

Regulatory Reform



Planning, Land Use &
Sustainability Committee
May 9, 2012

Small businesses in multifamily zones

In Urban Centers
and the
Station Area Overlay
District



Restaurant in a Lowrise zone - La Rustica (W. Seattle)



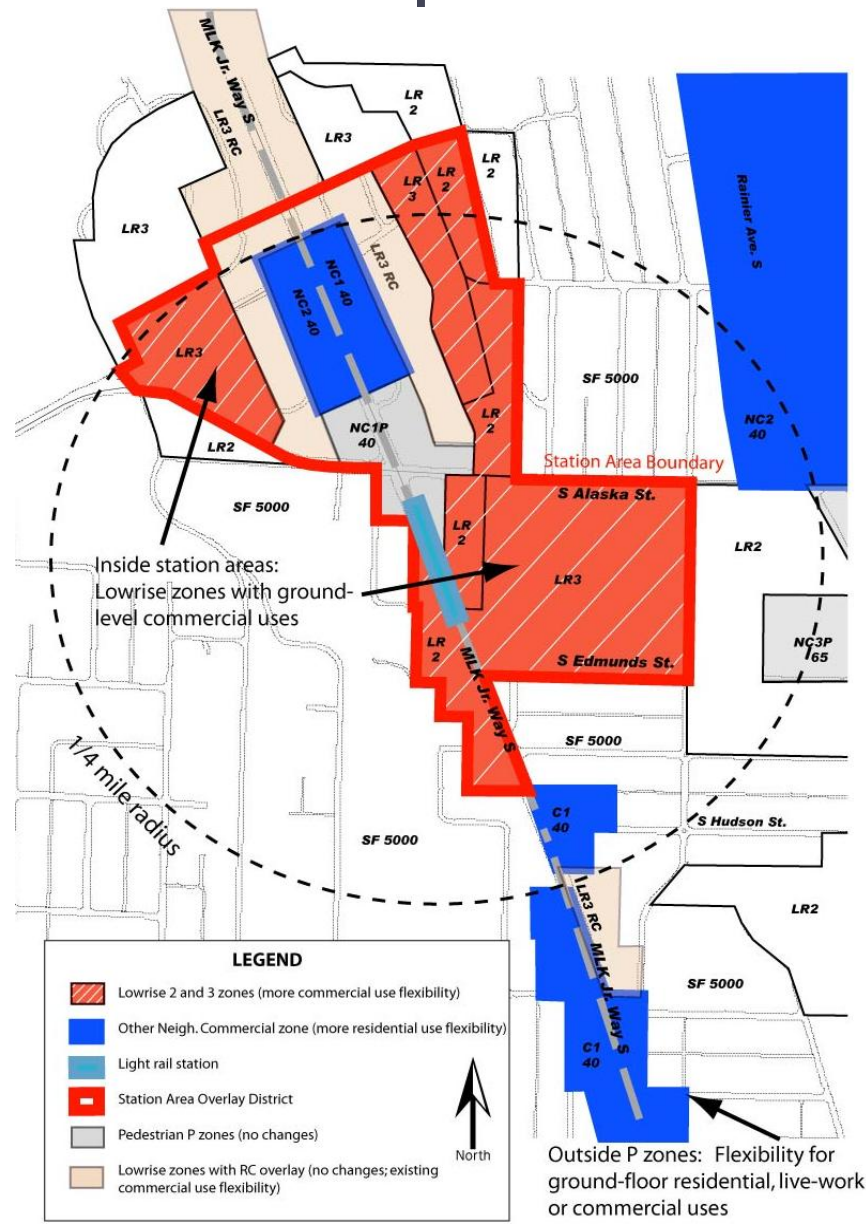
Thomas St. Bistro and local grocer in MR zone (Capitol Hill)

Small businesses in multifamily zones

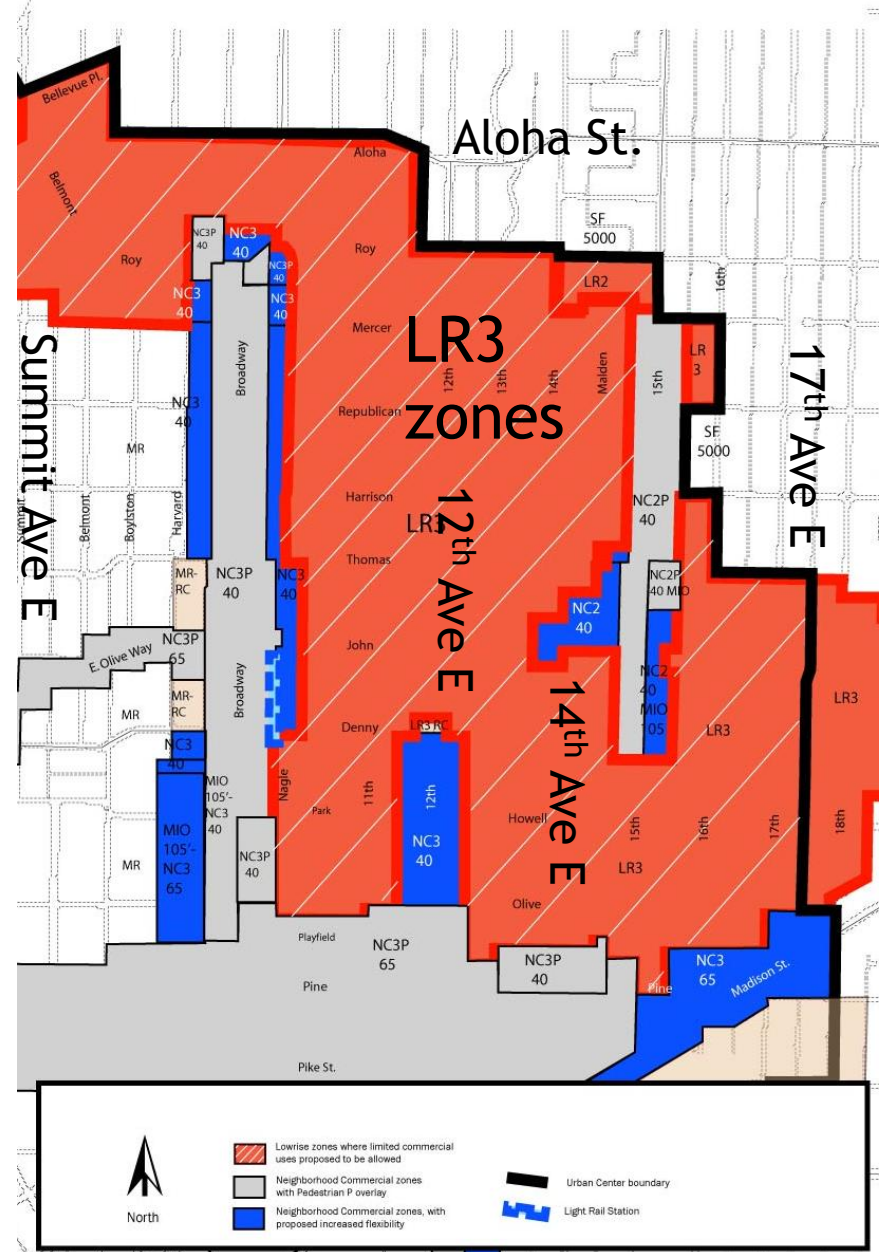
Capitol Hill small business examples in NC1 zones



Station area example - Columbia City



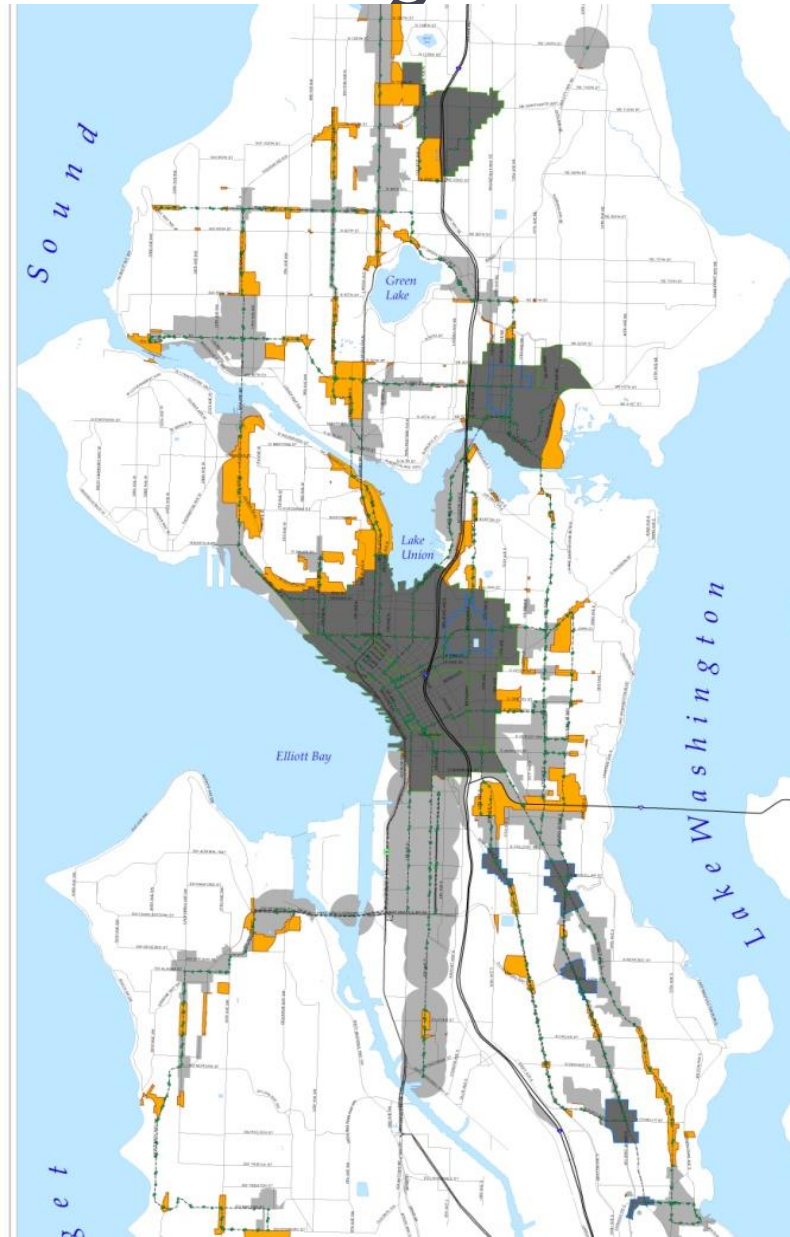
Aloha St.



Parking reform: eligible areas

Areas within 1/4 mile of corridors with frequent transit service:

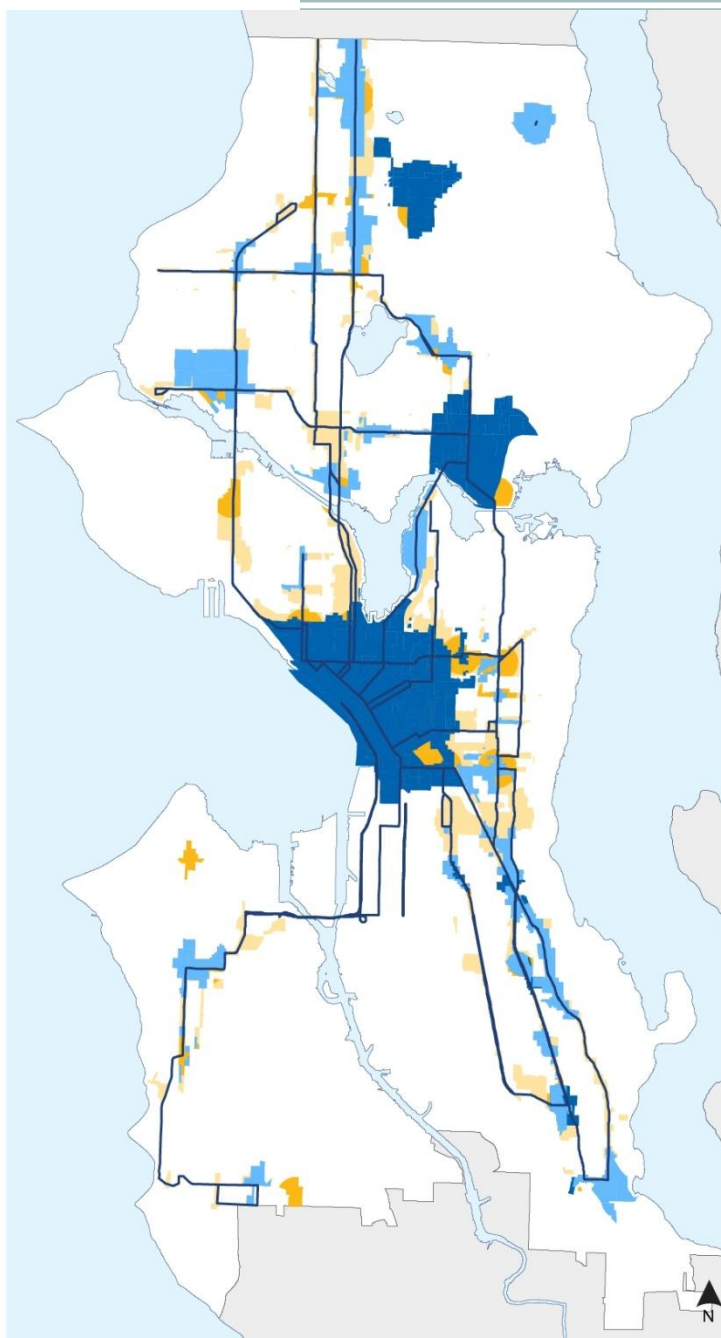
- New parking flexibility for all uses (orange)
- New parking flexibility for non-residential uses (light gray)
- Can still provide parking, in amount that better fits actual needs



Planning Commission's parking alternative

SPC's alternative proposal to increase flexibility

- no minimum parking requirements
- no minimum parking requirements for residential uses; places where flexibility will be added, no minimum parking requirements for non-residential uses
- places where flexibility will be added, no minimum requirements for allowed uses
- places where flexibility will be added, 50% reduction to minimum requirements for allowed uses



SEPA Reforms in Urban Centers, Station Areas

Use	Existing	Proposed*
Residential (Dwelling Units)	30, most zones 80 in Downtown	200, most zones 250 in Downtown
Non-Residential (Sq.ft. floor area)	12,000 sq.ft., most zones	12,000 sq.ft. for single-use 75,000 sq.ft. for mixed-use

*Existing thresholds retained for locations outside of Urban Centers and Station Area Overlays.

Design Review Thresholds

Zones	Residential (dwellings)	Non-Residential (sq.ft.)
NC1, NC2, NC3 C1, C2	4 units 4 units* *In urban centers, villages	4,000 in NC 12,000 in C* *In urban centers, villages
Lowrise 3	8 units	NA
MR, HR, Sea. Mixed, Downtown zones	20 units	12,000 in Sea. Mixed 20,000 or 50,000 in Downtown zones NA in MR, HR

SEPA Reforms in Urban Centers, Station Areas

- Encourage infill development per Comprehensive Plan
- Regulations will continue to protect:
 - Environ. Critical Areas
 - Design Review
 - Shoreline, grading & drainage
 - Transportation mitigation
 - Noise rules

Capitol Hill
urban center,
140 units



Northgate
urban center,
163 units



Other sample developments



1111 E. Union St.: 104 units (not built yet)



Ava Apts., 300 Third Ave W.: 179 units

Historic Preservation policy/practices

- Maintain current level of referral to DON/Landmarks Board
- Info sought at DPD permit intake - landmark status if 50+ year building
- Landmarks Preservation Ordinance continues to apply

Construction management permits and rules still apply

- Clean Air Agency - regulates air quality: asbestos permits, fugitive dust rules
- Existing limits on noisy-construction: must end at 7 PM (Council updated in 2008)
- Street-use permits for construction activities in ROW
- Land Use Code regulates construction parking
- Street Use and Traffic Codes regulate hauling and other construction traffic

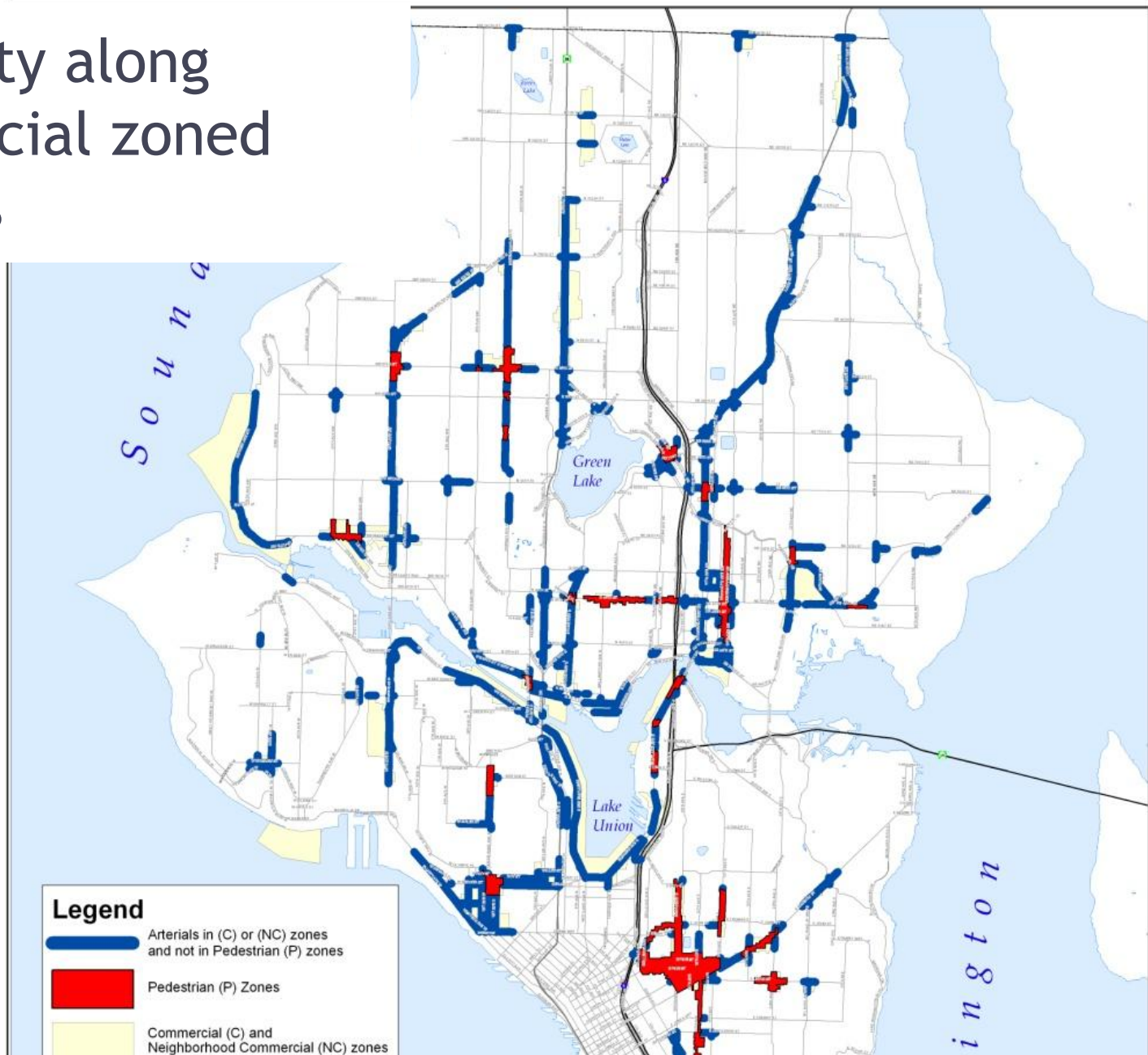
Flexibility along commercial zoned arterials

Residential spaces could be
converted to
commercial uses
in the future



Washington D.C.

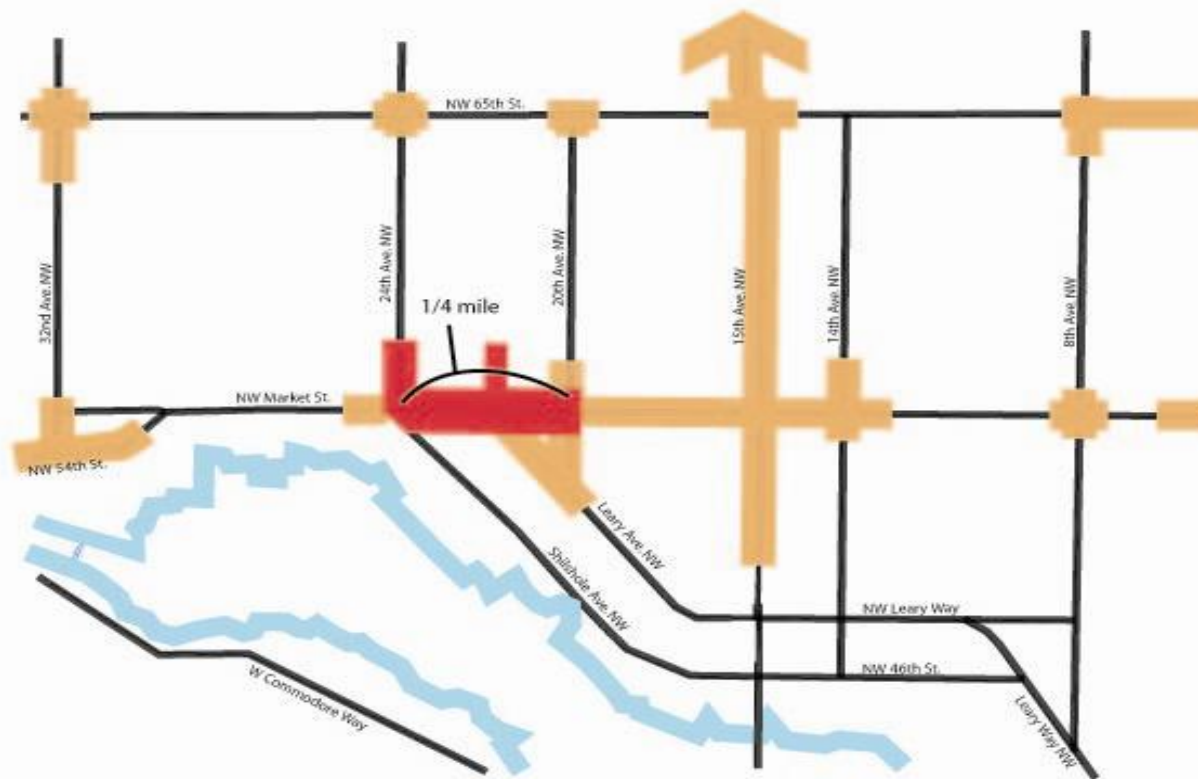
Flexibility along commercial zoned arterials





Flexibility along commercial zoned arterials



Flexibility along commercial zoned arterials

BALLARD

-  --- Pedestrian-oriented commercial uses still required at street level
 -  --- Increased flexibility for residential, live-work or commercial uses
- *Uses include restaurants, customer service offices, etc.



Thank you

For more information, visit:

www.seattle.gov/dpd/Planning/RegulatoryReform/Overview/default.asp

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