

# Downtown Livability Initiative

## Planning Commission Recommendations on Downtown Land Use Code Amendments



City Council Study Session  
July 17, 2017

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# Tonight's Study Session

## Memory Book Topics for 7/17

- Floor plate reduction and open space requirement with added height
- Affordable housing

Attachment A

### Memory Book

The following matrix represents a compilation of the topics raised or questions asked by the City Council during its review of the Planning Commission Recommendation on the Downtown Land Use Code Update. Each of the topics and questions is identified by the date that it was raised, the origin of the comment, and by the date that the topic question was discussed and resolved.

TOPICS AND FOLLOW-UP	REQUESTOR	TARGET DATE FOR DISCUSSION/ RESOLUTION
June 26, 2017 -- Code Topics for Follow-Up		
Downtown Office Limited Business District		
• Density/design parameters (height, floorplates)	Chelminiak	July 17
• Incentives	Robinson	
• Relationship to East Main Station Area Planning		
Floorplate reduction with added height	Chelminiak	July 17
10% open space with added height	Wallace	
Tower separation (w/visuals)	Chelminiak	July 10
	Robinson	
Transportation analysis briefing	Wallace	
	Lee	July 10
Downtown parking flexibility	Wallace	July 10
	Lee	
Small site exceptions and deviations	Chelminiak	July 10
Details of affordable housing exemption	Wallace	
	Chelminiak	July 10
20' Downtown boundary buffer/landscaping strip	Reserved in Code for Council Discussion	July 17
Fee in lieu incentive zoning for parks	Chelminiak	
Accessibility & utility of alleys	Robinson	Sept 5
	Robinson	Sept 5
		Sept 5

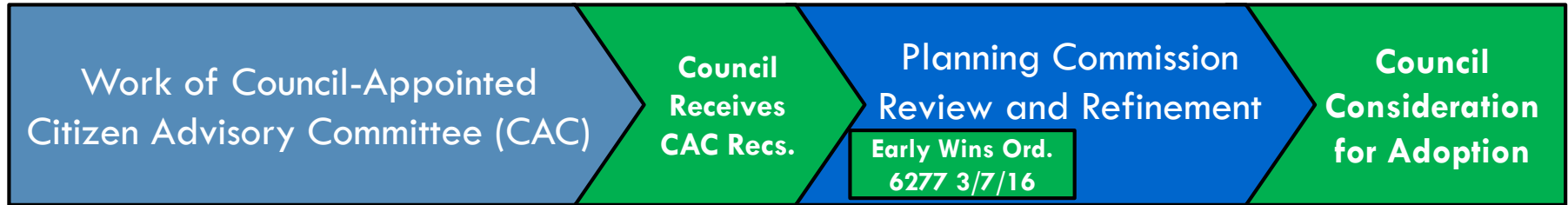
Identify Any Other Council Follow-up Requests

# Meeting Schedule

	Council Meeting Date	Topics
☑	<b>Meeting 1</b> <b>June 26 – Study Session</b>	<ul style="list-style-type: none"> <li>• Transmittal of Planning Commission's Recommended Code to Council</li> <li>• Council identification of topics for additional review</li> </ul>
☑	<b>Meeting 2</b> <b>July 10 – Study Session</b>	<ul style="list-style-type: none"> <li>• Downtown transportation analysis</li> <li>• Tower separation and tower setbacks</li> <li>• Downtown parking flexibility</li> <li>• Small site exceptions and deviations</li> </ul>
	<b>Meeting 3</b> <b>July 17 – Study Session</b>	<ul style="list-style-type: none"> <li>• Floor plate reduction and open space requirement with added height</li> <li>• Affordable housing</li> </ul>
	<b>Meeting 4</b> <b>Sept 5 – Study Session</b>	<ul style="list-style-type: none"> <li>• Office Limited Business District density and design</li> <li>• Wrap-up minor topics</li> <li>• Downtown boundary linear buffer</li> <li>• Fee in lieu for parks</li> <li>• Accessibility and use of alleys</li> </ul>
	<b>Meeting 5</b> <b>Sept 18 – Regular Session</b>	<ul style="list-style-type: none"> <li>• Final adoption</li> </ul>

# Process w/ CAC, Commission, Council

## PUBLIC ENGAGEMENT



**We Are Here**



# Floor Plate Reduction and Open Space Requirement with Added Height

# Using Added Building Height

- Relationship of increased maximum heights to:
  - ▣ Taller, more slender buildings
  - ▣ More distinctive architecture and variability of height
  - ▣ More ground-level, publicly accessible open space
- Commission's recommendations tied to using additional height (i.e. exceeding the "trigger height"):
  - ▣ 10% of site area be provided as outdoor plaza space
  - ▣ For residential buildings, 10% floor plate reduction above trigger height
  - ▣ For nonresidential buildings, recommended floor plate reduction of 10-25% with follow-up needed by Council

# Floor Plate Code Provisions

**Floor plate reduction if exceeding “trigger height”  
(generally the “old” max height)**

DT-O-1 Example:

Residential, 13,500 sq ft less 10% = 12,150 sq ft

**Max floor plate above 80 feet**

DT-O-1 Example:

24,000 sq ft for nonresidential

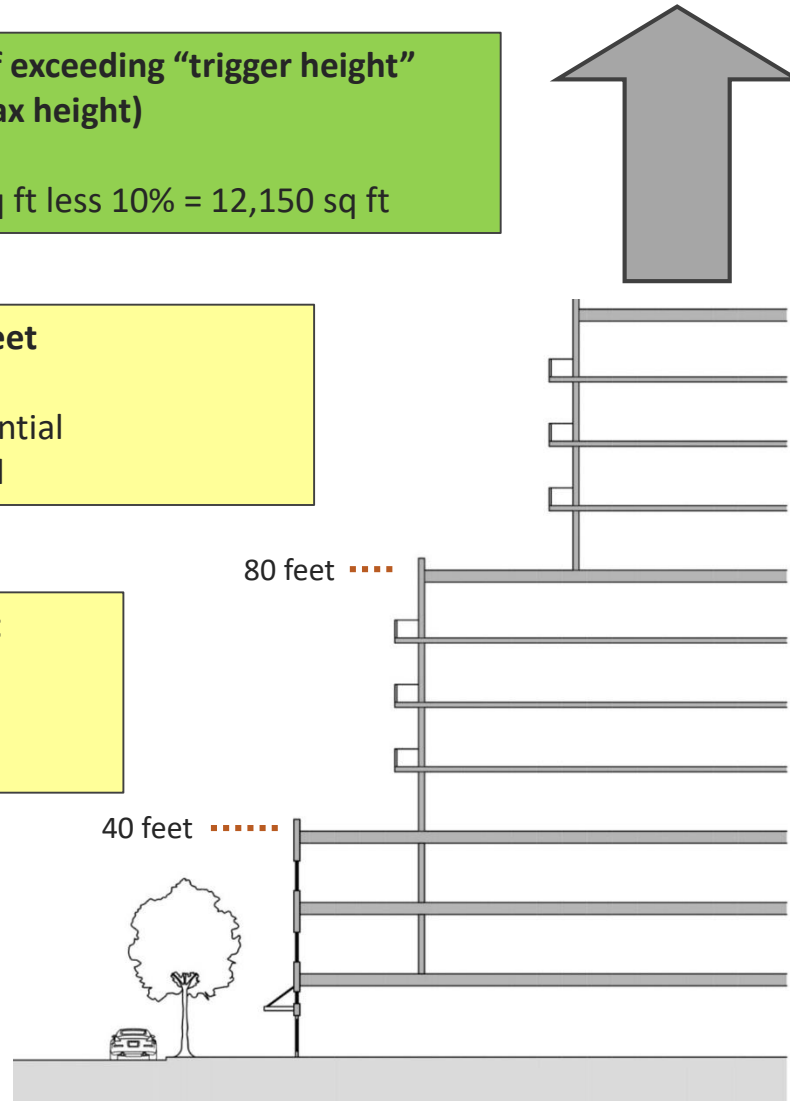
13,500 sq ft for residential

**Max floor plate between 40 and 80 feet**

DT-O-1 Example:

24,000 sq ft for nonresidential

22,000 sq ft for residential



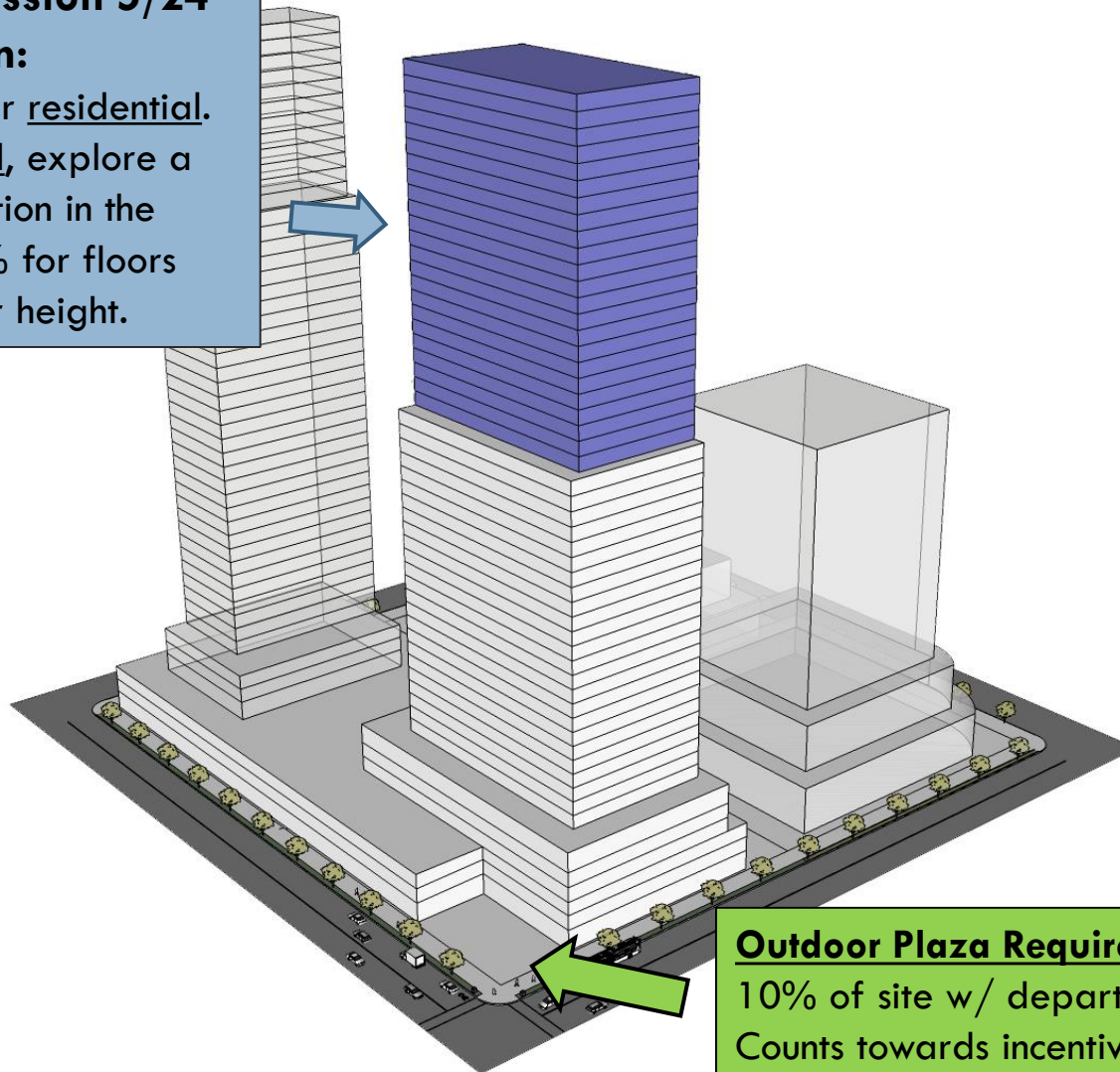


# Code Provisions to Use Added Height

## Planning Commission 5/24

### Recommendation:

- 10% reduction for residential.
- For nonresidential, explore a floor plate reduction in the range of 10-25% for floors above the trigger height.

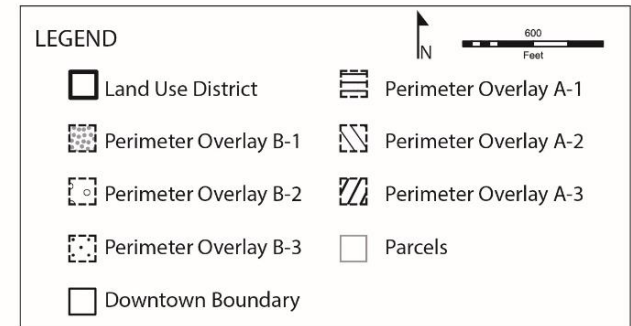
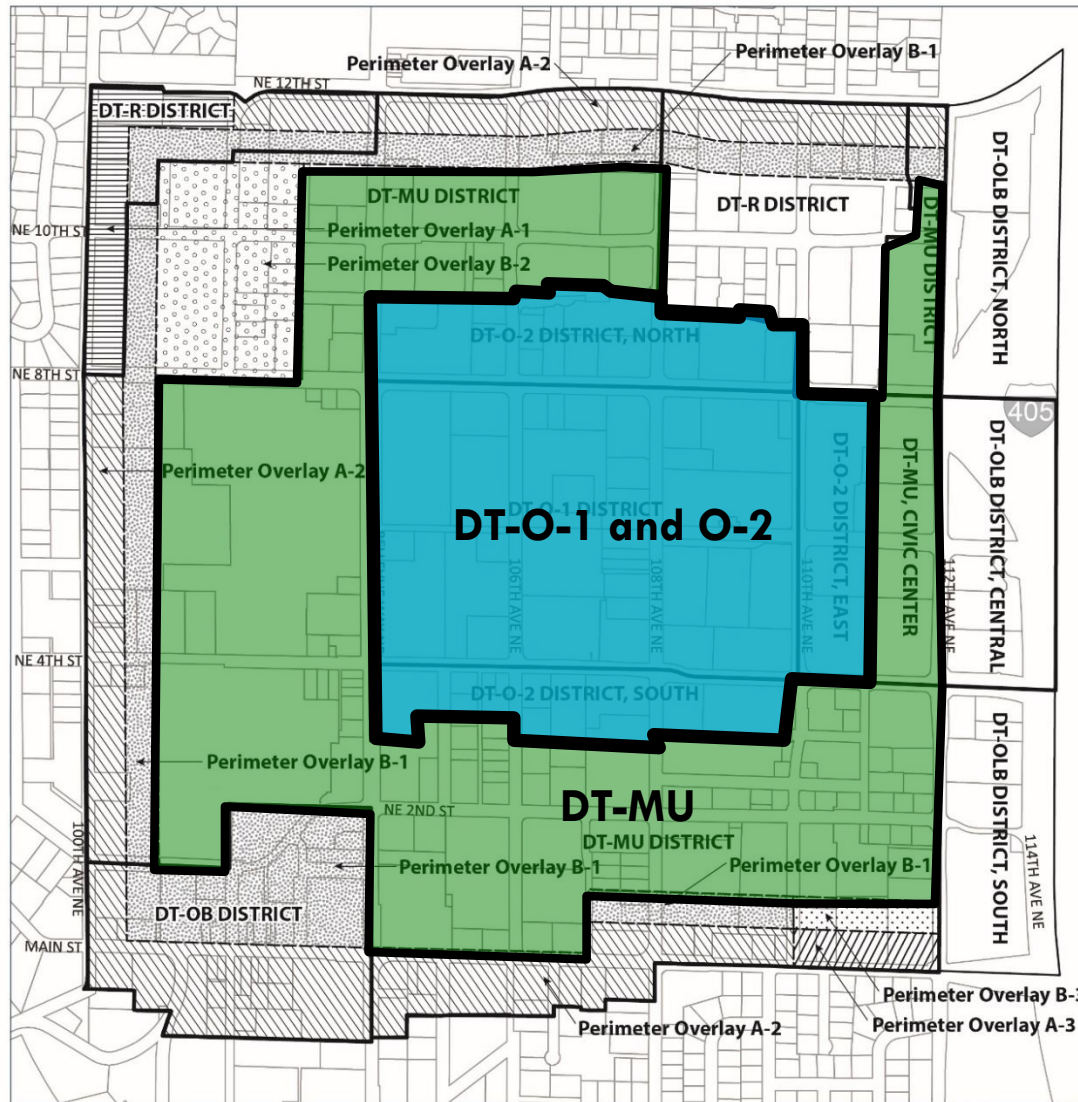


### Outdoor Plaza Requirement

10% of site w/ departures;  
Counts towards incentive system



# Examination of Office Floor Plates



# Examples from Other Cities



**Charlotte**



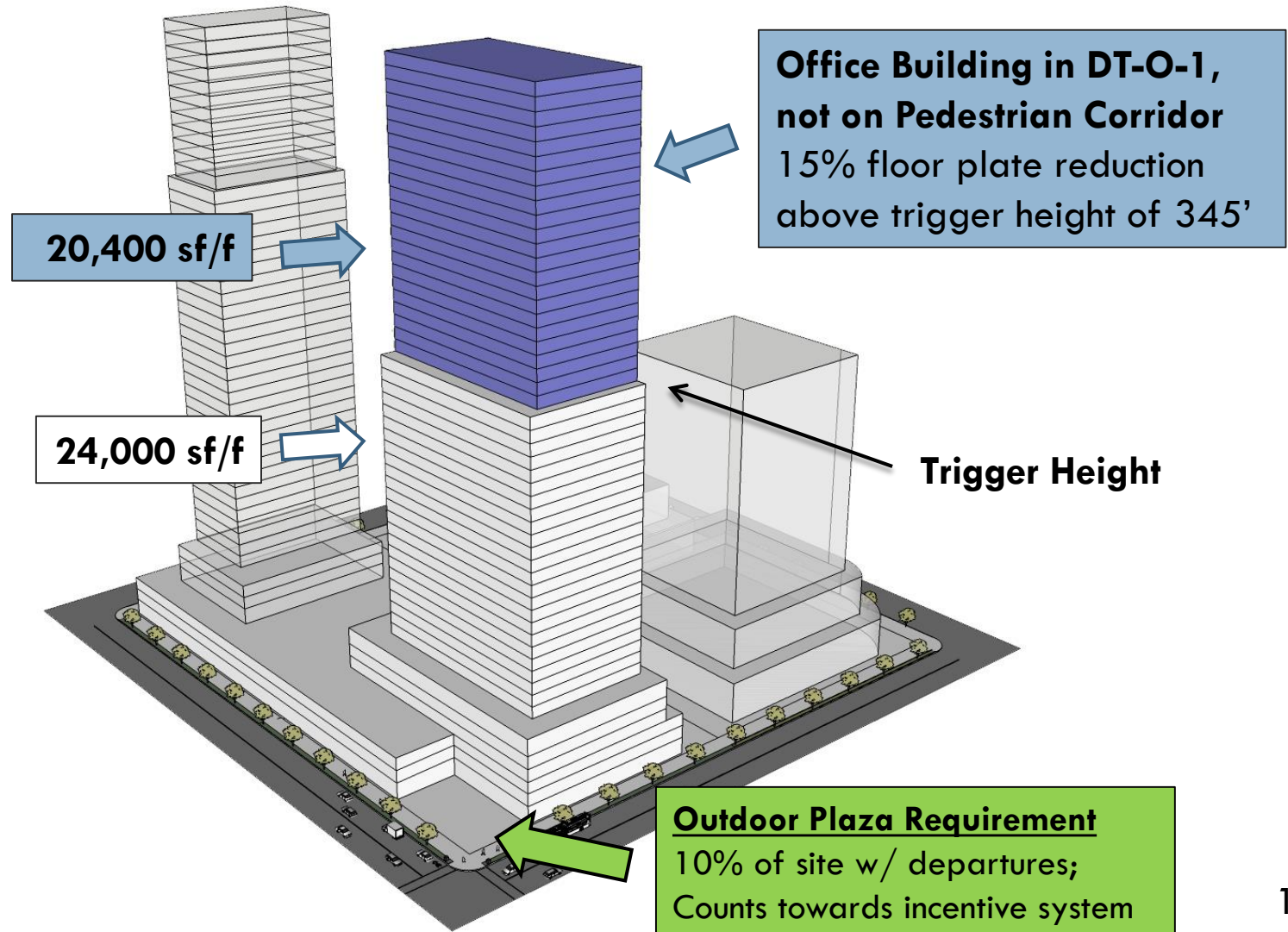
**Seattle**



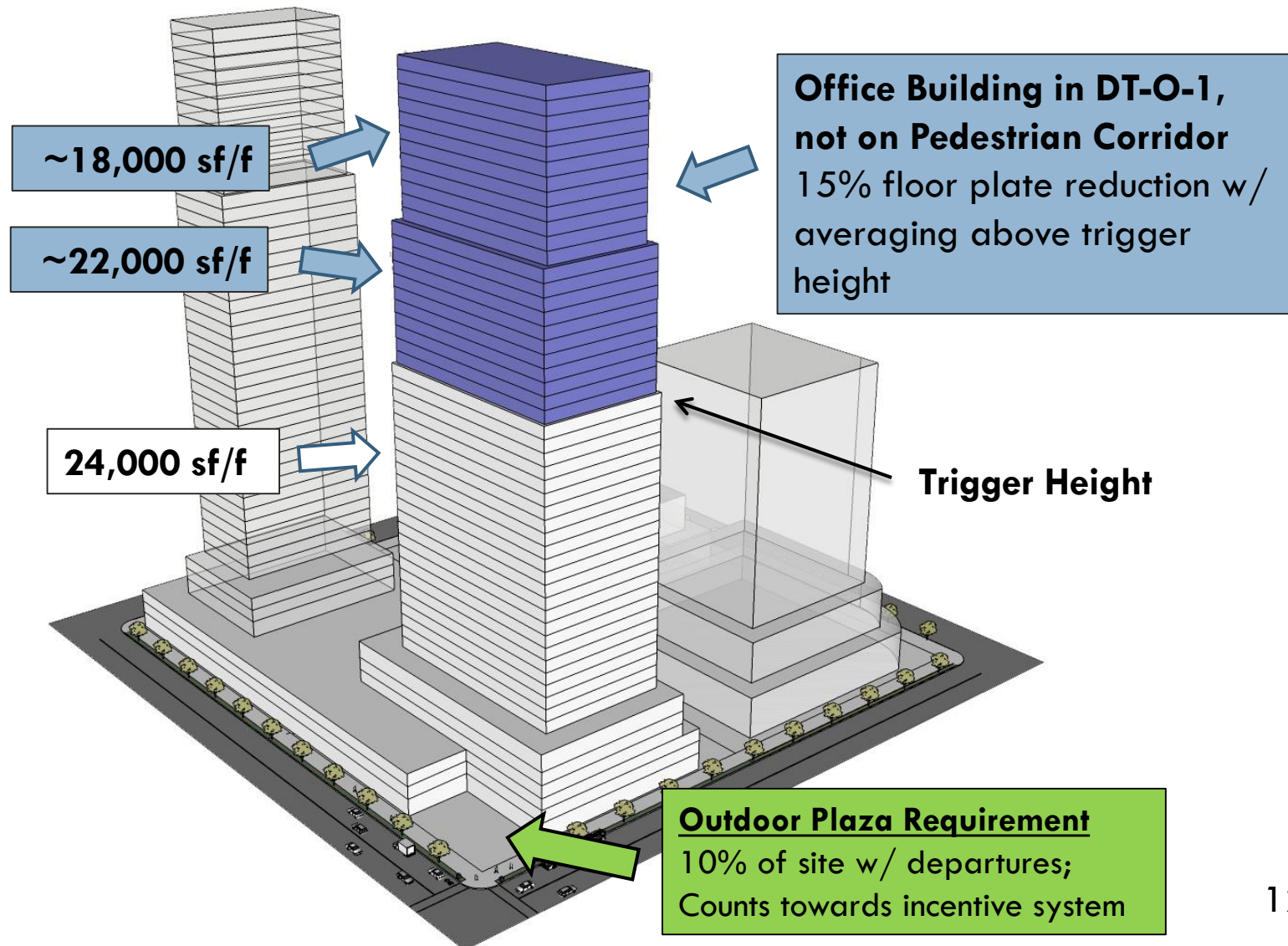
**Charlotte**



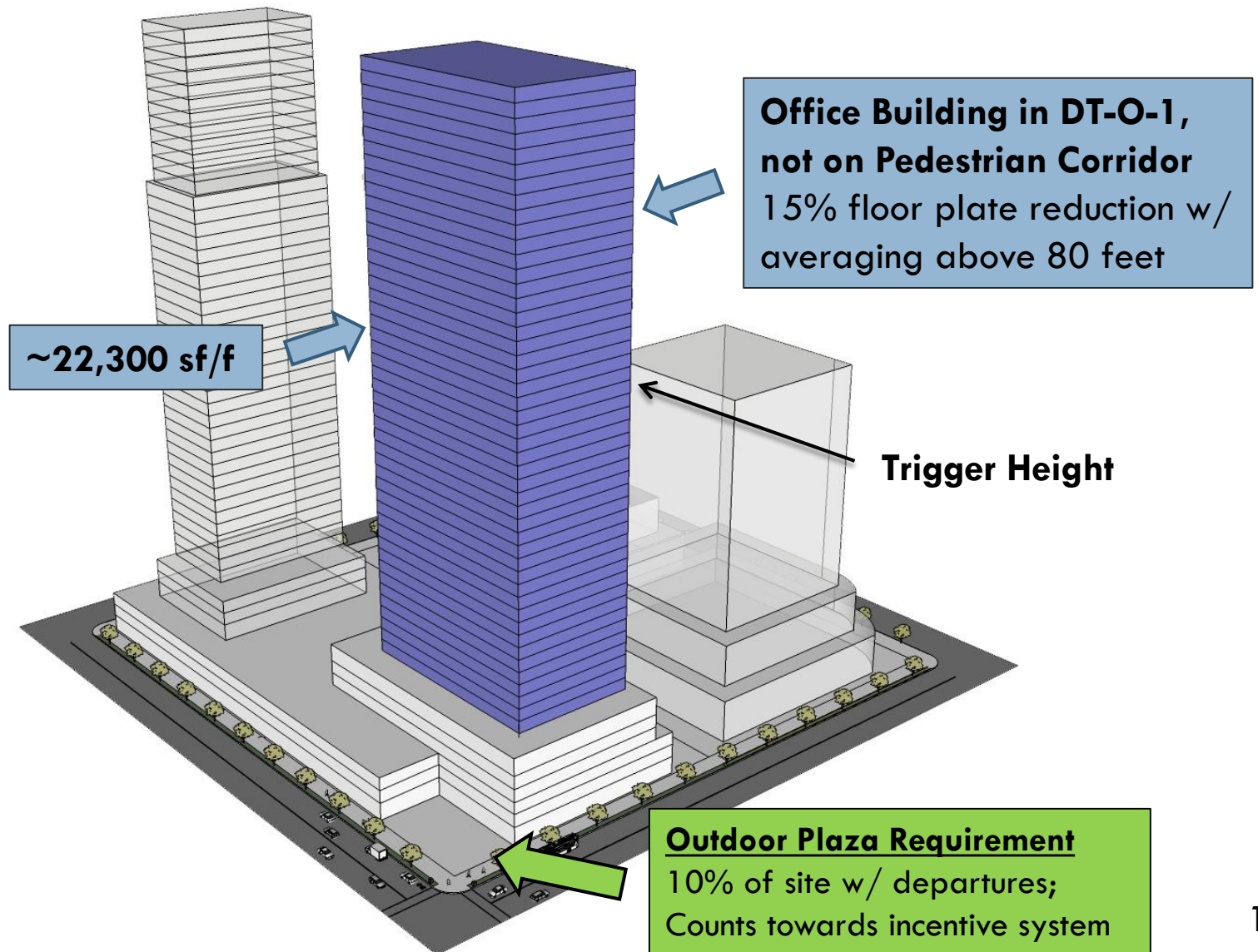
# Example 1: 15% Floor Plate Reduction



# Example 2: 15% Floor Plate Reduction

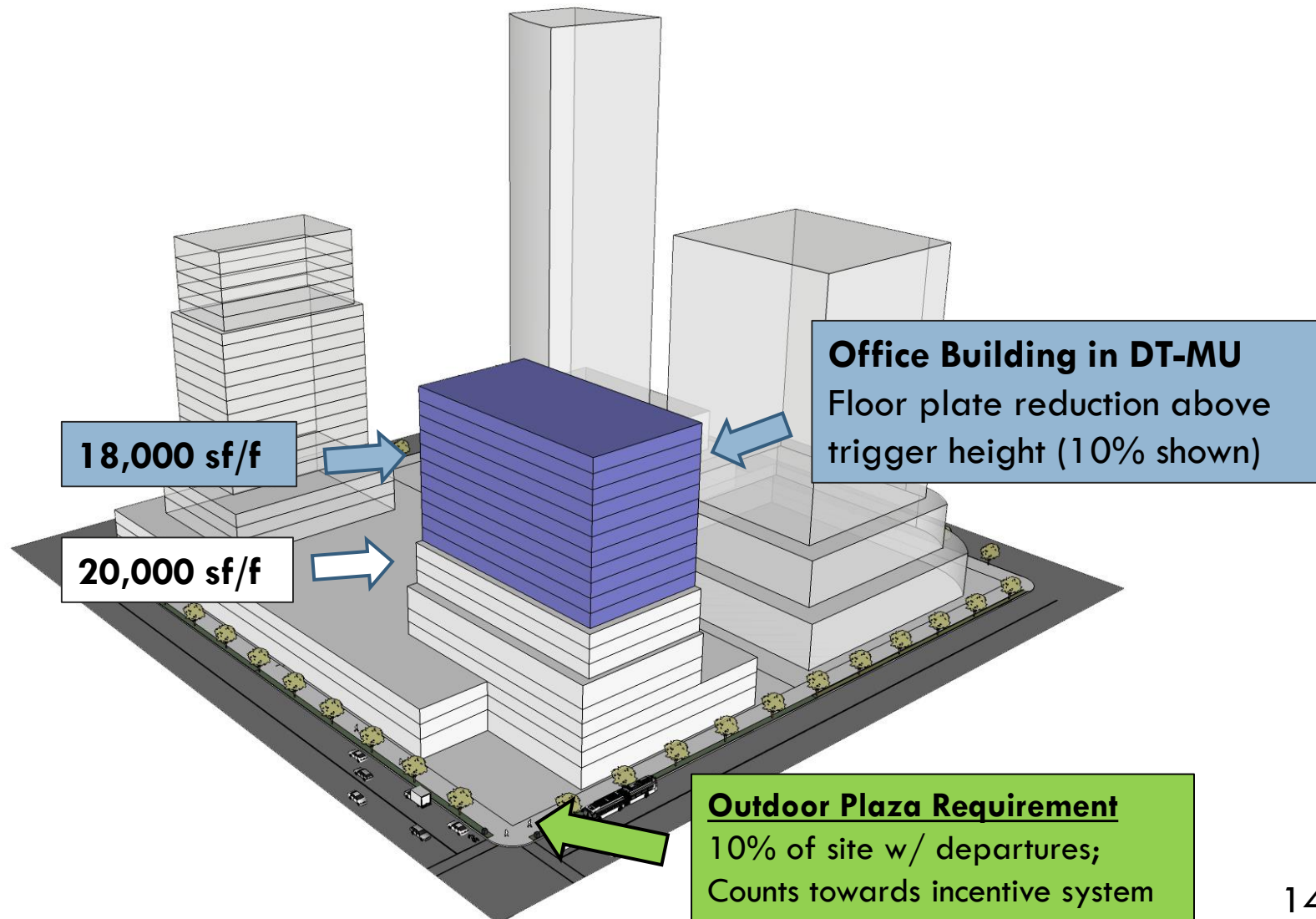


# Example 3: 15% Floor Plate Reduction





# DT-MU Example





# Floor Plate Reductions

				10%	15%	20%	25%			
Land Use District	Building Type (2)	Max Floor Plate Above 40'	Max Floor Plate Above 80'	Floor Plate Above Trigger, with 10% Reduction	Floor Plate Above Trigger, with 15% Reduction	Floor Plate Above Trigger, with 20% Reduction	Floor Plate Above Trigger, with 25% Reduction	Trigger for additional height	Max Height / Max Height with Mech. Equip. (17)	Floor Area Ratio: Base / Max (3)
DT-O-1	Nonres.	24,000 sf	24,000 sf	21,600 sf	20,400 sf	19,200 sf	18,000 sf	345'	600' (8) / 600'	7.2 / 8.0
	Nonres. (on Ped Corridor)	24,000 sf	24,000 sf	21,600 sf	20,400 sf	19,200 sf	18,000 sf	450' on Pedestrian Corridor	600' (8) / 600'	7.2 / 8.0
DT-O-2 North of NE 8th	Nonres.	24,000 sf	24,000 sf	21,600 sf	20,400 sf	19,200 sf	18,000 sf	288'	460' / 480'	5.4 / 6.0
DT-O-2 East of 110th	Nonres.	24,000 sf	24,000 sf	21,600 sf	20,400 sf	19,200 sf	18,000 sf	288'	403' / 423'	5.4 / 6.0
DT-O-2 South of NE 4th	Nonres.	24,000 sf	24,000 sf	21,600 sf	20,400 sf	19,200 sf	18,000 sf	288'	345' / 365' east of 106th; 288' / 308' west of 106th Ave, see Note (18)	5.4 / 6.0
DT-MU	Nonres.	22,000 sf	20,000 sf	18,000 sf	17,000 sf	16,000 sf	15,000 sf	115'	230' / 250'	4.5 / 5.0
DT-MU Civic Center	Nonres.	22,000 sf	20,000 sf	18,000 sf	17,000 sf	16,000 sf	15,000 sf	115'	403' / 423'	5.4 / 6.0

# Summary of Recommendation

- Maintain Commission recommendation of 10% floor plate reduction in DT-MU and DT-MU Civic Center Districts for nonresidential buildings
- Include 15% floor plate reduction in DT-O-1 and DT-O-2 Districts for nonresidential buildings
- Maintain Commission recommendation of 10% floor plate reduction for residential buildings
- Maintain Commission recommendation for 10% outdoor plaza requirement if exceeding trigger height
- Correct trigger height and base height to 450 feet in DT-O-1 if along Pedestrian Corridor



# Affordable Housing

# Downtown Recommendation

Placeholder in Planning Commission's recommended Downtown Code for 1.0 FAR exemption for affordable housing

- Allow up to 1.0 FAR exemption targeted at 80% median income
- For every 1 sq ft for affordable housing, 2.5 sq ft for market rate housing\*
  - ▣ e.g. For every 3,500 sq ft FAR Exemption:  
1,000 sq ft affordable / 2,500 sq ft market rate
- Ratio of market-rate to affordable units should be periodically reviewed to ensure it is working as intended
- For Downtown, supplants city-wide affordable housing density bonus (LUC 20.20.128)

\*Based on analysis of impact on value resulting from reduced rent for affordable units compared to increased land development capacity.

# Amount of Affordable Housing

- Not expected that every residential development will use the FAR exemption.
- For projects that use full 1.0 FAR exemption:
  - ▣ On average, approximately 5% of a project's units will be affordable.\* Will vary based on total project FAR.

\*Some cities have provisions to allow a smaller amount of affordable housing if the affordable housing units are affordable at a lower percent of median income. E.g. Using assumptions for Downtown, a ratio could be every 2 affordable units at 70% of median income equals 3 units affordable at 80% of median income.

# Standard Provisions

- **Duration of Affordability**
  - ▣ Life of permitted use for rental housing
- **Affordability Covenant**
  - ▣ Recorded against property prior to issuing building permit
  - ▣ In form approved by city
- **Designation of Affordable Units**
  - ▣ Dispersal throughout development
  - ▣ Bedroom mix comparable to overall
  - ▣ Units can have smaller square footage with limitation
  - ▣ Tenure – same as market rate
- **Design/Finishes**
  - ▣ Exterior: Comparable to market rate
  - ▣ Interior: Entry level for rental



# Multifamily Tax Exemption Program

- Currently available in the Downtown
- Affordability Requirements in Downtown:
  - ▣ 60% of Median Income: 10%
  - ▣ 70% of Median Income: 10%
- In Downtown, MFTE program has no provision to account for potential affordability linked to Land Use FAR bonus.
  - ▣ (e.g. BelRed provisions: 10% at 50% median; 10% at 70% median)
- When MFTE program is updated, it should analyze and incorporate the combined use of the Downtown affordable housing exemption with the MFTE.

# Next Steps

## **Memory Book Topics for 9/5 Council Meeting**

- DT-OLB Central and South density and design
  - Wrap-up minor topics
  - Downtown boundary linear buffer
  - Fee in lieu for parks
  - Accessibility and use of alleys
- 
- And any other Council follow-up requests

Back-up Slides If Needed

# Affordability Guidelines: 2017

	Studio (1 Person)	1-Bedroom (2 People)	2-Bedroom (3 People)	3-Bedroom (4 People)
<b>LOW INCOME: 50% of Median Income</b>				
Household Income	\$33,600	\$38,400	\$43,200	\$48,000
Max. Affordable Rent**	\$840	\$960	\$1,080	\$1,200
Max. Affordable Purchase***	\$113,170	\$129,330	\$149,750	\$170,170
<b>70% of Median Income</b>				
Household Income	\$47,040	\$53,760	\$60,480	\$67,200
Max. Affordable Rent**	\$1,176	\$1,344	\$1,512	\$1,680
Max. Affordable Purchase***	\$170,340	\$194,680	\$223,270	\$251,860
<b>MODERATE INCOME: 80% of Median Income</b>				
Household Income	\$53,760	\$61,440	\$69,120	\$76,800
Max. Affordable Rent**	\$1,344	\$1,536	\$1,728	\$1,920
Max. Affordable Purchase***	\$198,930	\$227,350	\$260,020	\$292,700
<b>MEDIAN INCOME</b>				
Household Income	\$67,200	\$76,800	\$86,400	\$96,000
Max. Affordable Rent**	\$1,680	\$1,920	\$2,160	\$2,400
Max. Affordable Purchase***	\$256,110	\$292,700	\$333,540	\$374,380

# 2015 Sample Salaries

Median Income (for family of four) \$89,600 = \$43.08/hour

Median Income (for family of one) \$92,720 = \$30.15/hour

## FAMILY OF FOUR

80% Median Income \$71,700 = \$34.47/hour  
 50% Median Income \$44,800 = \$21.54/hour  
 30% Median Income \$26,900 = \$12.93/hour

## ONE PERSON

\$50,200 = \$24.13/hour  
 \$33,400 = \$15.10/hour  
 \$18,800 = \$9.04/hour

Job Category	Hourly Wages <sup>1</sup>	Annual Wages (rounded) <sup>2</sup>
<b>GENERAL</b>		
Minimum Wage <sup>6</sup>	\$9.47	\$19,700
SSDI Recipient <sup>3</sup> (disabled workers)	N/A	\$13,985
Social Security Recipient (retired workers)	N/A	\$15,907
<b>SERVICES</b>		
Teller	\$14.72	\$30,630
Butcher and Meat Cutter	\$17.14	\$35,644
Hairstylist	\$18.64	\$38,769
Food Prep Worker	\$12.19	\$25,352
Maids and Housekeeping	\$12.33	\$25,659
<b>RETAIL</b>		
Retail Salesperson	\$15.04	\$31,288
Retail Supervisor	\$23.31	\$48,493
Cashier (Grocery Clerk)	\$13.95	\$29,004
<b>EDUCATION<sup>4</sup></b>		
Teacher (entry level)		\$43,394
Teacher (top)		\$84,126
<b>CITY<sup>5</sup></b>		
Firefighter (entry level)	\$32.97	\$68,583
Police (entry level)	\$28.62	\$59,536
Administrative Assist. (entry level)	\$17.62	\$36,659
<b>TRADES</b>		
Electrician	\$35.43	\$73,683
Carpenter	\$26.44	\$54,996
Equipment Operators	\$30.84	\$64,137
Mechanic (auto)	\$22.58	\$46,963
<b>OFFICE</b>		
Office Manager	\$28.94	\$60,199
Bookkeeping, Accounting	\$21.21	\$44,124
Accountant (advanced)	\$37.85	\$78,725
File Clerk	\$16.87	\$35,072
Customer Service Representative	\$18.68	\$38,847
Office Machine Repairer	\$19.61	\$40,787
<b>HEALTH CARE</b>		
Medical Assistant	\$18.65	\$38,789
RN	\$41.09	\$85,457
Physical Therapist	\$41.22	\$85,731
Dental Assistant	\$20.35	\$42,315