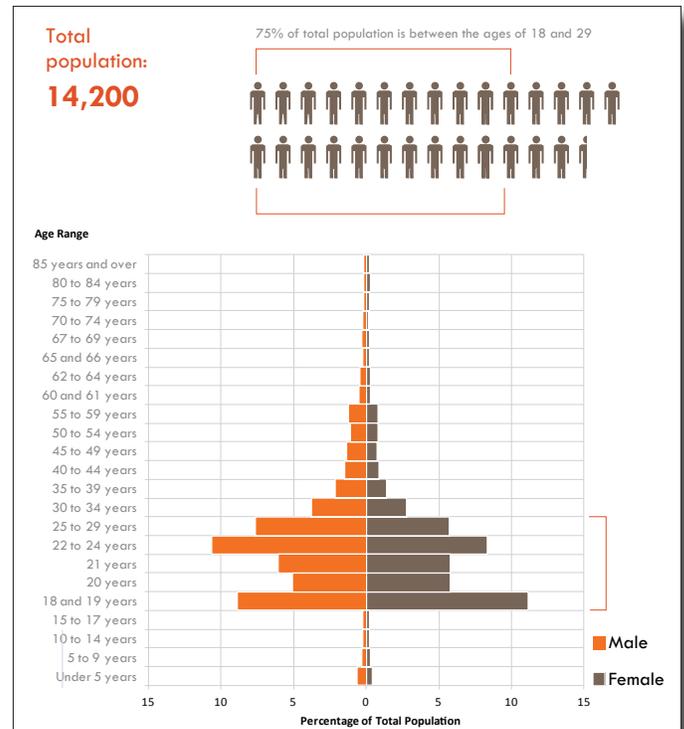
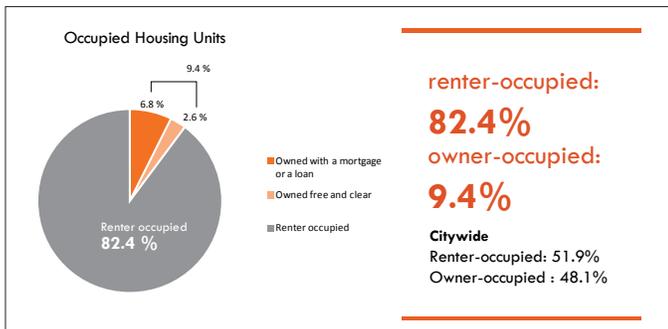
UW accounts for nearly 1 out of every 3 jobs

How has the U District changed?

2,800 NEW RESIDENTS

over the past decade

Most new housing in multi-unit buildings—
dorms, apartments, and condominiums



HYPOTHETICAL EXAMPLE

IMPACT	MITIGATION
Redevelopment may displace existing affordable housing and reduce overall availability of affordable housing in an area.	Amend land use regulations to provide incentives to increase the production of affordable housing.

AESTHETICS

U DISTRICT URBAN DESIGN EIS

Within the study area, the EIS will illustrate with a visual model

- › Existing conditions from aerial perspectives and street-level
- › Impact of potential development on shadowing of public spaces

And discuss

- › Existing visual context, neighborhood character and height, bulk and scale
- › Impacts of the alternatives on these features



VISUAL MODEL

Sample street level views from Roosevelt Neighborhood Planning Study, 2008

HYPOTHETICAL EXAMPLE

IMPACT	MITIGATION
With redevelopment, changes to height, bulk and scale could result in a significant change in neighborhood character.	Establish neighborhood-specific design standards to reduce the appearance of height, bulk and scale.

TRANSPORTATION & GHG

U DISTRICT URBAN DESIGN EIS



Auto

- › How will the number of vehicles on U District roadways change and what effect will that have on congestion?
- › Will freight movements be accommodated?



Transit

- › How will the number of transit riders change?
- › Will congestion affect bus transit times through the U District?
- › Is there adequate transit capacity to accommodate future riders?



Pedestrians/Bicycles

- › How will future facilities accommodate increased pedestrian and bicycle demand?
- › How will bicycle parking be managed?



Parking

- › Will the supply meet the demand?
- › Will there be parking “spillover” into nearby neighborhoods?
- › How could parking be managed in the U District?

Greenhouse Gas Emissions

- › How will future travel patterns and mode shares affect greenhouse gas emissions?
- › How would greenhouse gas emissions differ between new development in the U District and new development in a suburban location?

HYPOTHETICAL EXAMPLE

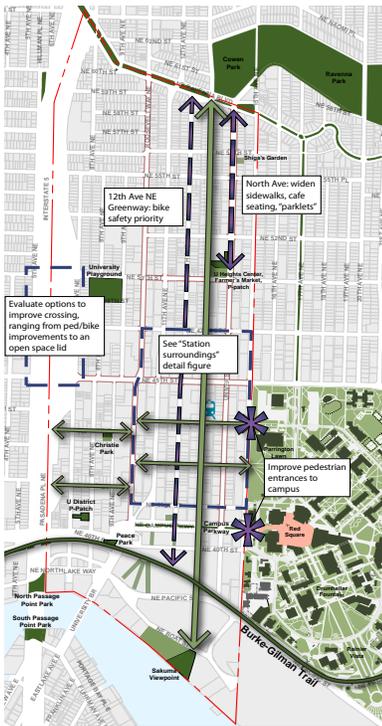
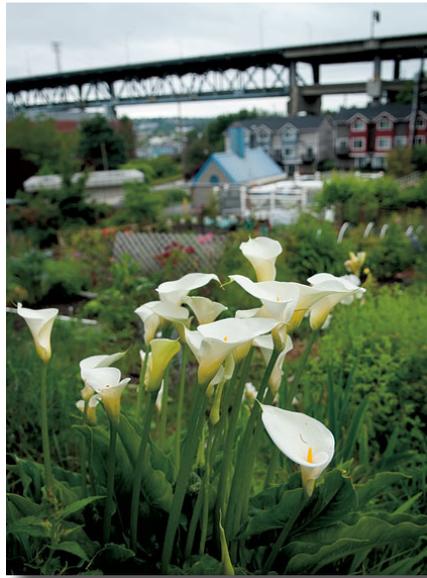
IMPACT	MITIGATION
Additional vehicle traffic could increase vehicle-bicycle conflicts at a designated High Bicycle Accident intersection.	Make the bike and pedestrian infrastructure improvements recommended in the Bicycle Master Plan and Pedestrian Master Plan.

OPEN SPACE & RECREATION

U DISTRICT URBAN DESIGN EIS

Within the study area, the EIS will

- Discuss the location, design, character and levels of service of existing facilities
- Assess future open space and recreation demand from anticipated development in each alternative



HYPOTHETICAL EXAMPLE

IMPACT

Increased population and employment may increase demand for recreation space beyond what is currently available.

MITIGATION

Provide new park and recreation facilities in conjunction with anticipated development and/or improve connections to existing underused open space.

HISTORIC PRESERVATION & PUBLIC SERVICES & UTILITIES

U DISTRICT URBAN DESIGN EIS

HISTORIC PRESERVATION

Within the study area, the EIS will

- Discuss the historic context, including listed and character defining properties
- Assess impacts on these properties of potential development



CIRCA 1936–1970



images from Casey Mcnerthney/Seattle PI



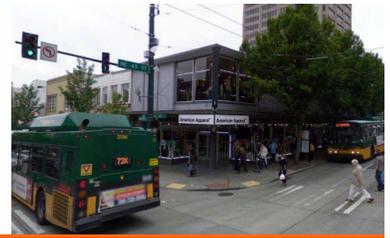
CIRCA 1936–1970



2012



2012



PUBLIC SERVICES AND UTILITIES

Within the study area, the EIS will

- Discuss existing levels of service on
 - Police, fire/emergency medical services and schools
 - Electricity, water supply, stormwater and wastewater
- Assess impacts of potential development on these services

HYPOTHETICAL EXAMPLE

IMPACT	MITIGATION
Increased development activity could increase development pressure on small scale structures that are eligible for historic designation.	Establish incentives to encourage preservation, adaptive use and rehabilitation of historically significant structures.

COMMENTING ON THE EIS

U DISTRICT URBAN DESIGN EIS

1. WHEN CAN I PROVIDE COMMENT?

The comment period for the U District Urban Design EIS will follow issuance of the Draft EIS. The Draft EIS is circulated so that the public and agencies can comment on the accuracy and content of the EIS before it is finalized.

The City plans to provide a 45-day comment period following issuance of the Draft EIS. During this period, written comment may be provided at any time and verbal comment may be provided at a public hearing to be held by the City. Additional information on dates and how to provide comment will be provided in the Draft EIS.

It should be noted that there is no comment period following issuance of the Final EIS.

2. WHAT WILL HAPPEN TO MY COMMENTS?

The City will consider all comments provided during both Scoping and the Draft EIS 45-day comment period. Comments may result in corrections, additions or clarification of information in the Draft EIS. The Final EIS will include all revisions made as a result of comments as well as specific responses to all comments.

3. HOW CAN I MAKE MY COMMENTS THE MOST EFFECTIVE?

The Washington State Department of Ecology has developed a Citizen's Guide to SEPA Review and Commenting (www.ecy.wa.gov/programs/sea/sepa/citizensguide/citizensguide.htm). The following tips for commenting on an EIS are extracted from this document.

- Be clear, concise, and organized. Decide what you need to say before you begin. Developing an outline, if you have a number of points, is a good idea to help you group your comments in a logical order. Jumping back and forth between several topics reduces the impact of your argument.
- Be specific. Saying that you are against a project will not have as much effect as saying why. It is always a good idea to give as much support as possible to your comments. Include as much factual information as possible. For instance, you can compare how things were, to how they are, to how you believe they will be in the future—and why. Referring to the Comprehensive Plan, development regulations, information on similar projects or situations, or other environmental laws and/or documents can also be helpful. It is important to be as accurate as possible.
- Identify possible solutions. Suggestions on reasonable mitigation (conditions to avoid, minimize, or reduce adverse impacts) may help shape a questionable project into a welcome addition to a community. After identifying your concern, whenever possible, suggest possible solutions.