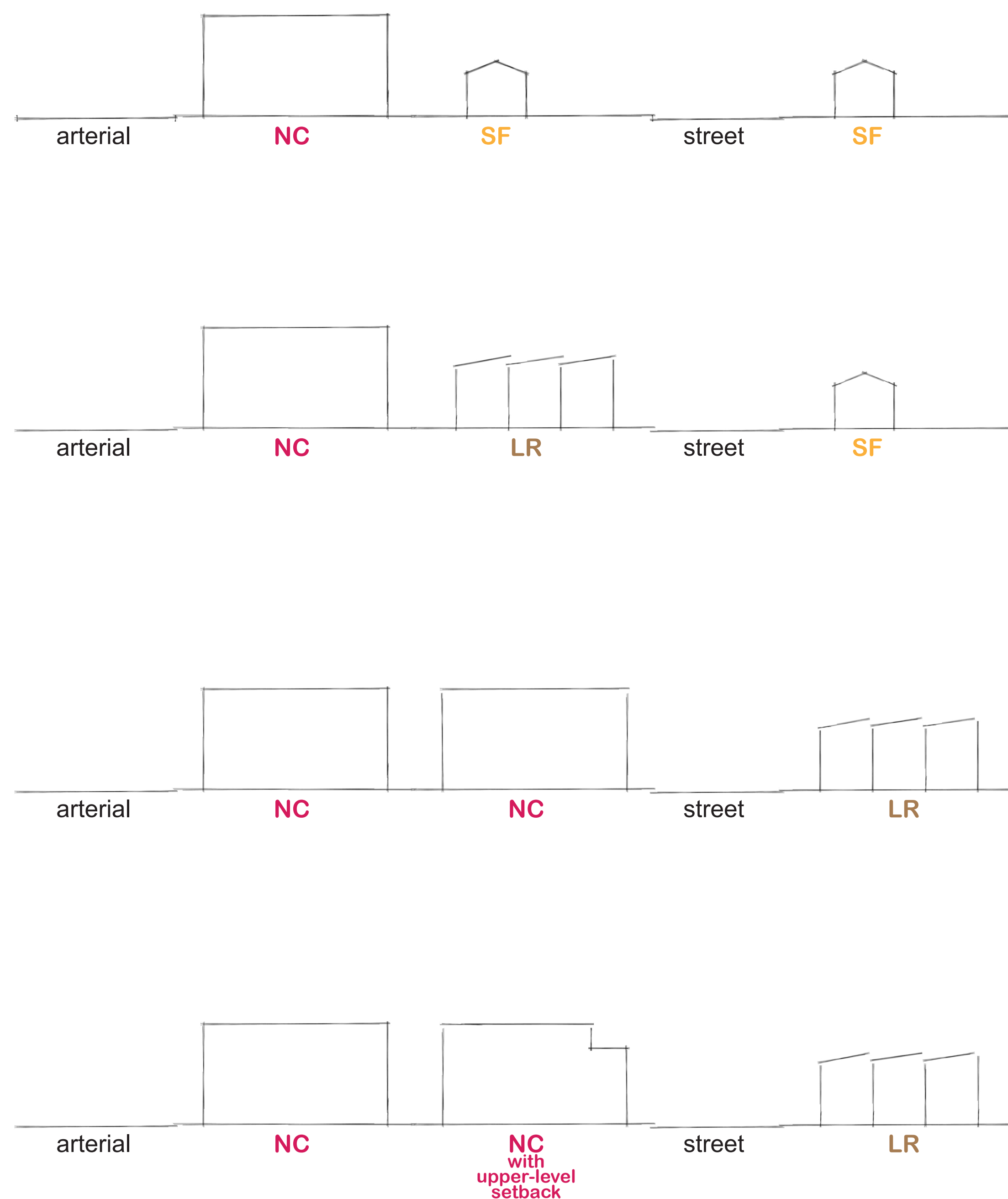


Transitions

In Seattle, there are many instances where a commercial or multifamily zone along a busy roadway extends only one half-block from the street. Often the edge of the zone adjacent to a lower-scale zone happens at a mid-block alleyway or even a midblock property line shared by the next property. This scenario provides little transition from the higher-intensity zone to the lower-intensity zone.

The illustrations to the right show various options for how we could create zone boundaries.



Here we see a zone boundary drawn in the middle of a block. Throughout Seattle, there are examples of adjacent lots with very different zoning, such as **Neighborhood Commercial** and **Single Family**.

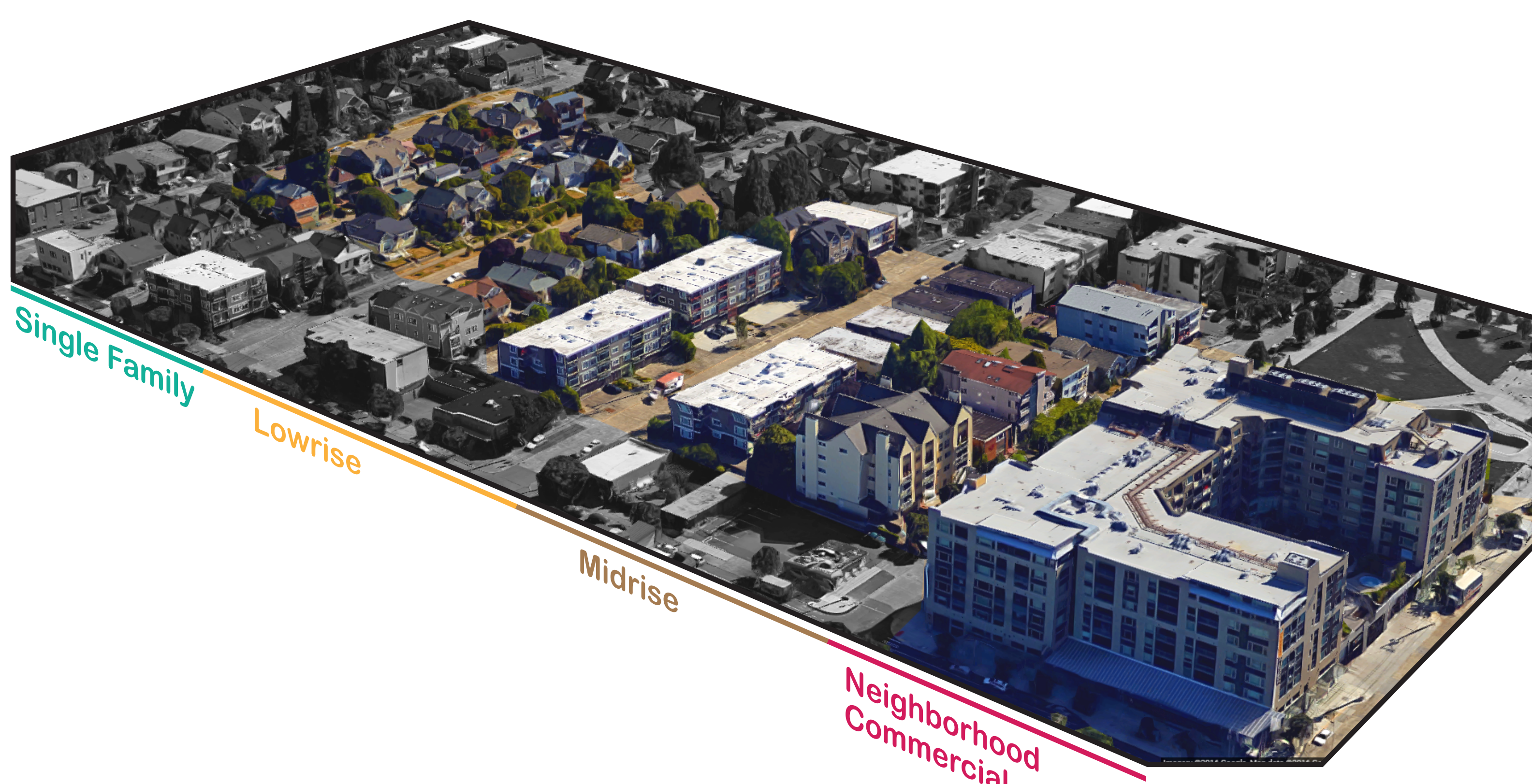
To address this, one approach is to use a **Lowrise** zone to create a “step-down” in scale between the larger and smaller buildings.

Another approach is to create zone boundaries at a street. Here we extend the **NC** zone across the block. The width of the street right-of-way creates separation between zones.

Design features can also create a transition between zones. Requiring an upper-level setback can reduce the perceived scale of buildings where one zone is next to another.

These photographs illustrate two adjacent lots with very different zoning.

A single-family house is right next to a Neighborhood Commercial lot. With no transition between these two zones, a four-story building is close to a single-family house.



Here's an example of an area where the zoning transitions from higher scale and intensity to lower scale and intensity across several blocks.

Urban Design Quality

Upper-level setbacks

An upper-level setback is a type of design standard that requires that the upper portion of a building be further away from the property line or from a street.



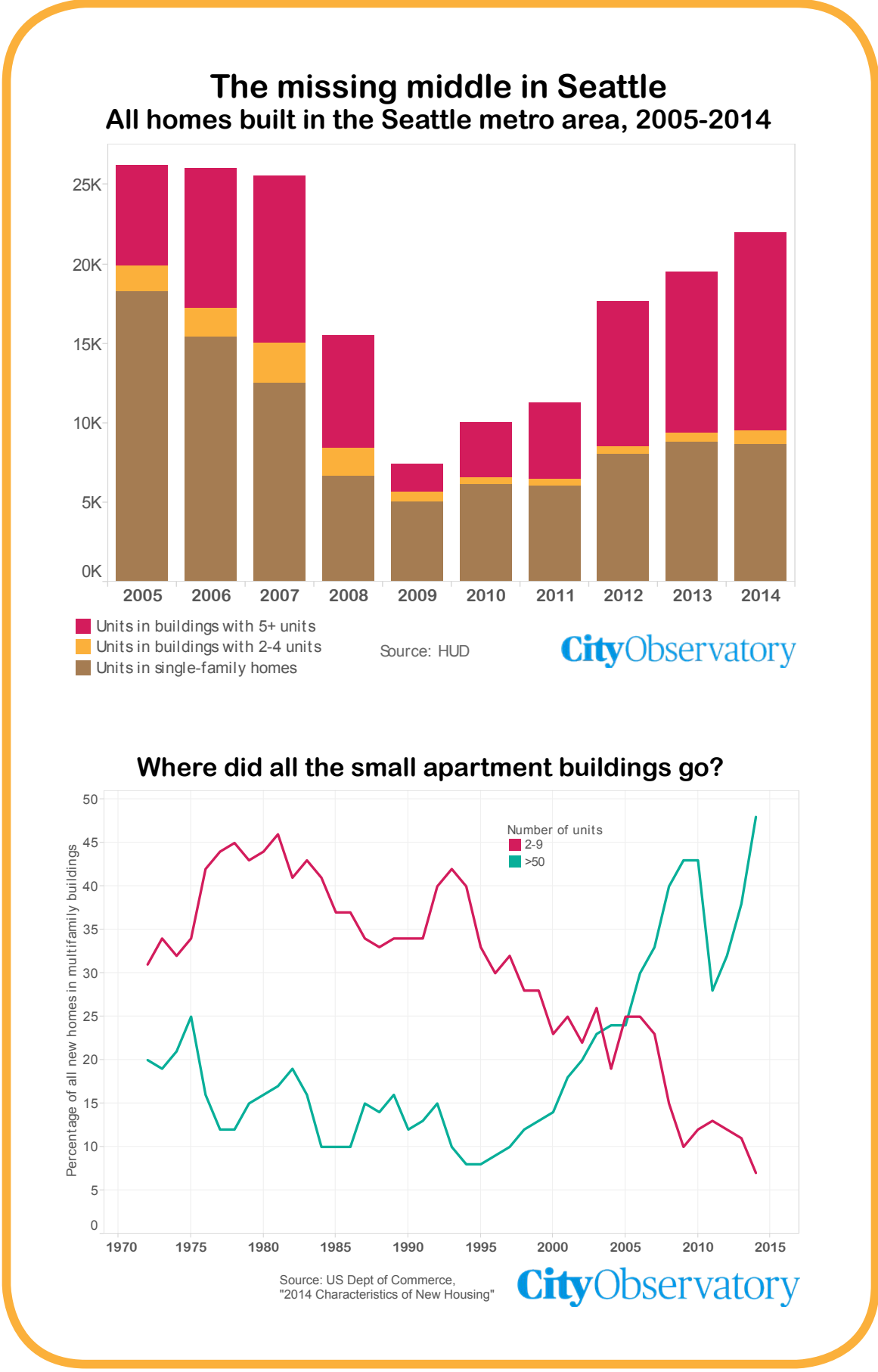
Requiring upper-level setbacks can have several outcomes. Upper-level setbacks:

- + allow more daylight to reach the street level
- + can create open space and amenity areas for people in the building
- + can be placed when buildings are adjacent to the right-of-way to help transition between zones
- + reduce the amount of floor area that can be developed than if no upper-level setback were required



A variety of housing options

Zoning changes to implement MHA could encourage a range of housing options



This image shows a lower-scale neighborhood that grows over time to incorporate a wider variety of housing options without only modest change in the scale of buildings.

