

Downtown Livability Initiative

Planning Commission Recommendations on Downtown Land Use Code Amendments



City Council Study Session
September 18, 2017

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Tonight's Study Session

Based on Memory Book – Specific Recommendations for Council Consideration

- Floor plate reduction when nonresidential buildings exceed trigger height; discussion of precluding reduction below 20,000 square feet
- Affordable housing code flexibility
- Accessibility, sidewalks, use of alleys
- Downtown boundary linear buffer
- Use of in-lieu fees for parks
- Small site exceptions and departures
- Wrap-up of minor topics
 - ▣ Vesting
 - ▣ Sustainability certifications

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 is was raised, the origin of the comment, by the date that the topic question was discussed and the date that it was resolved.

TOPICS AND FOLLOW-UP	REQUESTOR	TARGET DATE FOR DISCUSSION/RESOLUTION
June 26, 2017 – Code Topics for Follow-Up		
Downtown Office Limited Business District <ul style="list-style-type: none">• Density/design parameters (height, floorplates)• Incentives• Relationship to East Main Station Area Planning	Chelminiak Robinson	Originally targeted for July 17, but discussion postponed until Sept. 5
Floorplate reduction with added height	Chelminiak Wallace	Discussed on July 17 and discussion to be continued on Sept. 5
10% open space with added height	Chelminiak Robinson	July 10 and discussion to be continued on September 5
Tower separation (w/visuals)	Wallace	
Transportation analysis briefing	Lee Wallace	July 10
Downtown parking flexibility	Chelminiak Wallace	July 10
Small site exceptions and deviations	Wallace	July 10
Details of affordable housing exemption	Reserved in Code for Council Discussion	July 17 and continued until Sept. 5 for affordable housing language and departures
20' Downtown boundary buffer/landscaping strip	Chelminiak	Sept. 5
Fee in lieu incentive zoning for parks	Robinson	Sept 5

Council Meeting Schedule

	Council Meeting Date	Topics
☑	Meeting 1 June 26 – Study Session	<ul style="list-style-type: none"> • Transmittal of Planning Commission's Recommended Code to Council • Council identification of topics for additional review
☑	Meeting 2 July 10 – Study Session	<ul style="list-style-type: none"> • Downtown transportation analysis • Tower separation and tower setbacks • Downtown parking flexibility • Small site exceptions and departures
☑	Meeting 3 July 17 – Study Session	<ul style="list-style-type: none"> • Floor plate reduction and open space requirement with added height • Affordable housing
☑	Meeting 4 Sept. 5 – Study Session	<ul style="list-style-type: none"> • Tower setbacks between projects • Floor plate reductions when buildings exceed trigger height • DT-OLB density and design
	Meeting 5 Sept. 18 – Study Session	<p><i>Carry Over Topics from September 5 Study Session</i></p> <ul style="list-style-type: none"> • Floor plate reduction when nonresidential buildings exceed trigger height; discussion of no reduction below 20,000 square feet • Affordable housing flexibility • Accessibility of sidewalks and alleys • Downtown boundary linear buffer • Use of in-lieu fees for parks • Wrap-up of minor topics <p><i>New Topics Added for September 18 Study Session</i></p> <ul style="list-style-type: none"> • Small site exceptions and departures
	Meeting 6 Oct. 2 – Regular Session	<ul style="list-style-type: none"> • Final Council Adoption

#1 Floor Plate Reduction for Nonresidential in DT-MU/OLB

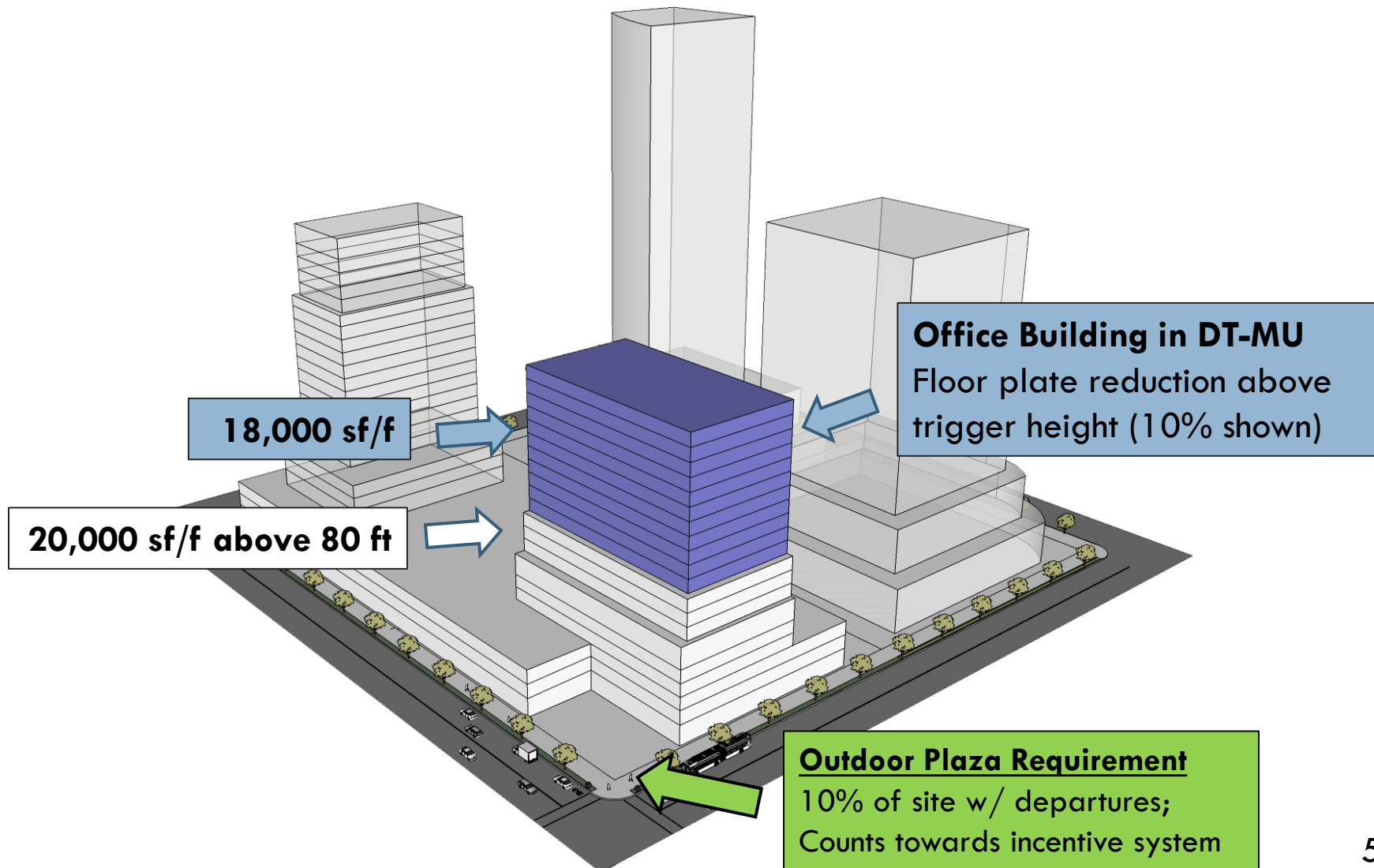
Staff Recommendation for Council Consideration:

1. Maintain Commission's recommended 10 percent floor plate reduction for nonresidential development in the DT-MU, DT-MU Civic Center, DT-OLB Central and DT-OLB South districts.

Alternative for Council consideration:

- Should trigger height floor plate reductions stay above 20,000 square feet for office development?

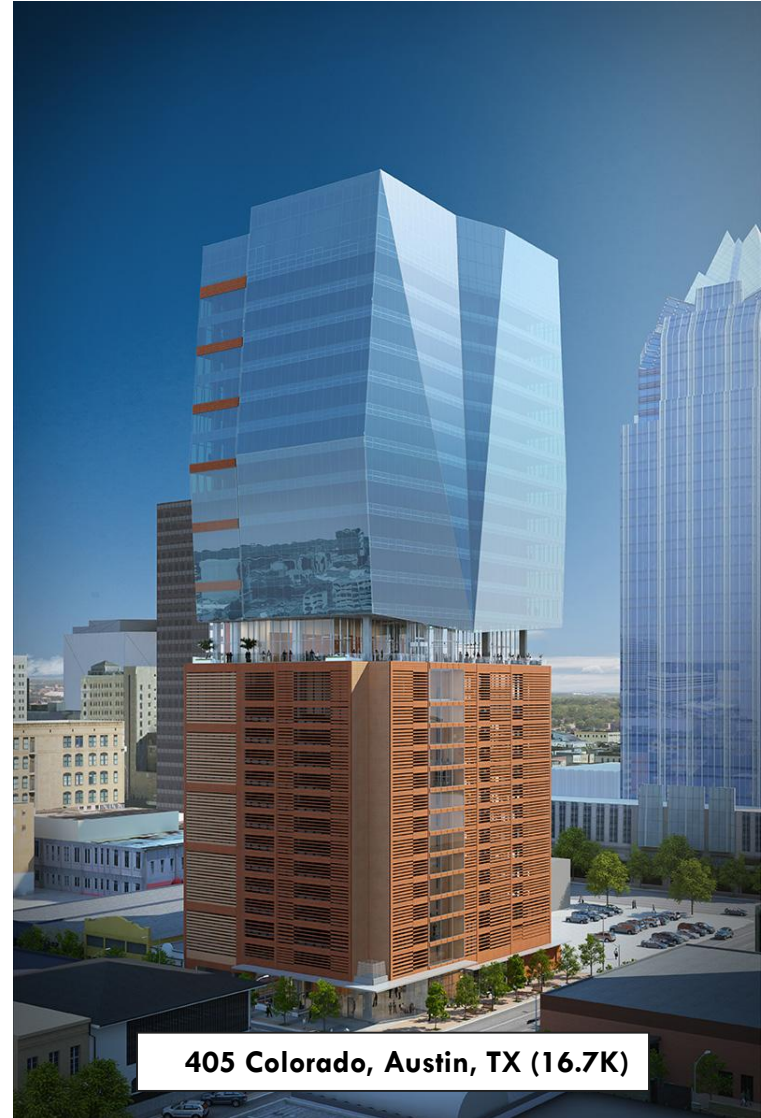
DT-MU Example



Floor Plate Examples



Floor Plate Examples



#2 Affordable Housing Code Flexibility

Staff Recommendations for Council Consideration:

1. Provide code flexibility for affordable housing 1.0 FAR exemption as follows:
 - a. Reduce minimum parking ratio of 0.5 stalls/unit for affordable studio and one-bedroom units.
 - b. Increase maximum lot coverage by five percent in Perimeter Overlay Districts where it is currently 75 percent. (All but B-3)
 - c. Decrease upper level stepback requirements by a maximum of five feet. Currently at 15-20 feet.

#2 Accessibility and Use of Alleys

Staff Recommendation for Council Consideration:

1. Adopt the code provisions as recommended by the Planning Commission.

Accessibility and Use of Alleys

Code Requirements in Commission's Recommended Code

- Wider sidewalks (12, 16, 20 feet) required.
- Sidewalks – Six foot unobstructed travel path.
- Site servicing must be located away from sidewalks and through-block connections.
- Access to site servicing shall be provided underground or within the building and away from the public realm.
- Utilities Department-Will provide new solid waste rules in future that will be incorporated by reference into Code.

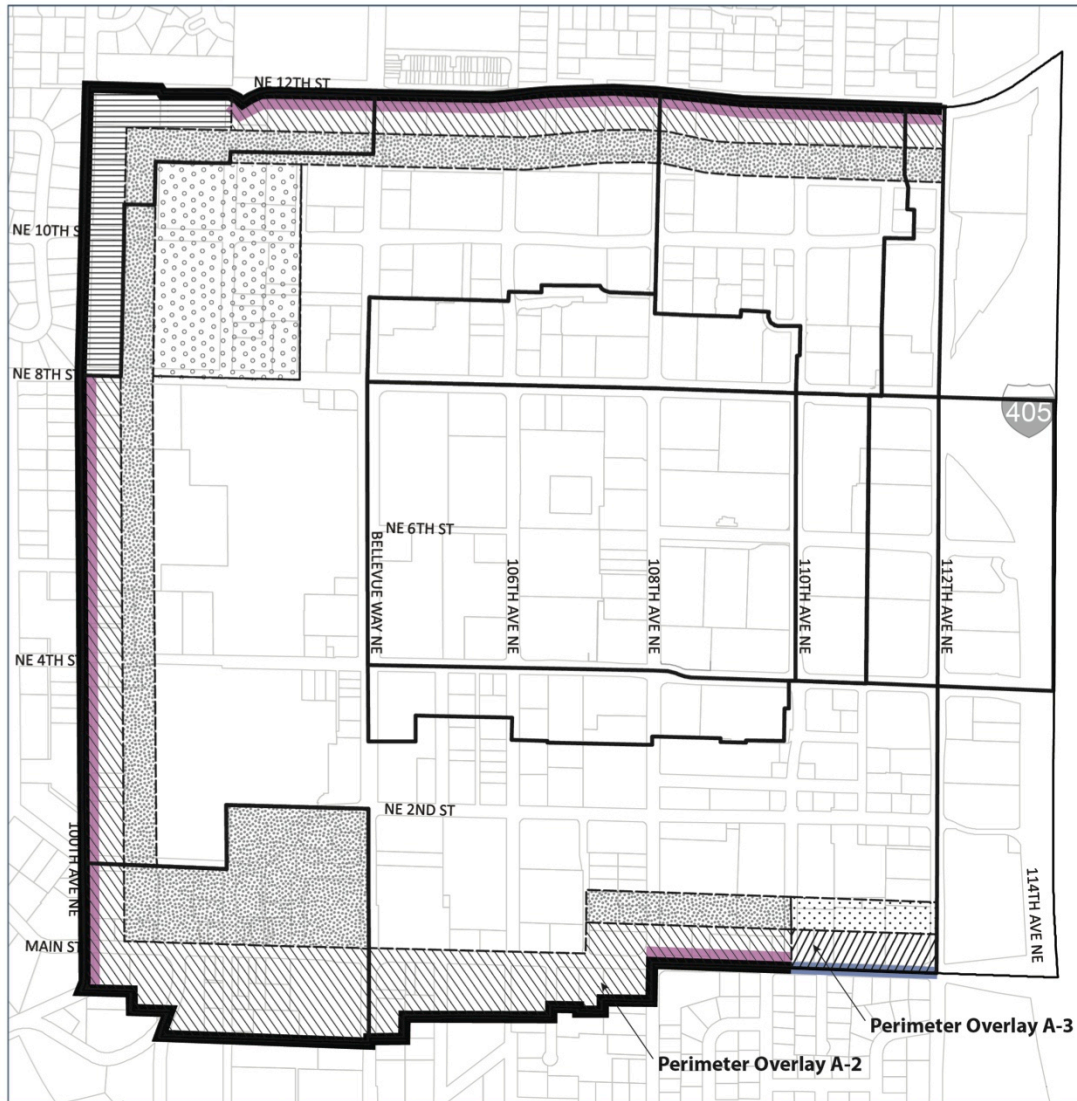


#3 Downtown Boundary Linear Buffer

Staff Recommendations for Council Consideration:

1. Consistent with the Commission recommendation: Eliminate the Downtown linear buffer in Perimeter Overlay A-3.
2. Consistent with the Commission recommendation: Adopt the code provisions as recommended by the Commission to measure the Downtown linear buffer in Perimeter Overlay A-2 from the back of curb.

Downtown Linear Buffer



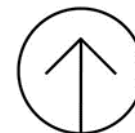
20' LINEAR BUFFER

CHANGES

- Linear Buffer Removed in A-3 Overlay
- Linear Buffer Measured from Curb in A-2 Overlay (formerly back of sidewalk)

New code:

1. Eliminates linear buffer for Perimeter Overlay A-3 because of the planned tunnel portal park.
2. Measures Perimeter Overlay A-2 buffer from back of curb.
12 ft. sidewalk – 8 ft. buffer
16 ft. sidewalk – 4 ft. buffer



#4 Use of In-Lieu Fees for Parks

Staff Recommendations for Council Consideration:

1. Retain the Commission's recommendation for use of in-lieu fees. It provides flexibility for fees to be used within Downtown for park facilities, as well as for other publicly accessible open spaces at City's discretion.

Additional items for Council consideration:

- Should land acquisition or physical improvements as amenities occur both adjacent to or within Downtown?
- Should the in-lieu fee provision allow for acquisition and improvement of City park facilities or the broader definition of publicly accessible open space?

Downtown Subarea

Additional Council Questions

1. Adjacent to, connected with, or within Downtown?
2. Acquisition or improvement of park facilities or publicly accessible open space?

Lake Washington



#5 Small Site Exceptions and Deviations

Staff Recommendation for Council Consideration:

1. Retain Commission's recommendation for in-lieu fees being limited 50 percent of a project's required amenity points, including small sites.

Additional item for Council consideration:

- Reduce the minimum size of an Outdoor Plaza amenity from 3,000 square feet to 1,500 square feet for small sites in the recommended code? (3,000 square feet will remain for larger sites)

#6a Vesting

Staff Recommendations for Council Consideration:

1. Complete applications will continue to be reviewed under prior code. Vested status of a land use application under prior code expires on July 1, 2019, unless a complete Building Permit application is filed before end of two-year term.
2. The vested status of a land use permit or approval issued prior to the adoption of this Downtown Code Update shall be governed pursuant to the terms of LUC 20.40.500.B

#6b Sustainability Certification

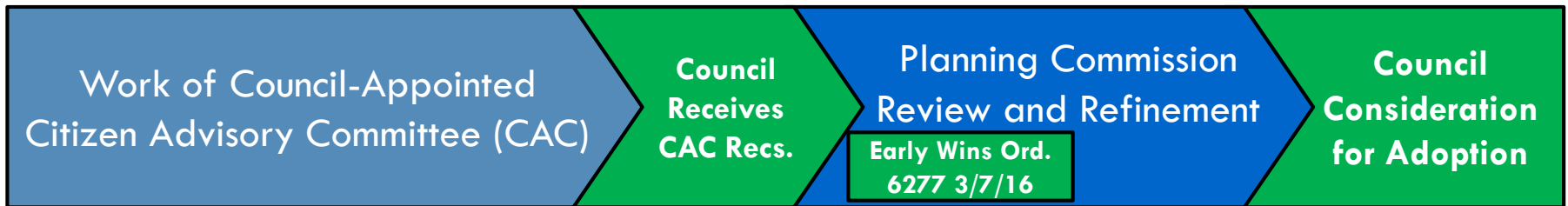
Staff Recommendation for Council Consideration:

1. Leave Built Green-5 Star in Tier 1 and Built Green-4 Star Certification in Tier 2 of the Sustainability Certifications in the Amenity Incentive System. Applicant may apply for a Flexible Amenity in extraordinary situations.

Next Steps

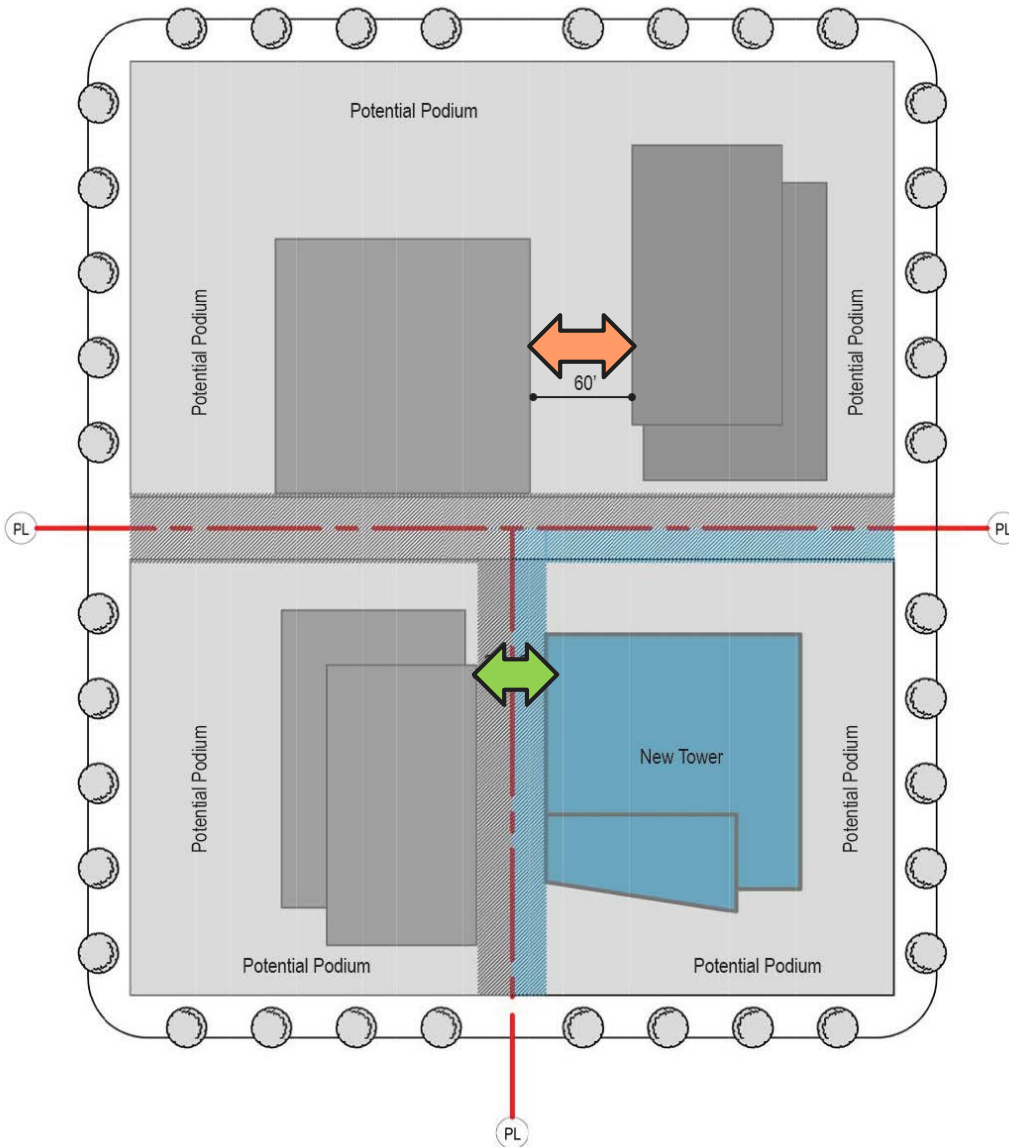
- Confirm Downtown Land Use Code adoption date (proposed for 10/2)

PUBLIC ENGAGEMENT



We Are Here

Tower Spacing: Council Direction to Date



Single Project

- 60 feet between towers within same project limit

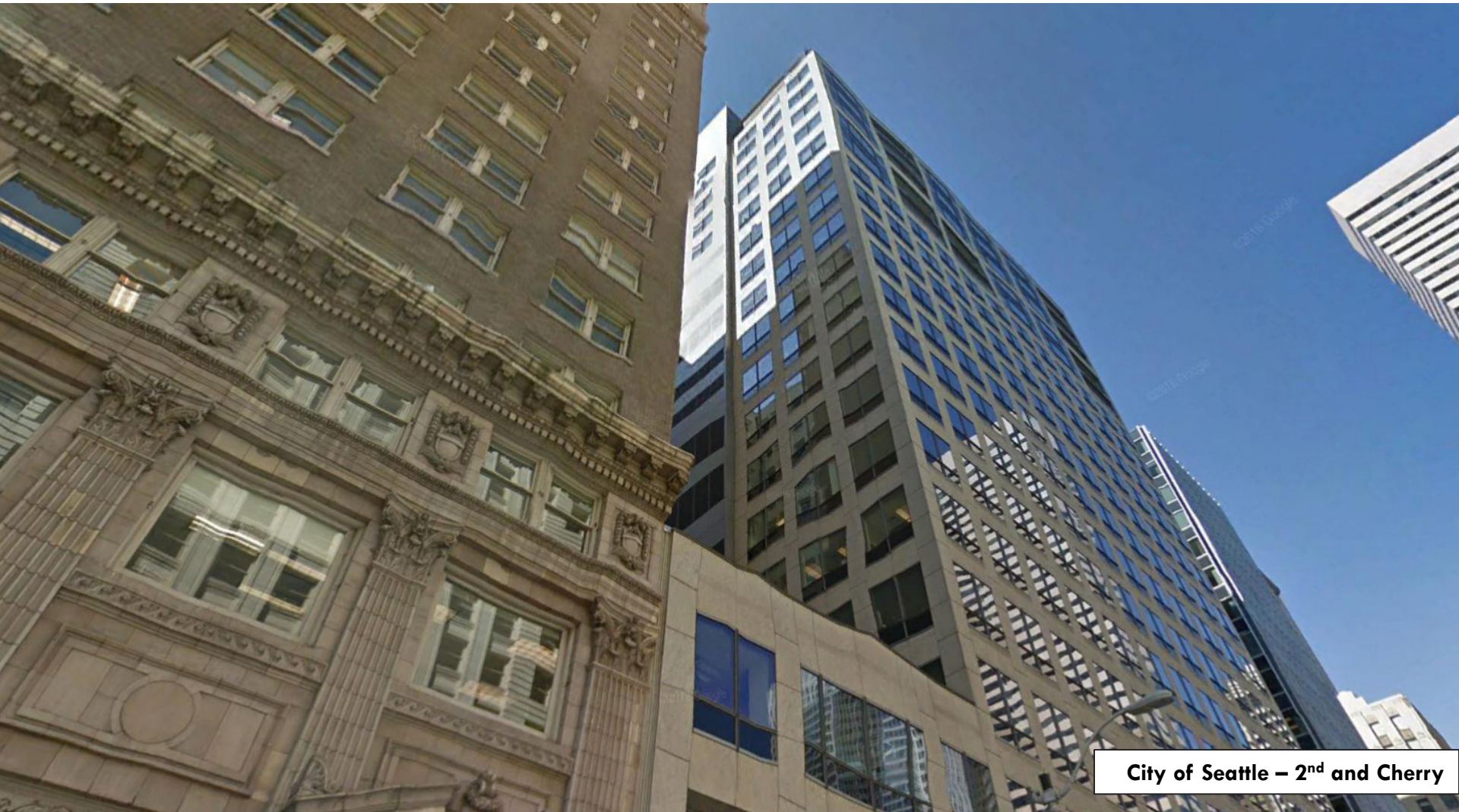
Between Sites/Internal Property Lines

- 20-foot setback for nonresidential towers
- 30-foot setback for residential towers

Tower Spacing

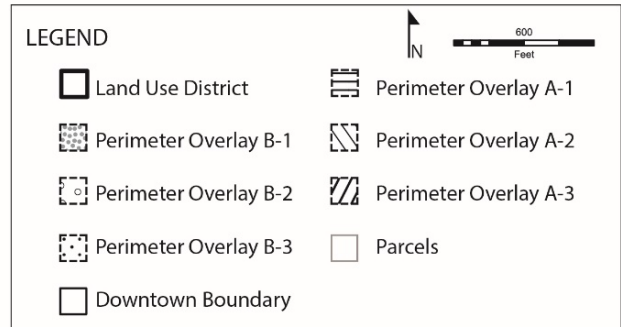
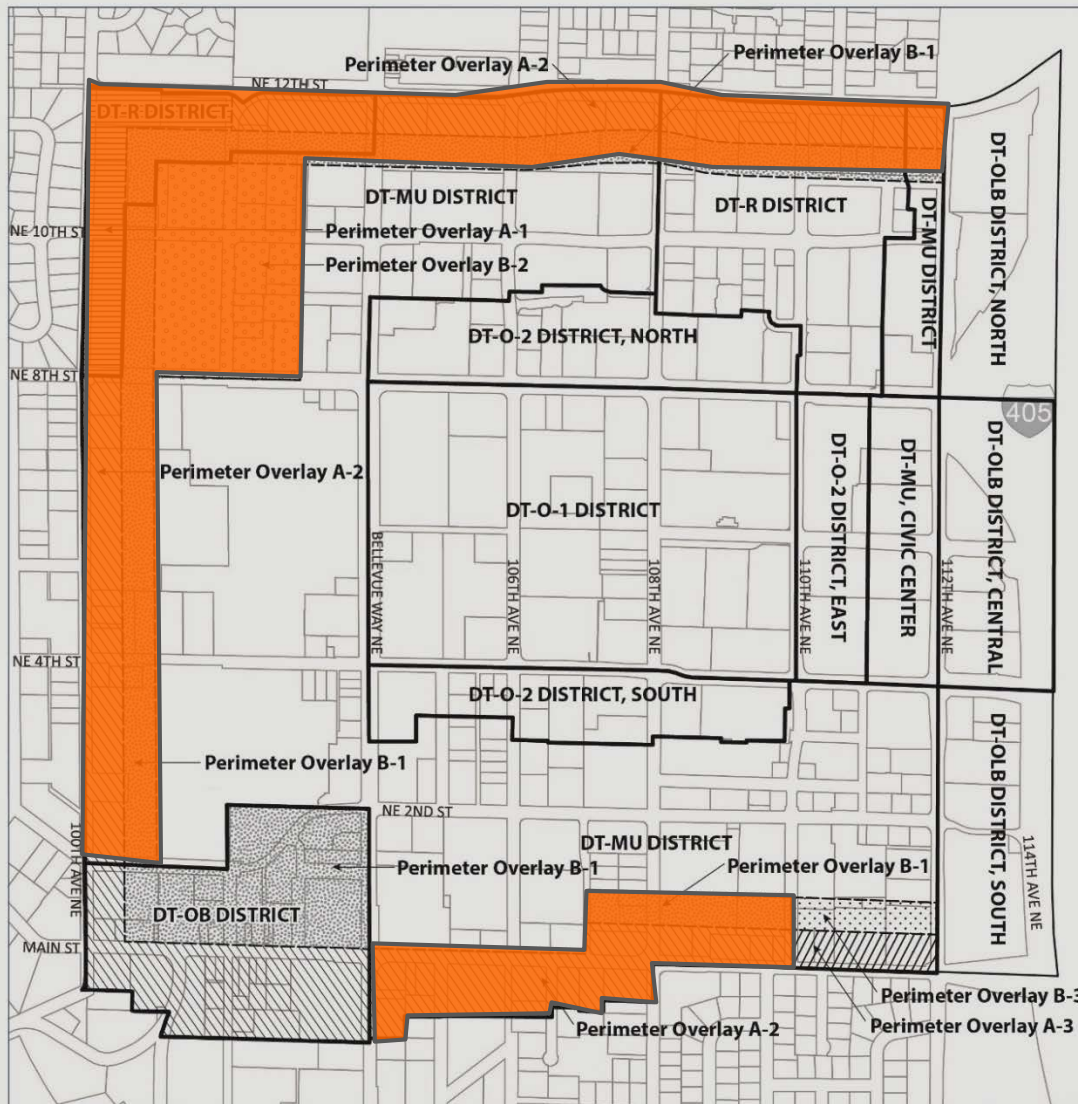


Tower Spacing



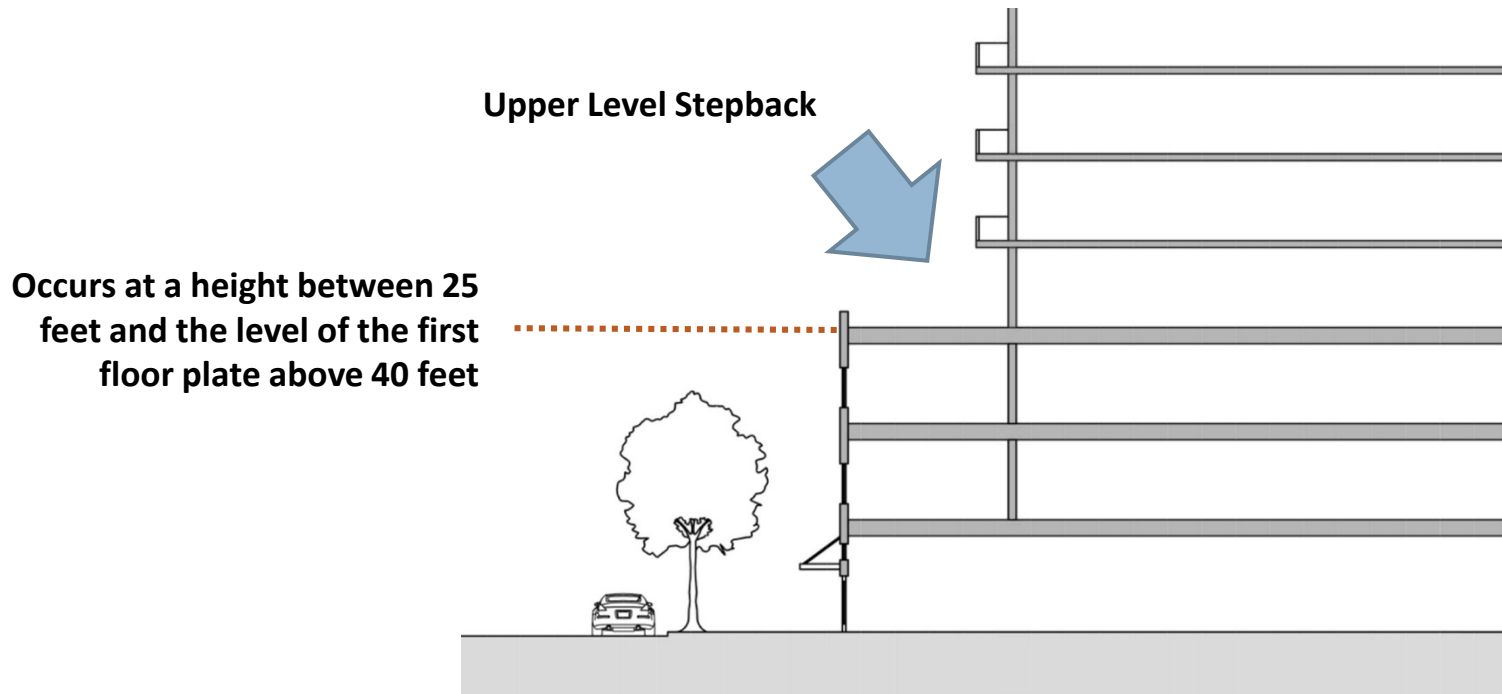
City of Seattle – 2nd and Cherry

Maximum Lot Coverage

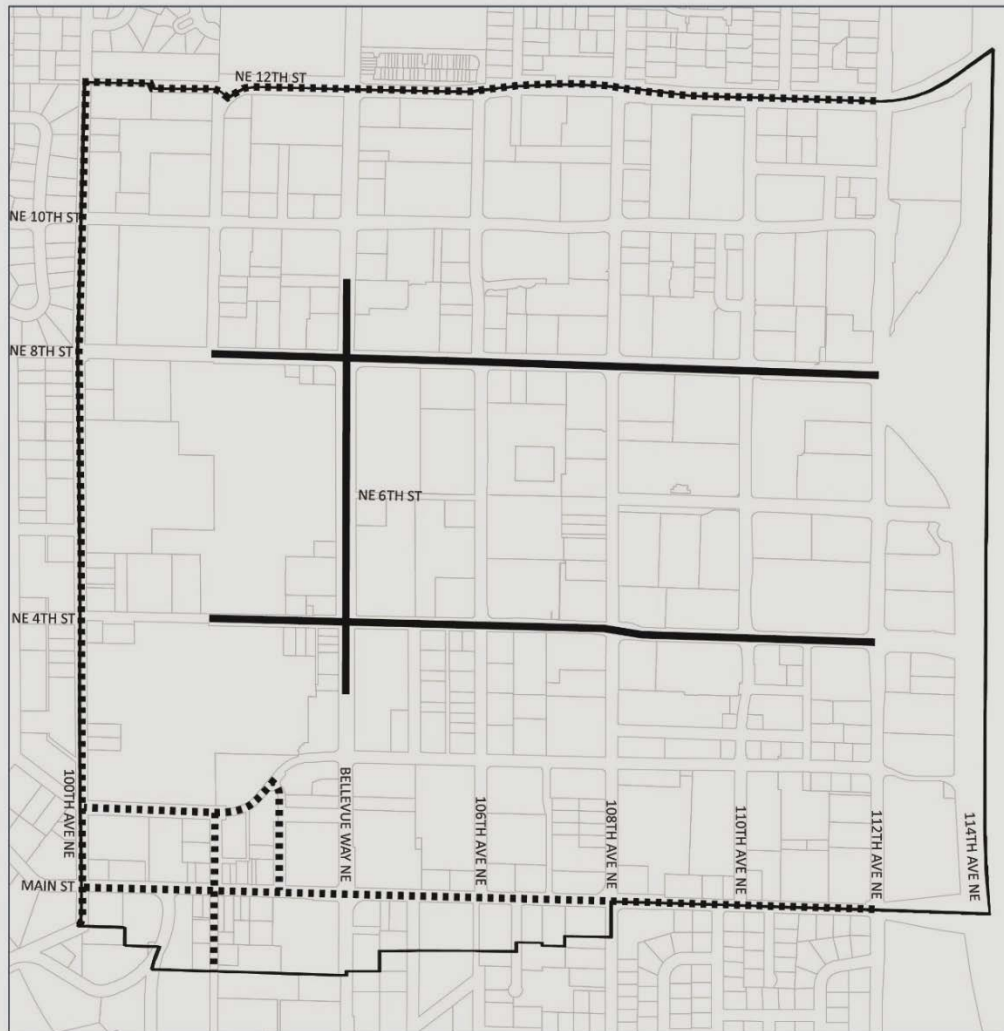


Areas with maximum of 75 percent lot coverage for residential development. Staff recommendation to increase to 80 percent w/ affordable housing.

Upper Level Stepback



Required Upper Level Stepbacks



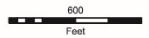
LEGEND

— Required 20' Upper Level Stepback

- - - Required 15' Upper Level Stepback

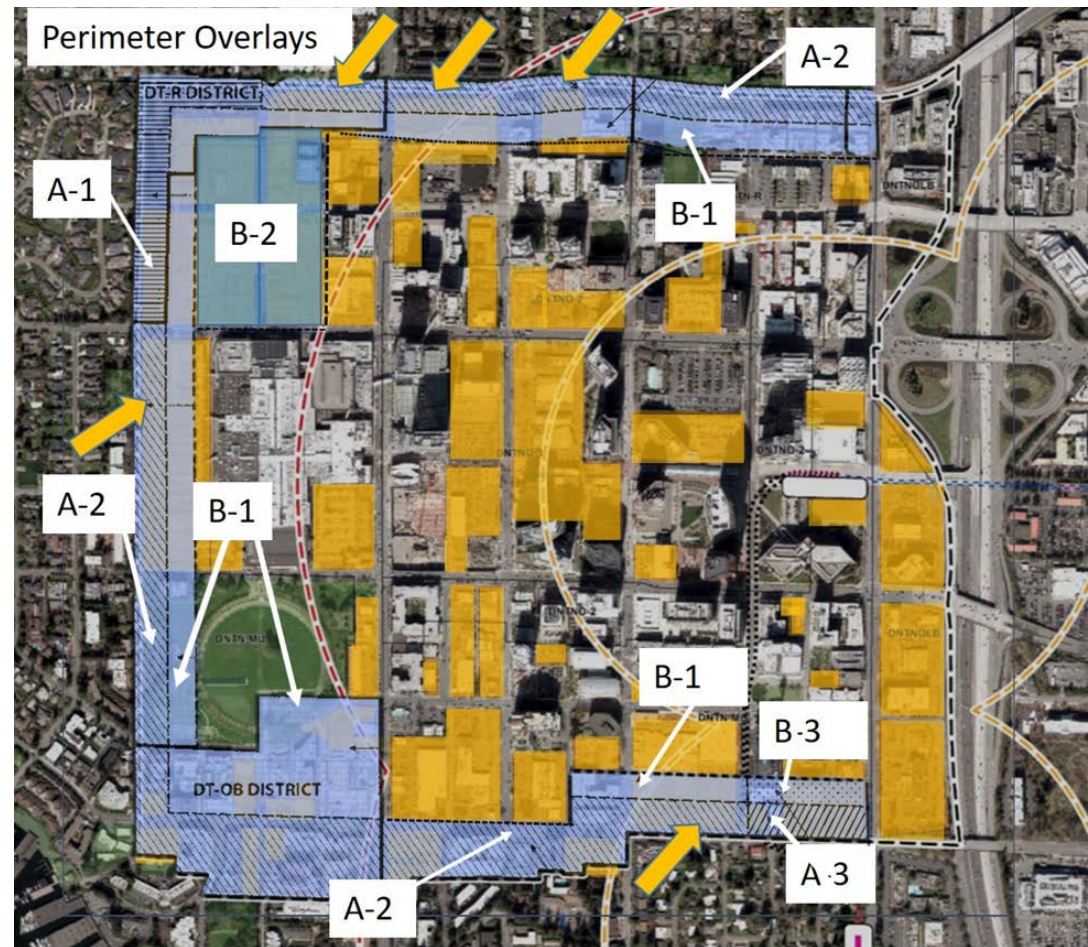
□ Parcels

□ Downtown Boundary



Downtown Linear Buffer

- 20-foot Downtown linear buffer.
- Softens the visual impact of larger buildings as viewed from the adjacent neighborhoods.
- Recommendation in Perimeter Overlay A-2: Measure buffer from back of curb, rather than back of sidewalk. Reduces width of buffer by the sidewalk width.



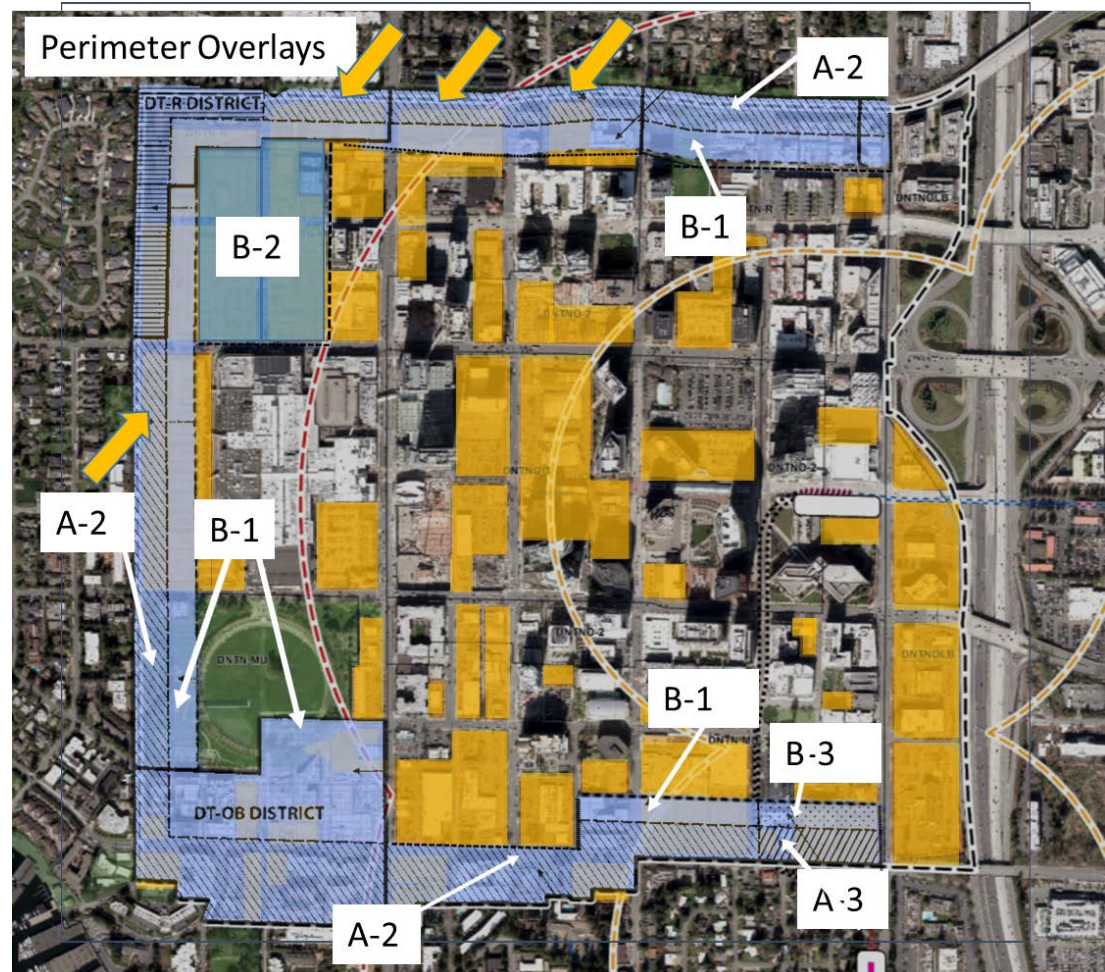
Downtown Linear Buffer

Northern boundary:

- Reduces buffer to 8 feet. McCormick Park provides buffer between Downtown and residential uses.

Western boundary:

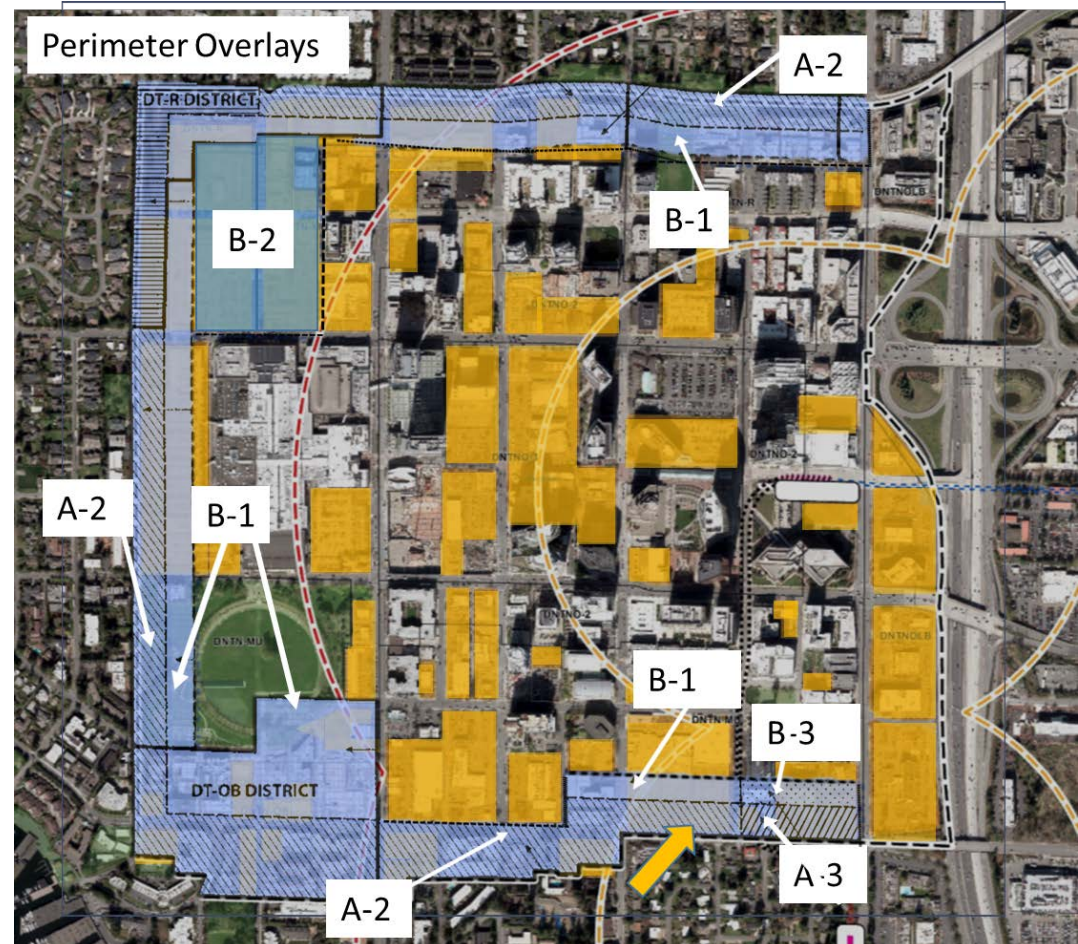
- Southern Downtown boundary to NE 8th St. (much is Downtown Park) - Reduces buffer to 8 feet.
- Uses on west side of street are hotel, park, and multifamily residential. There is little buffer now.



Downtown Linear Buffer

Southern boundary:

- Perimeter Overlay A-3 boundary to 108th Street on Main Street – Reduction to 4 feet, but Portal Park and commercial uses on south side of Main Street.
- 108th Street to 100th Street – No reduction because boundary is not adjacent to sidewalk.



#7c Open Space Provisions

Staff Recommendation for Council Consideration:

1. Retain Commission's recommended open space provisions which provide both mandatory and optional mechanisms to encourage open space in Downtown.

Open Space Provisions

▣ Mandatory Open Space

- New development in the Downtown Core, built to base FAR, must provide minor publicly accessible space.
- 10 percent open space required when building height exceeds trigger height. Minimum area is 3,000 square feet.

▣ Optional Open Space

- 75 percent of a project's required amenity points must be earned by providing:
 - ▣ Major Pedestrian Corridor;
 - ▣ Outdoor Plaza;
 - ▣ Donation of Park Property;
 - ▣ Improvement of Public Park Property;
 - ▣ Enhanced Streetscape;
 - ▣ Active Recreation Area;
 - ▣ Enclosed Plaza; or
 - ▣ Alleys with Addresses.

Wilburton/Grand Connection

■ Emerging Themes

- Significant destination at the Grand Connection
 - Concentrate density around GC/ERC interface and light rail station
- Emphasis on parks, open space, plazas
- Eastside Rail Corridor as a defining feature
- Permeability between blocks/ERC/other pedestrian & cyclist connections
- Opportunities for community oriented businesses/amenities
- Respectful transitions to Wilburton Hill, park, Spring District
- Authentic and human scaled streets and aesthetic quality
- Consistent with ULI vision (May 2016)

Wilburton/Grand Connection

