

# YESLER TERRACE LAND USE REGULATIONS



# 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

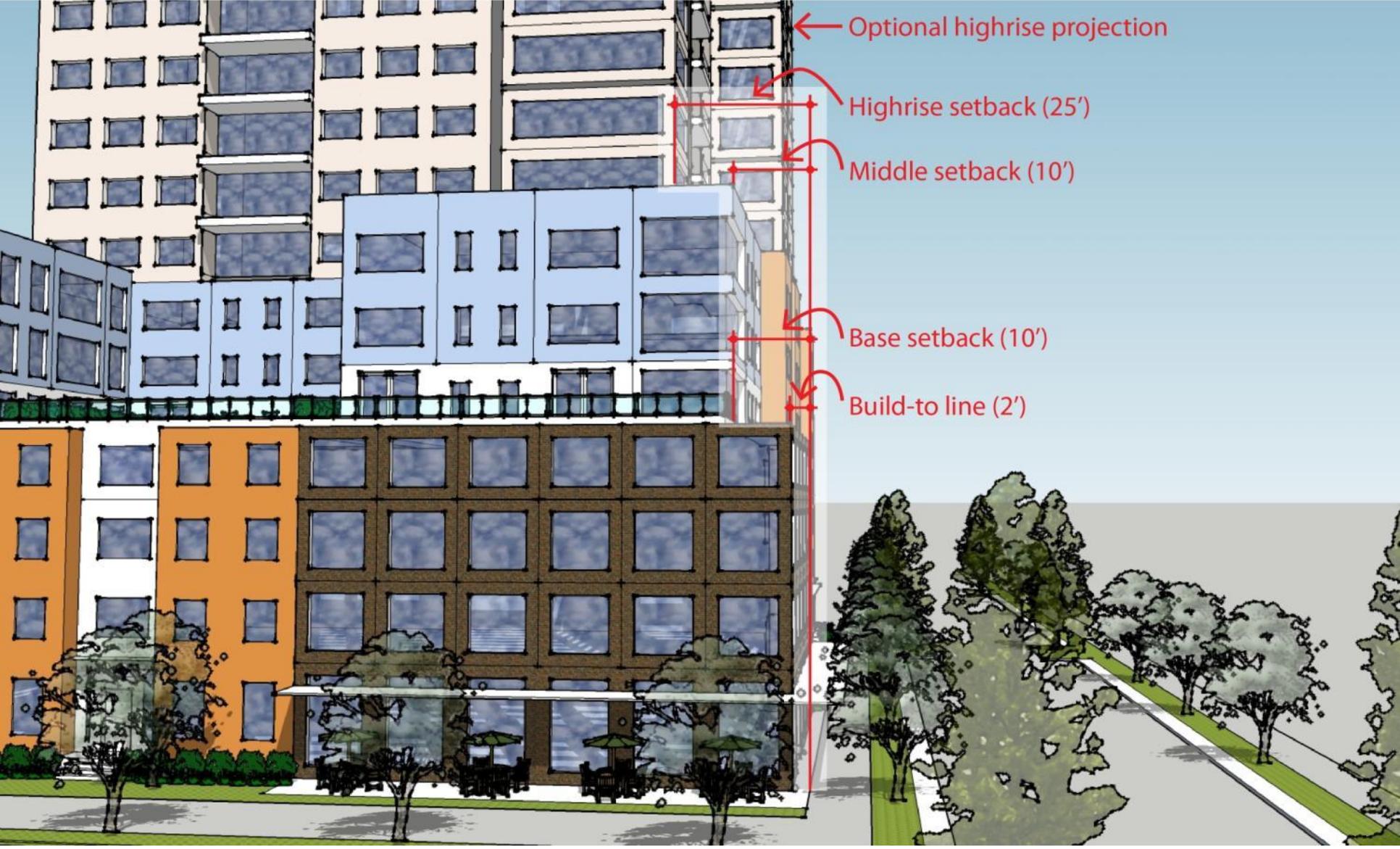
Required transparency

Green Factor landscape features

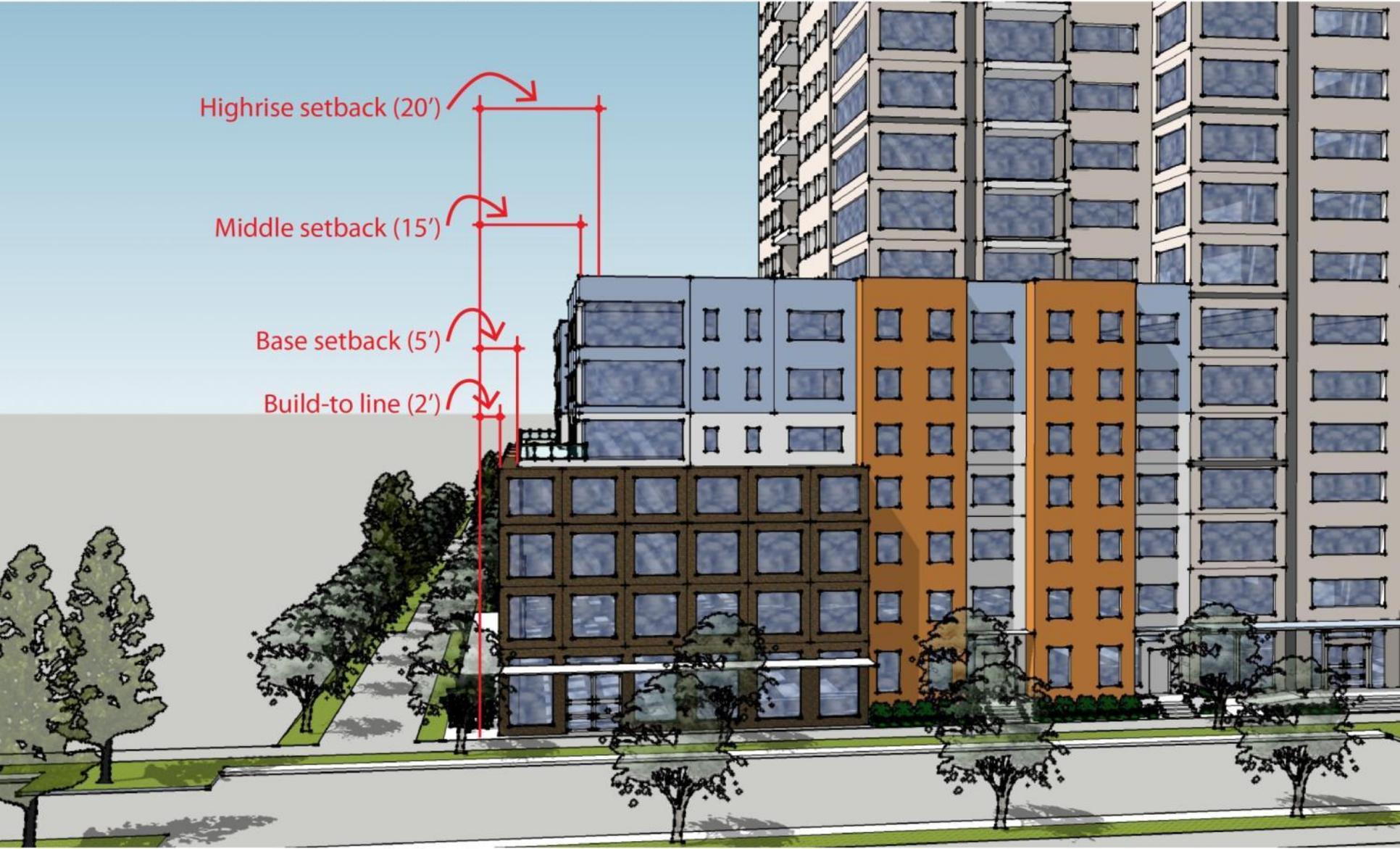
All parking belowground or concealed by active uses

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')

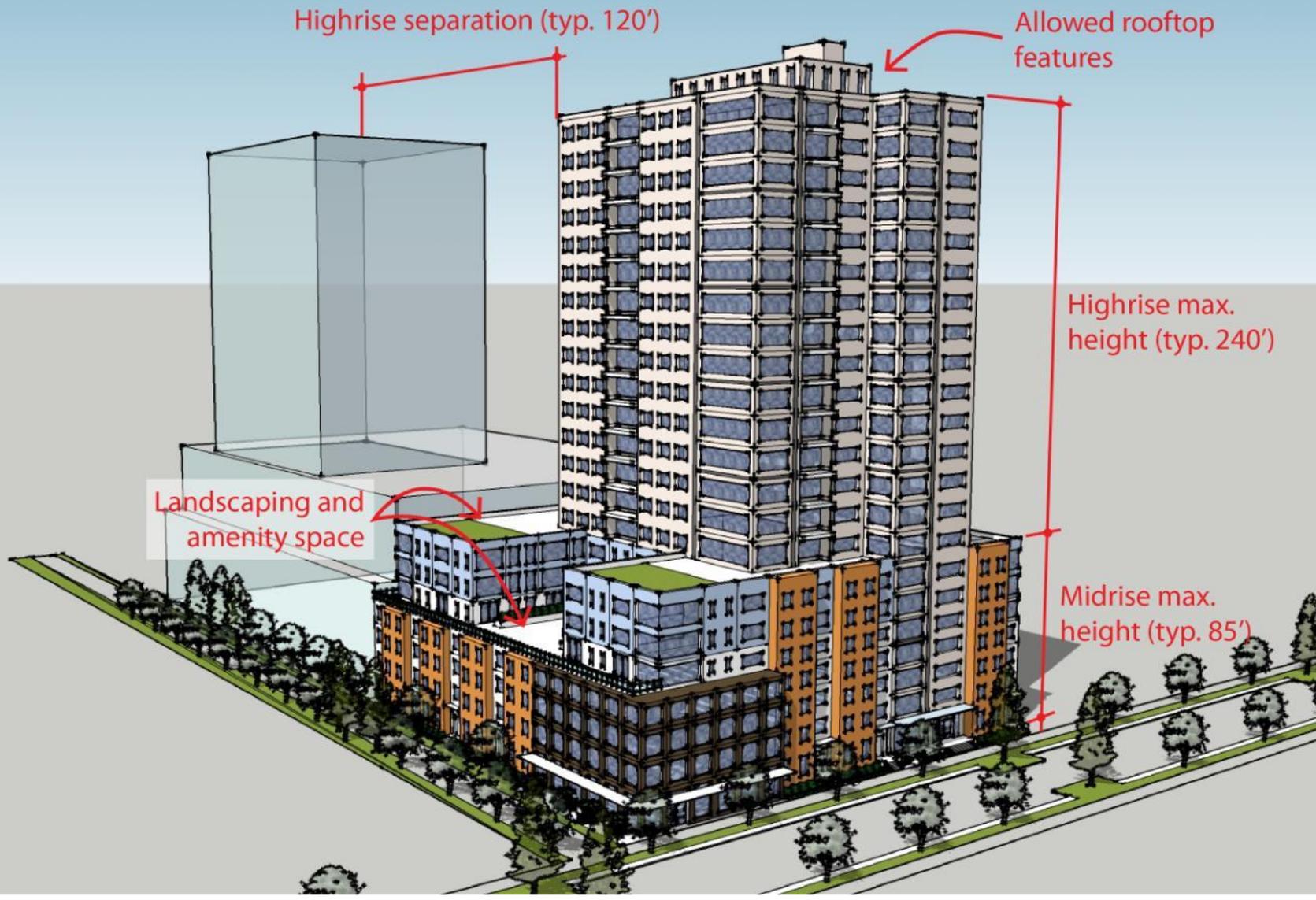
Base setback (5')

Build-to line (2')

The same setbacks apply to access drives

# STANDARDS FOR UPPER LEVELS

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



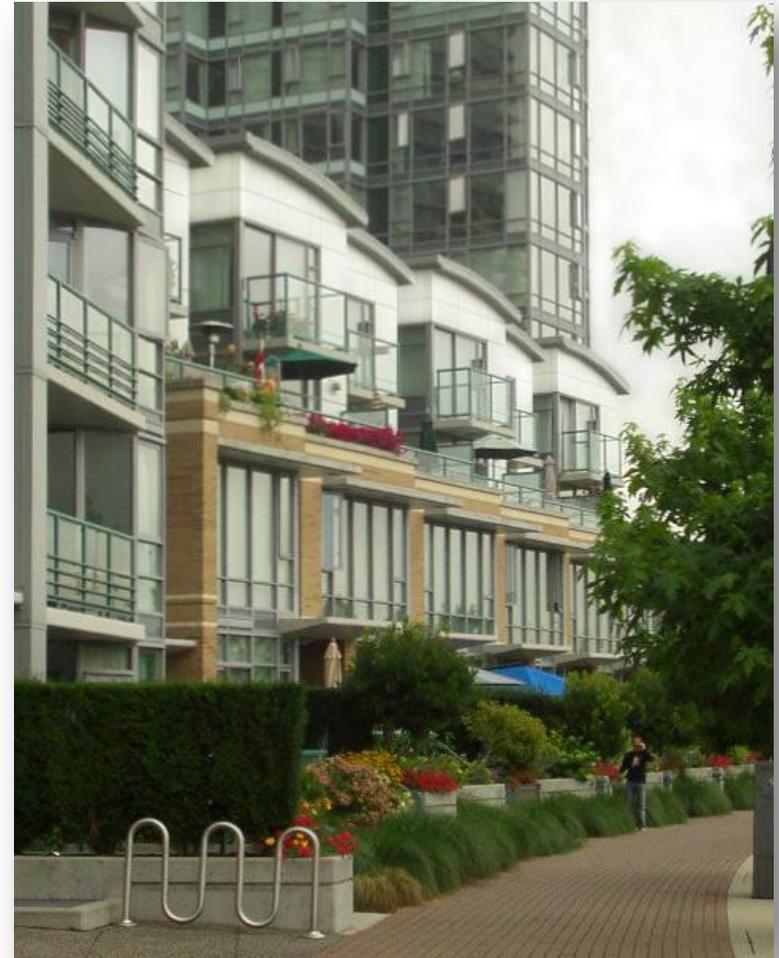
# Aggregate limits

- 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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