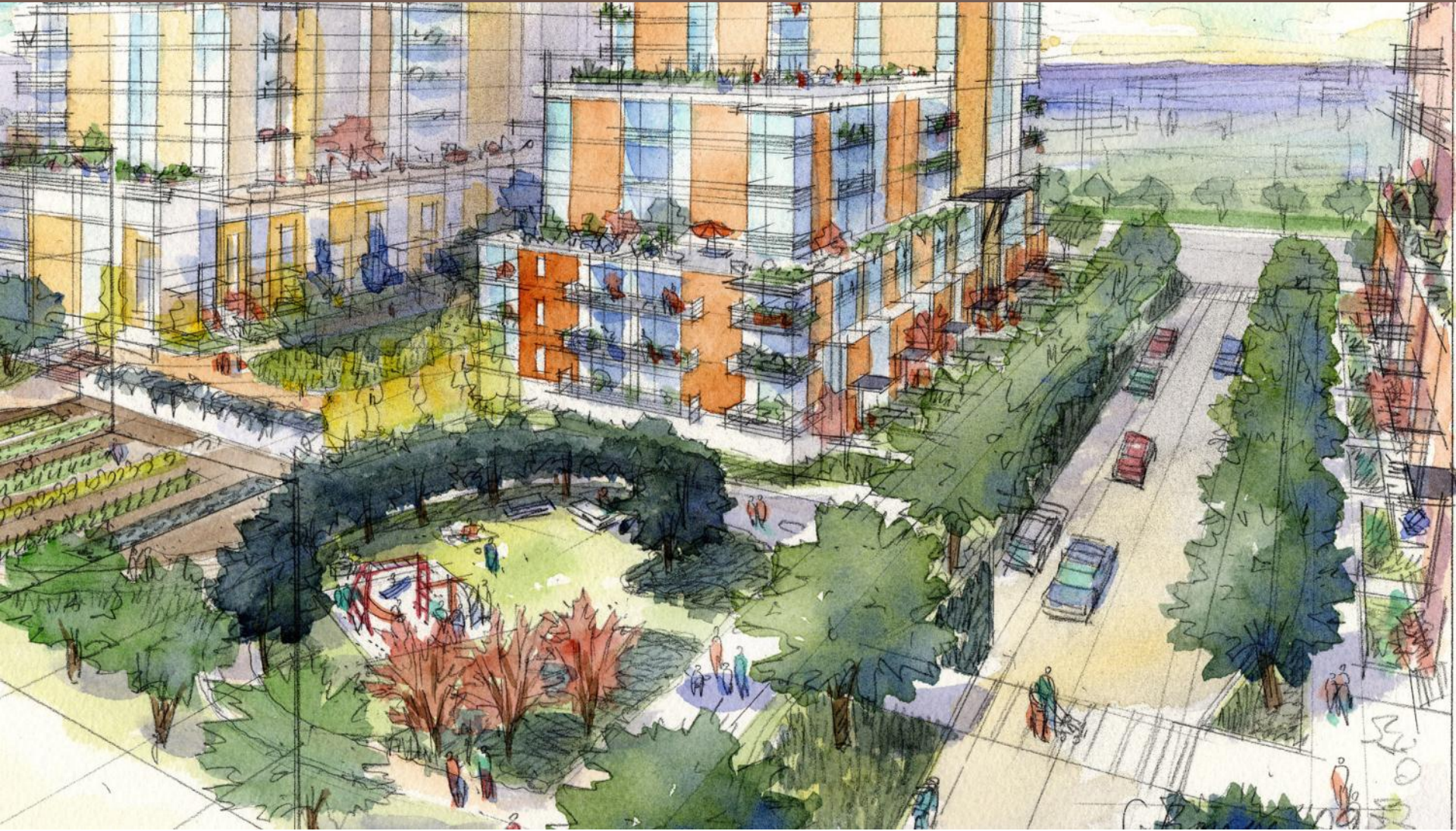


# YESLER TERRACE LAND USE REGULATIONS



# Overview

- Priorities & context
- Proposed regulations
- Example design
- Design review and guidelines



# City's priorities

- Support SHA's plan and the Citizen Review Committee's guiding principles – consistent with Comprehensive Plan
- Encourage public/private partnerships to provide replacement housing, new affordable housing, and better infrastructure
- Ensure public benefits, sustainability, good urban design





# Legislation summary

- Land Use Code amendments
- Street vacation
- Planned action ordinance
- Cooperative agreement



# Rezone and redevelopment area



-  Proposed MPC - YT rezone
-  SHA Yesler redevelopment area

# Regulations: allowed uses

## New zone (MPC-YT) would allow:

- Residential – 3.95 million square feet, approximately 4,500 units (current zoning allows 2.32 million sf, or 2,600 units)
  
- Office
- Medical services uses
- Lodging
  
- Retail
- Other uses

900K sf

150K sf

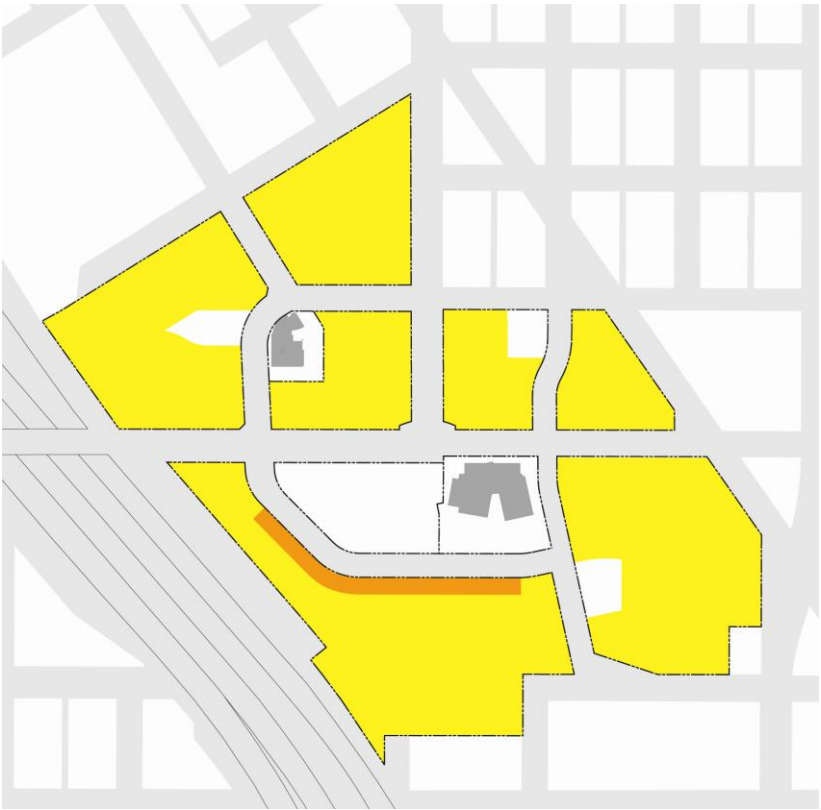


## MAXIMUM RESIDENTIAL FLOOR AREA, BASED ON AFFORDABLE HOUSING PRODUCTION

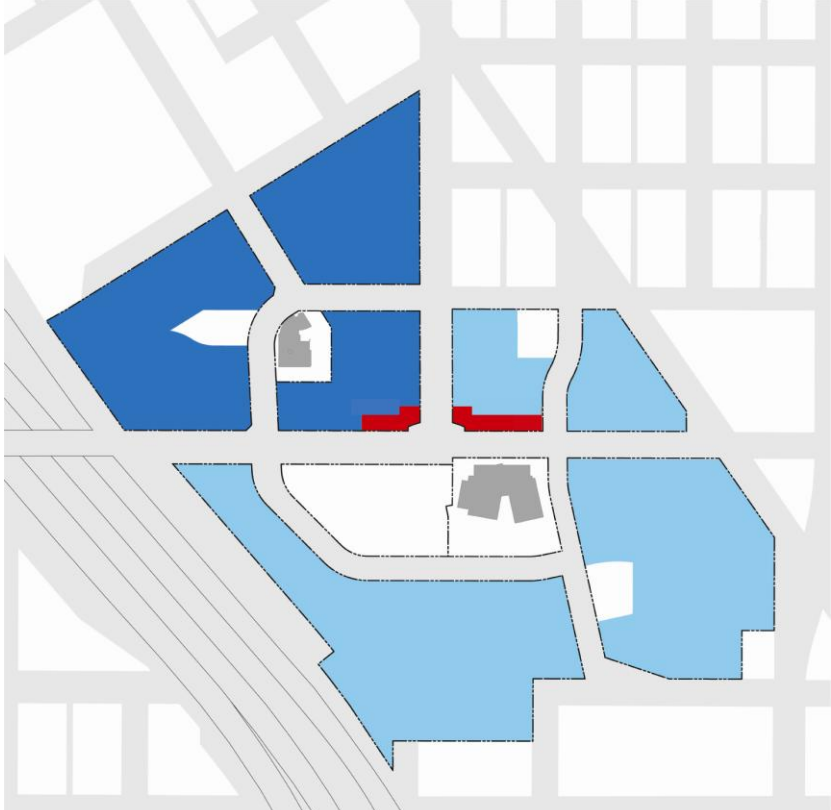
	Required housing – must be provided before tier increase	Max. residential floor area
Tier 1 (base)	<ul style="list-style-type: none"> <li>● 187 Replacement Units</li> <li>● 80 60% of Median Income (MI) Units</li> <li>● 4.5% of any additional units as 80% of MI units</li> </ul>	1,400,000 sq ft
Tier 2	<ul style="list-style-type: none"> <li>● 374 Replacement Units</li> <li>● 160 60% of MI Units</li> <li>● 4.5% of any additional units as 80% of MI units</li> </ul>	2,750,000 sq ft
Tier 3	<ul style="list-style-type: none"> <li>● 561 Replacement Units</li> <li>● 290 60% of MI Units</li> <li>● 4.5% of any additional units as 80% of MI units</li> </ul>	3,350,000 sq ft
Tier 4	80% of MI unit requirement continues	3,950,000 sq ft

- Before moving to the next tier, SHA must demonstrate that affordable housing targets have been met
- Based on public review comments, this version has more replacement units and 60% MI units in Tiers 1 and 2.

# Location of uses



- Residential uses allowed
- Residential uses required



- Limited non-residential allowed (<25K)
- Large non-residential allowed (>25K)
- Street-level retail and services required

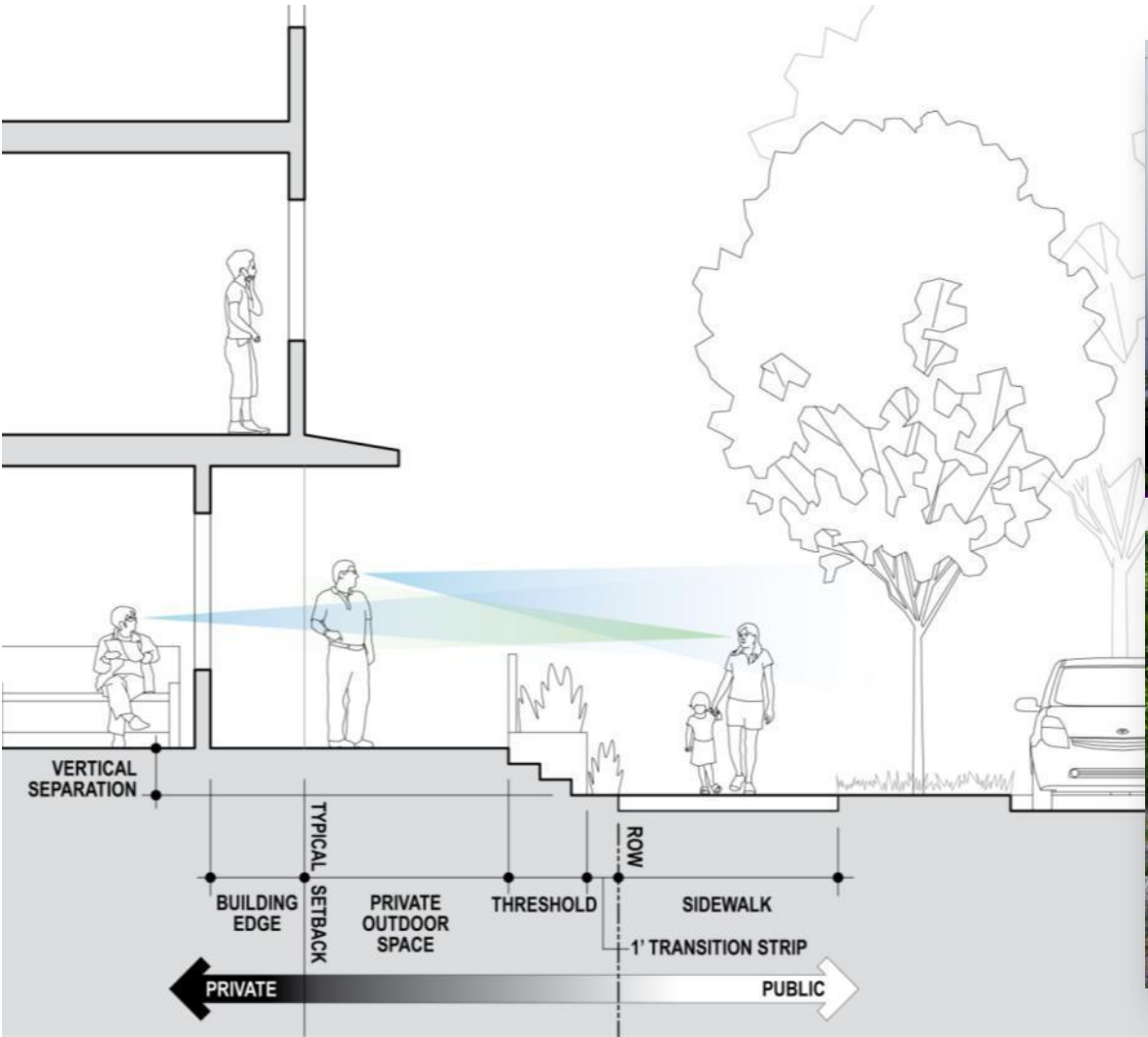


# Regulations: building height

- Allows a mix of midrise & highrise buildings
- 85' allowed everywhere except parts of the view corridor
- View corridor allows no height at the uphill end, increasingly tall buildings downhill
- Up to 13 highrises site-wide, ranging from 160'-300'
- Highrise floor plates limited, based on use



# Regulations: residential frontage



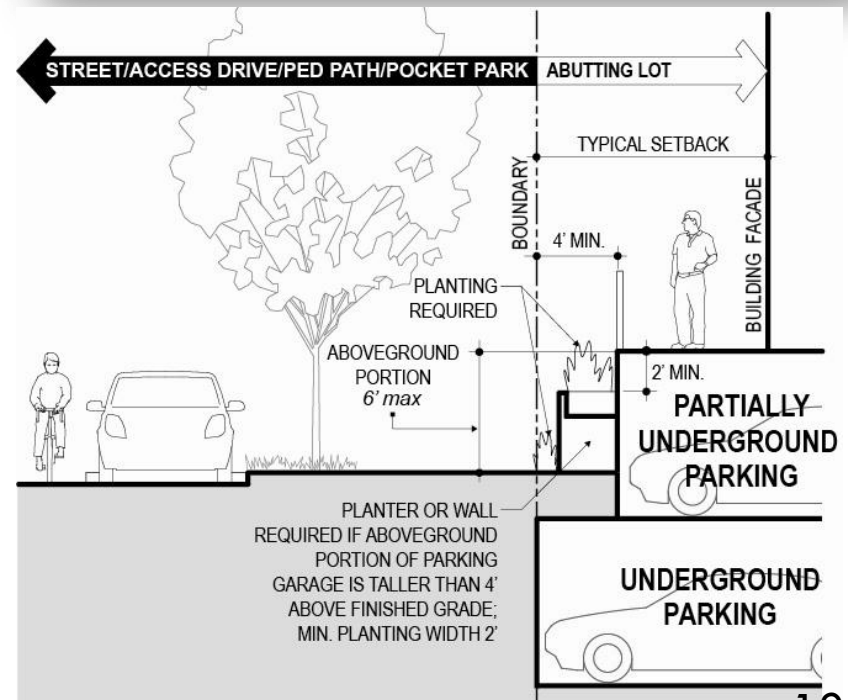
# Regulations: commercial frontage

- Minimum transparency is greater than the requirement for residential uses
- In key locations, both minimum and max. setbacks (“build-to lines”) require the building to be close to the street edge
- Setbacks designed to encourage outdoor seating



# Regulations: parking

- Parking maximums (by sector):
  - ▣ 0.7 spaces/residential unit
  - ▣ 1 space/1,000 sf office
  - ▣ 1 space/500 sf other uses
- Very limited surface parking on private property
- Aboveground garages must be set back from façade, wrapped in active frontage



# Regulations: landscape and stormwater

- Seattle Green Factor:
  - ▣ Scoring system promotes trees, food cultivation, green roofs, rain gardens
  - ▣ Landscaping required to be equivalent to 30% of a lot and 50% of a sector
- 2009 Stormwater Code sets a high standard



# Regulations: residential amenity area

- Each development must provide an area equal to 5% of residential floor area
- All units must have access to common or private amenity area
- Common area: rooftops, balconies, courtyards, and indoor shared facilities
- Private area: stoops and decks – no restrictions on gardening allowed



# Adding it up: example design

- How do the various development standards work together?
- Intended as “bare-bones” prototype built to full zoning capacity and meeting minimum requirements – professional designers and design review process would result in better details
- Generic site: some locations would allow more or less development, slopes would alter street-level features
- Presentation focuses on types of standards rather than dimensions and other quantitative limits

# OVERVIEW





# GROUND LEVEL

Upper setbacks emphasize lower portions of the building



Structural projections

Stoops & porches

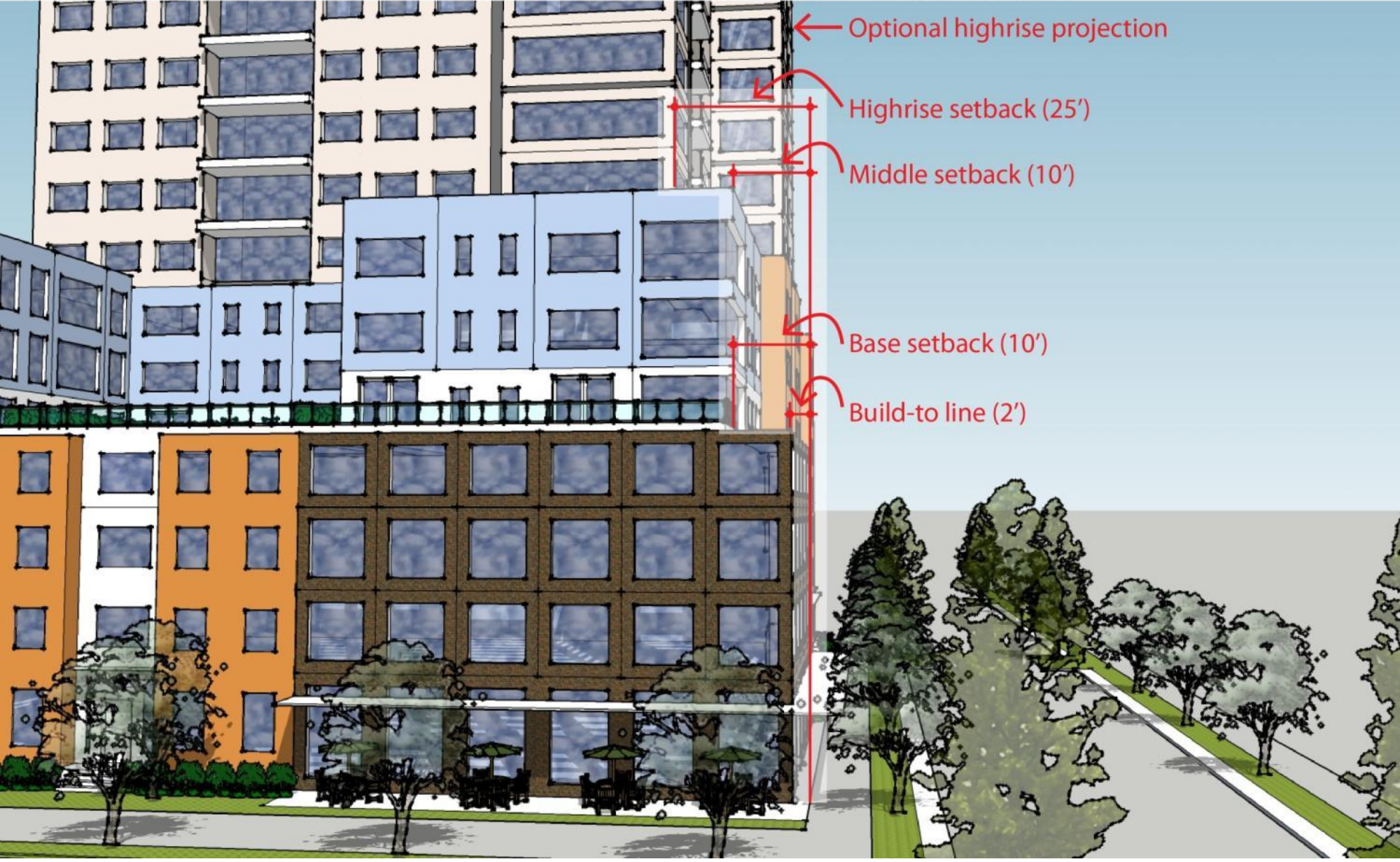
Required transparency

Green Factor landscape features

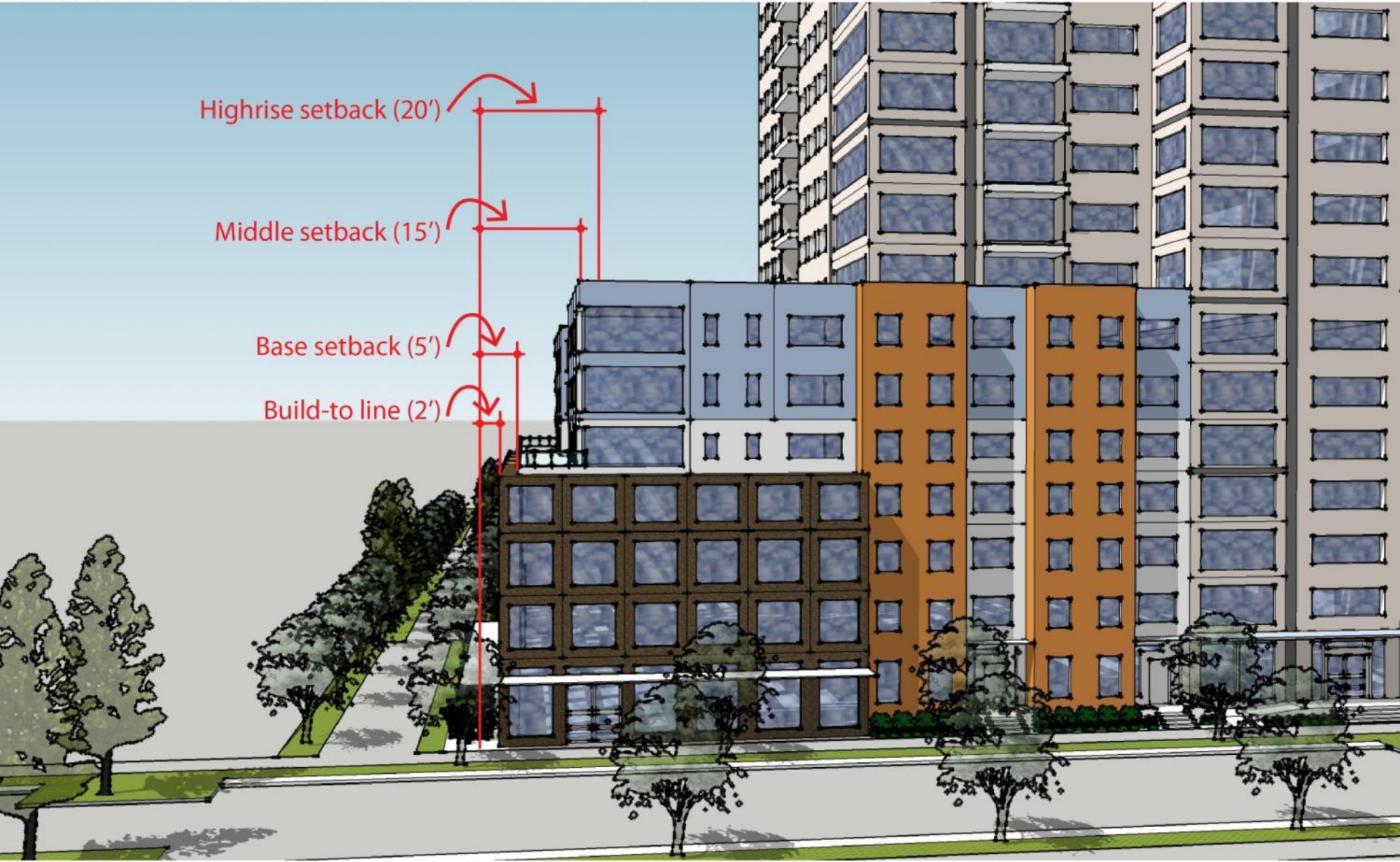
All parking belowground or concealed by active uses

Ground-level setbacks favor streetfront seating and active uses

# SETBACKS FROM A PROPERTY LINE FACING THE STREET



# SETBACKS FROM THE EDGE OF A PEDESTRIAN PATHWAY



Highrise setback (20')

Middle setback (15')

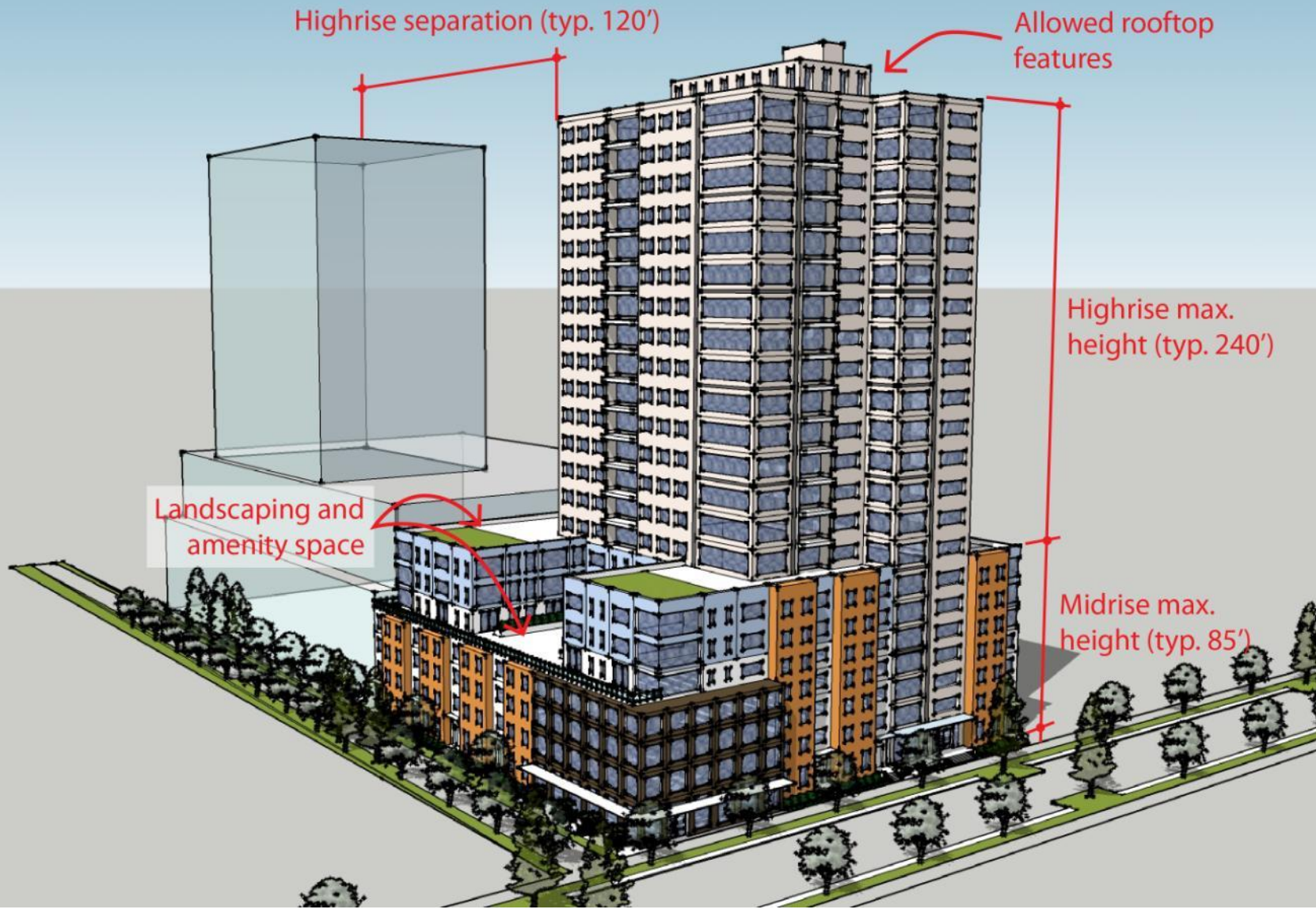
Base setback (5')

Build-to line (2')

The same setbacks apply to access drives

# STANDARDS FOR UPPER LEVELS

Highrise max. floor plate (typ. 11,000 SF)



# Aggregate limits

- Some standards establish limits that apply across blocks, sectors, or the entire zone
- Examples include:
  - ▣ Max. number of highrises (by sector)
  - ▣ Max. square footage of residential and non-residential development (by zone and sector)
  - ▣ Max. number of parking spaces (by sector)
- These “aggregate” limits put caps on development while allowing some flexibility



# Design guidelines

- YT-specific guidelines, detailed provisions for different locations around the site
- Focus on frontage: the relationship between buildings and streets, parks, and other public areas
- Coordinating individual developments to build a site-wide network of safe, inviting open spaces



# Design review process

- Design review required for each proposal including 20 dwelling units or 12,000 sf of nonresidential development
- New process proposed for projects that do not request any departures from the detailed development standards and design guidelines

Project type	Public notice of application	Reviewed by...	Appeal to Hearing Examiner?
<i>Departures requested: midrise or highrise</i>	Yes	Design Review Board	Yes
<i>No departures: midrise</i>	Yes	DPD design review staff	No
<i>No departures: highrise</i>	Yes	Design Review Board	No

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