



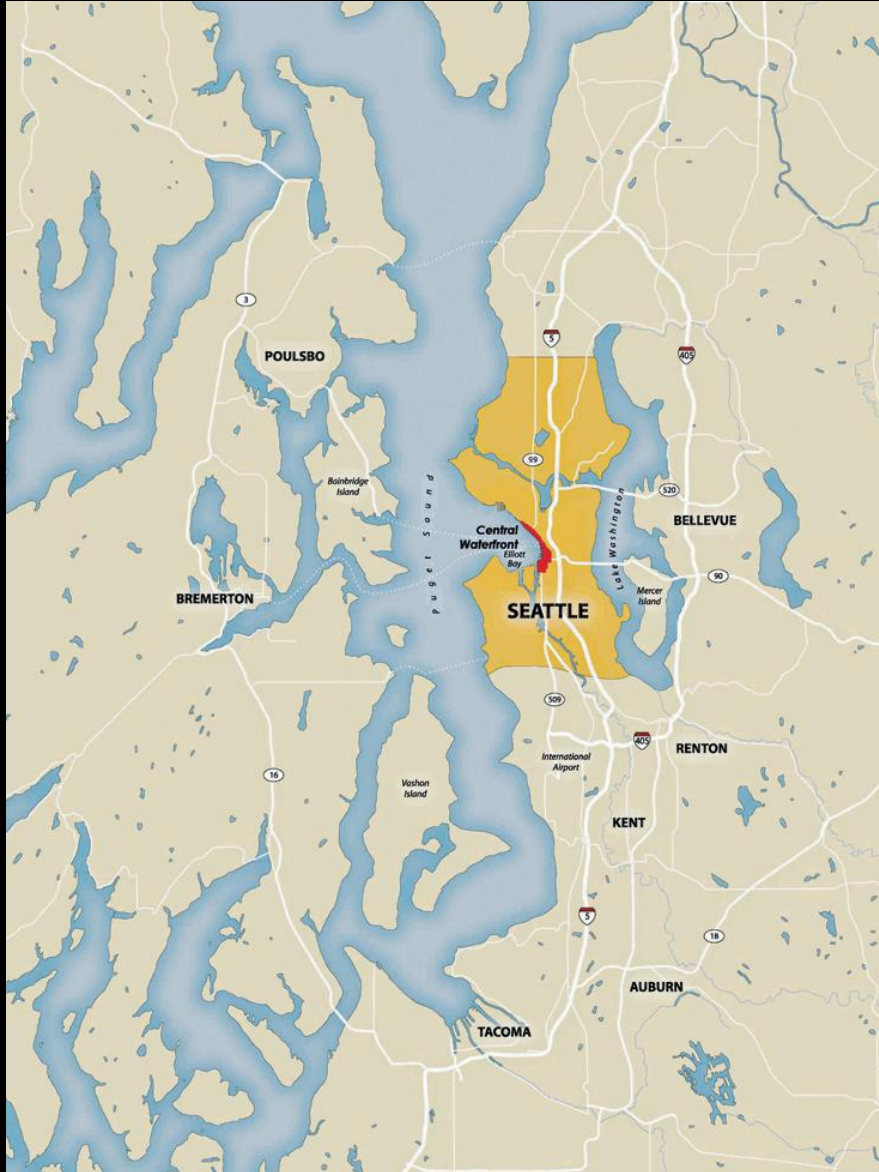
Update from the Emerald City

SPUR, April 8, 2011



MARSHALL FOSTER, PLANNING DIRECTOR
CITY OF SEATTLE
DEPT OF PLANNING AND DEVELOPMENT

Seattle Is . . .



An isthmus between Puget Sound and Lake Washington.....

608,000 people in a region of 3.4 million

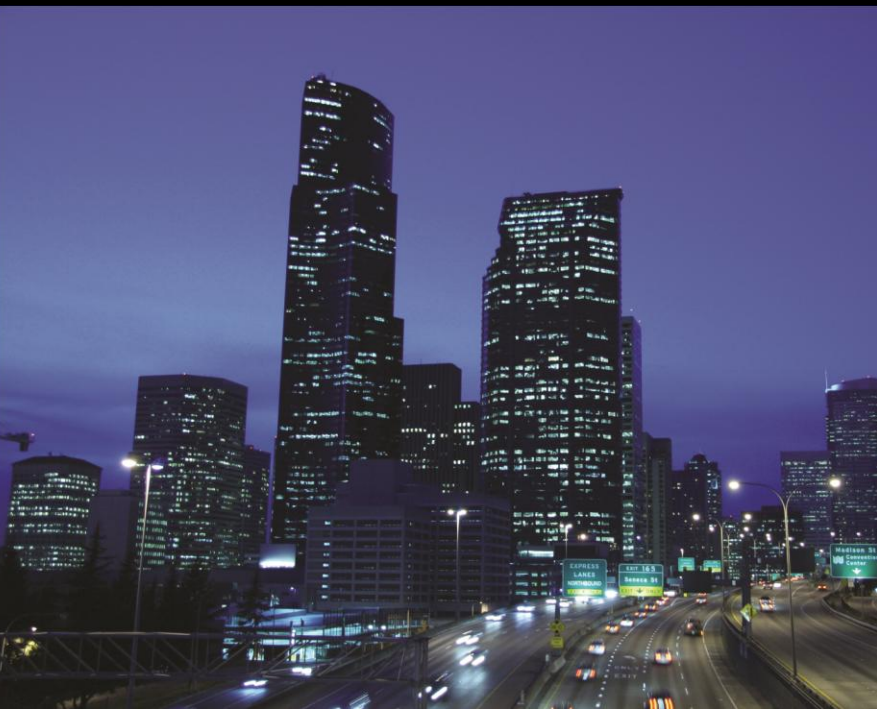
600,000 jobs in a region of 1.9 million

142 square miles (3 san franciscos!)

...a working city, still rough around the edges

...surrounded by unparalleled nature

...not quite comfortable with big ideas or being “world class”

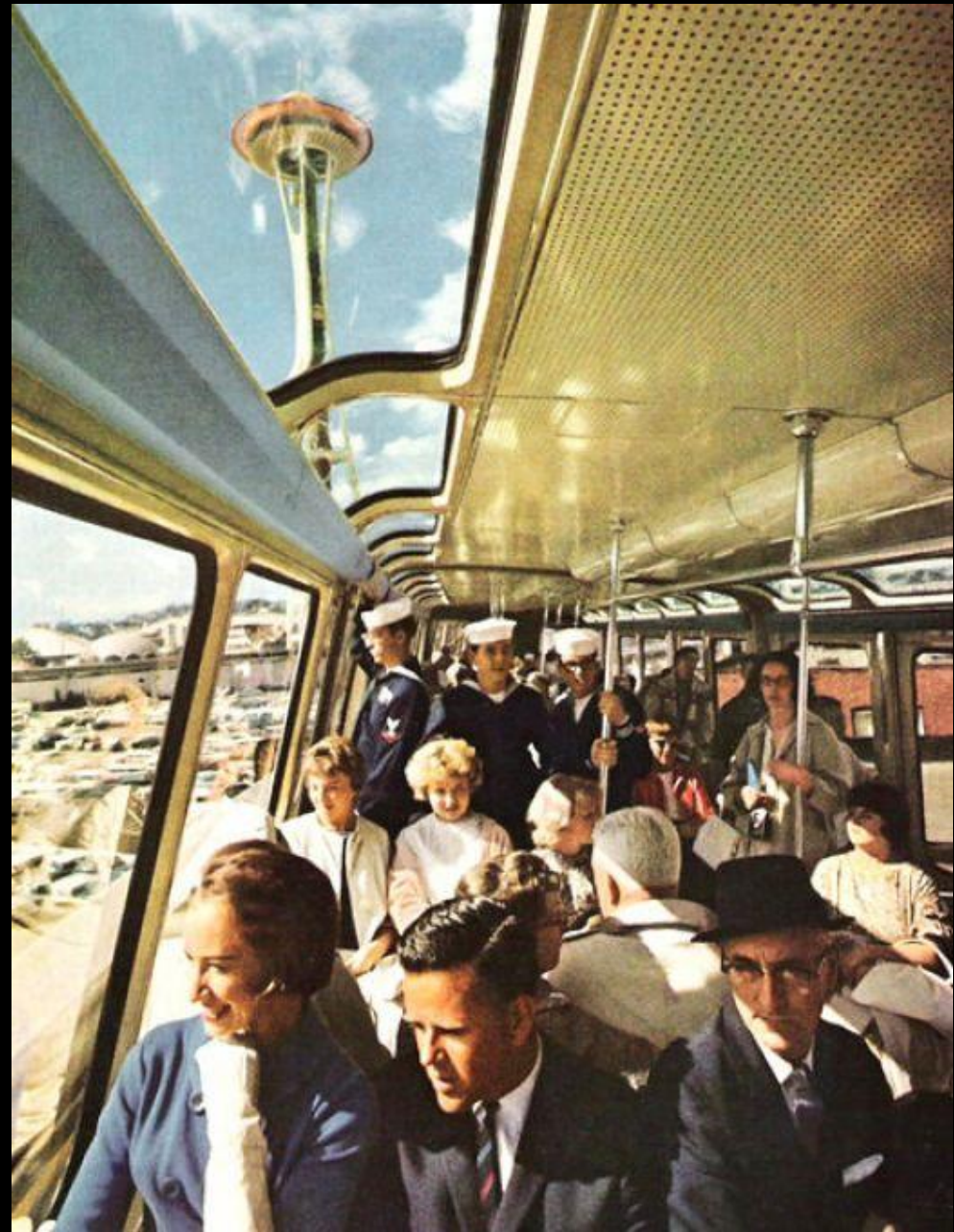
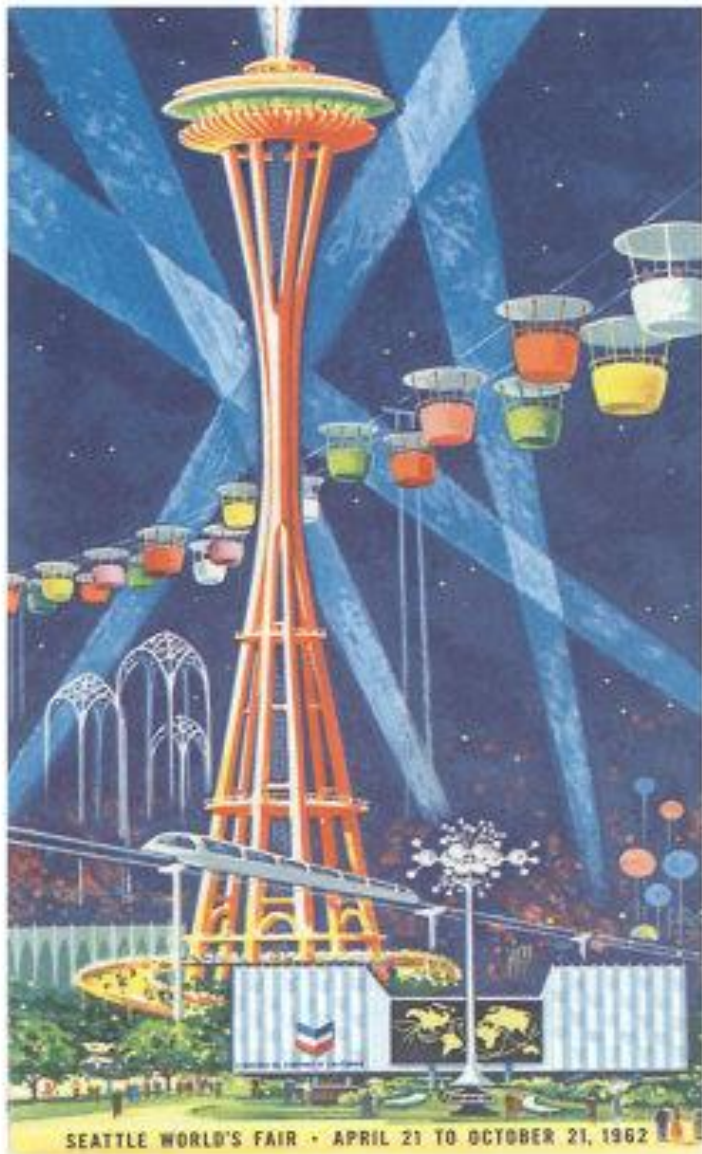






let's be bold





BOEING



· · T · · Mobile ·

NORDSTROM

amazon

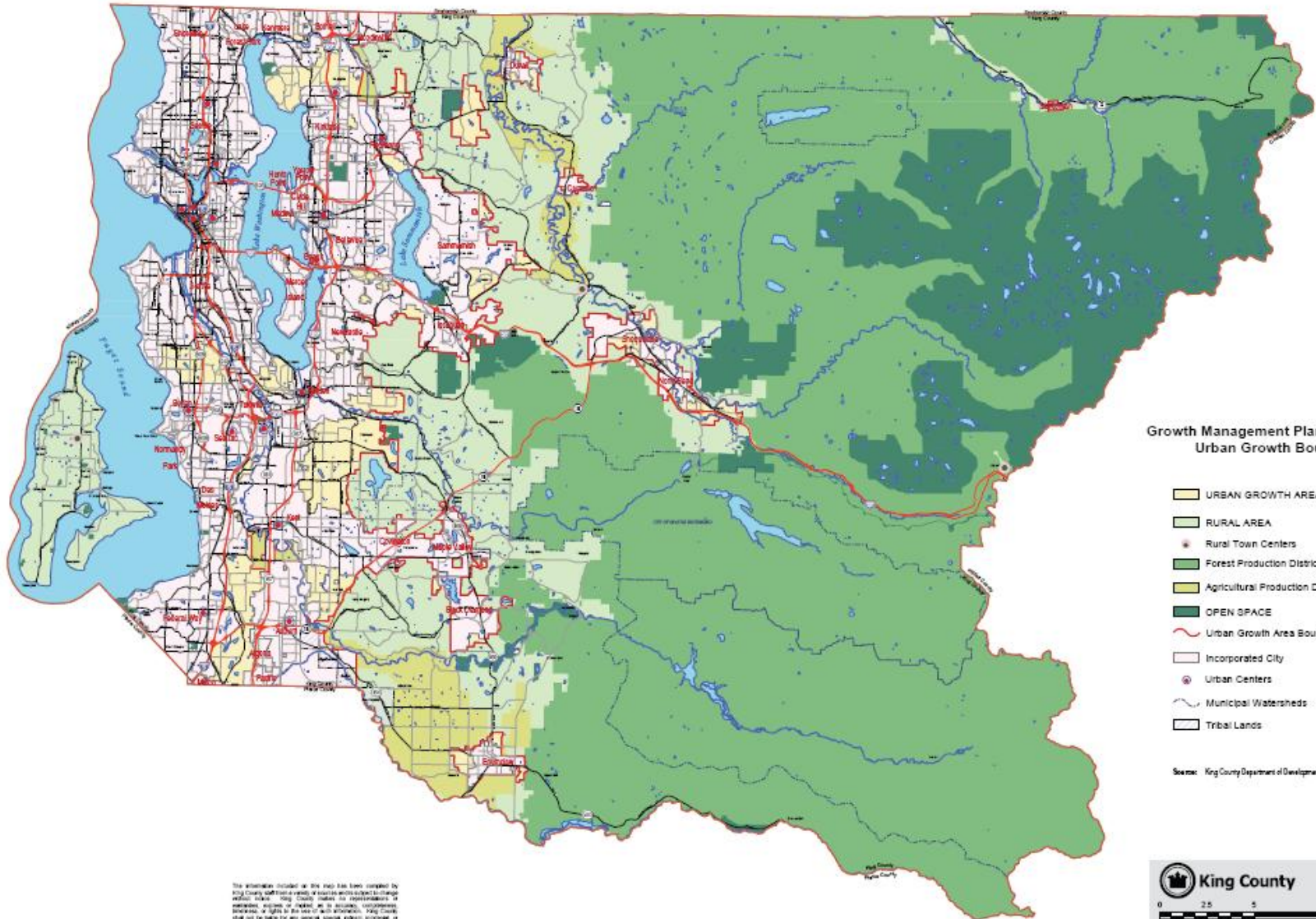


Microsoft

BILL & MELINDA
GATES foundation



Planning Context



**Growth Management Planning Council
Urban Growth Boundary**

- URBAN GROWTH AREA
- RURAL AREA
- Rural Town Centers
- Forest Production Districts
- Agricultural Production Districts
- OPEN SPACE
- Urban Growth Area Boundary
- Incorporated City
- Urban Centers
- Municipal Watersheds
- Tribal Lands

Source: King County Department of Development and Environmental Services



The information included on this map has been compiled by King County and is a result of data sources that may contain errors. King County makes no representation or warranty, expressed or implied, as to accuracy, completeness, timeliness, or rights in the use of this information. King County does not warrant that any person should rely on or use this information for any purpose. King County is not liable for any damages, including economic or consequential damages, resulting from the use or misuse of the information contained on this map. Any use of this map or information on this map is published on behalf of the jurisdiction of King County.

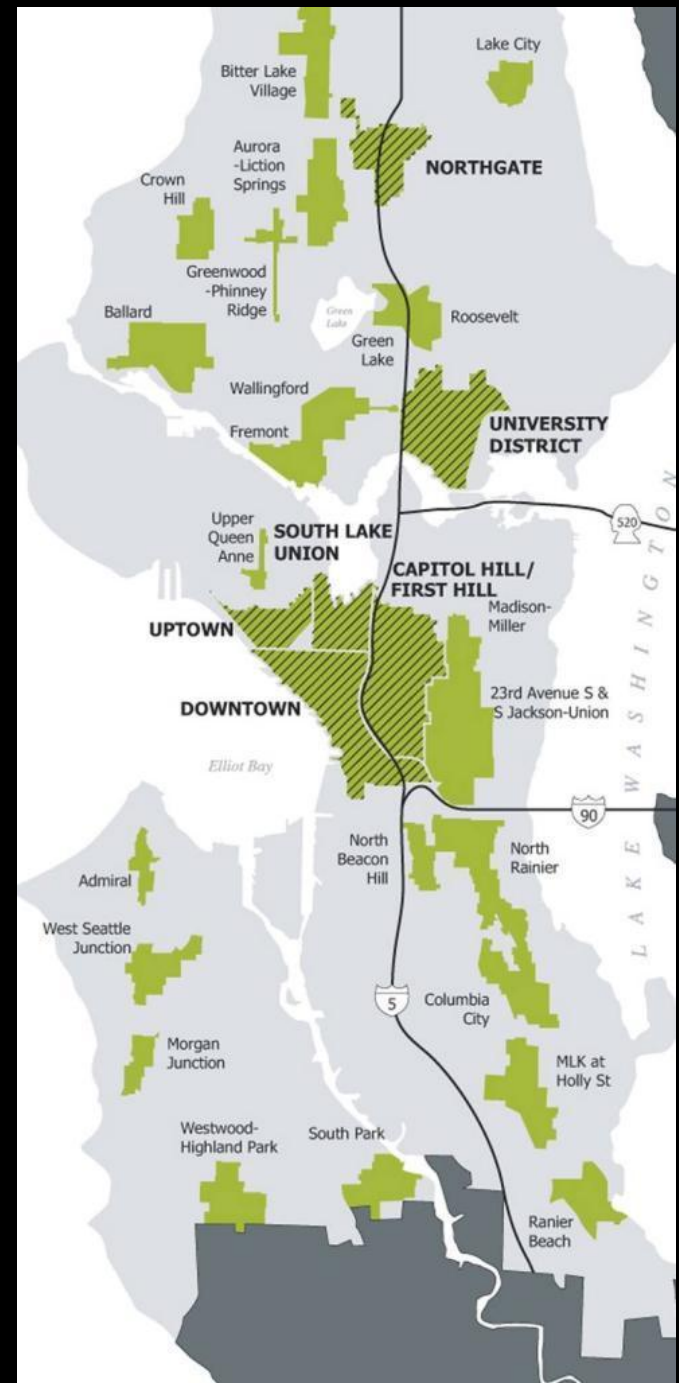
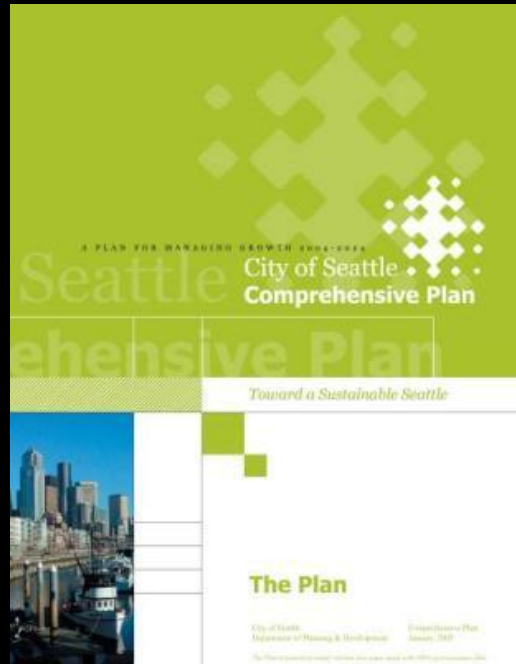
The maps in the King County Comprehensive Plan and its technical appendices are produced with a computer geographic information system. They are reduced in size but available at a larger scale.

\\kingcountywa.gov\GIS\mxd\20050601_gmub_01.mxd
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Comprehensive Plan

“Toward a Sustainable Seattle”

- State Growth Management Act
- Comprehensive Plan
 - Urban Village Strategy - Grow around existing infrastructure, densities and public transportation*
- Neighborhood Plans
 - Plans cover 38 neighborhoods*



Seattle's Housing Growth




Progress Toward Residential Growth Targets First 5 Years of 20-Year Planning Period

	20-Year Growth Targets 2005-2024 (Households)	Net New Housing Units	Share of Target Met 2005-2009
Total Inside Urban Centers & Villages	39,430	16,082	41%
Urban Centers (total)	27,450	9,270	34%
Downtown	10,000	3,824	38%
First Hill/Capitol Hill	3,500	1,375	39%
University Community	2,450	810	33%
Northgate	2,500	730	29%
South Lake Union	8,000	1,597	20%
Uptown	1,000	934	93%
Hub Urban Villages (total)	4,800	2,900	60%
Residential Urban Villages (total)	7,180	3,916	55%
Total Outside Urban Centers & Villages	7,570	4,860	64%
GRAND TOTAL (Seattle as a whole)	47,000	20,942	45%

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
	3,812	3,300	2,553	2,211	2,321	3,118	2,886	3,672	3,975	7,350	3,649

Seattle's Changing Demographics (3)

	1990 Census	2000 Census	2007-2009 American Community Survey (Estimates for 3- year period)
% pop. who are foreign born Up in '90s; Change since 2000 within MOE	13.1%*	16.9%*	16.6%*
% pop. (age 5+) speaking language other than English at home Up in '90s; Change since 2000 within MOE	15.4%*	20.2%*	20.0%*
% adults (age 25+) w/bachelors' degree or higher ↑	37.9%*	47.2%*	55.0%*
% working residents (age 16+) commuting via non SOV-mode** ↑	41.3%*	43.5%*	52.9%*
% of housing units in multifamily structure ↑	46.9%	50.4%*	53.4%*
% of HHs who own their housing unit Down slightly in '90s Varied since 2000 (up temporarily, then falling)	48.9%	48.4%	49.5%*



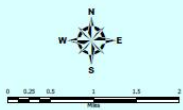
Projects

City of Seattle
Comprehensive Plan
Future Land Use Map

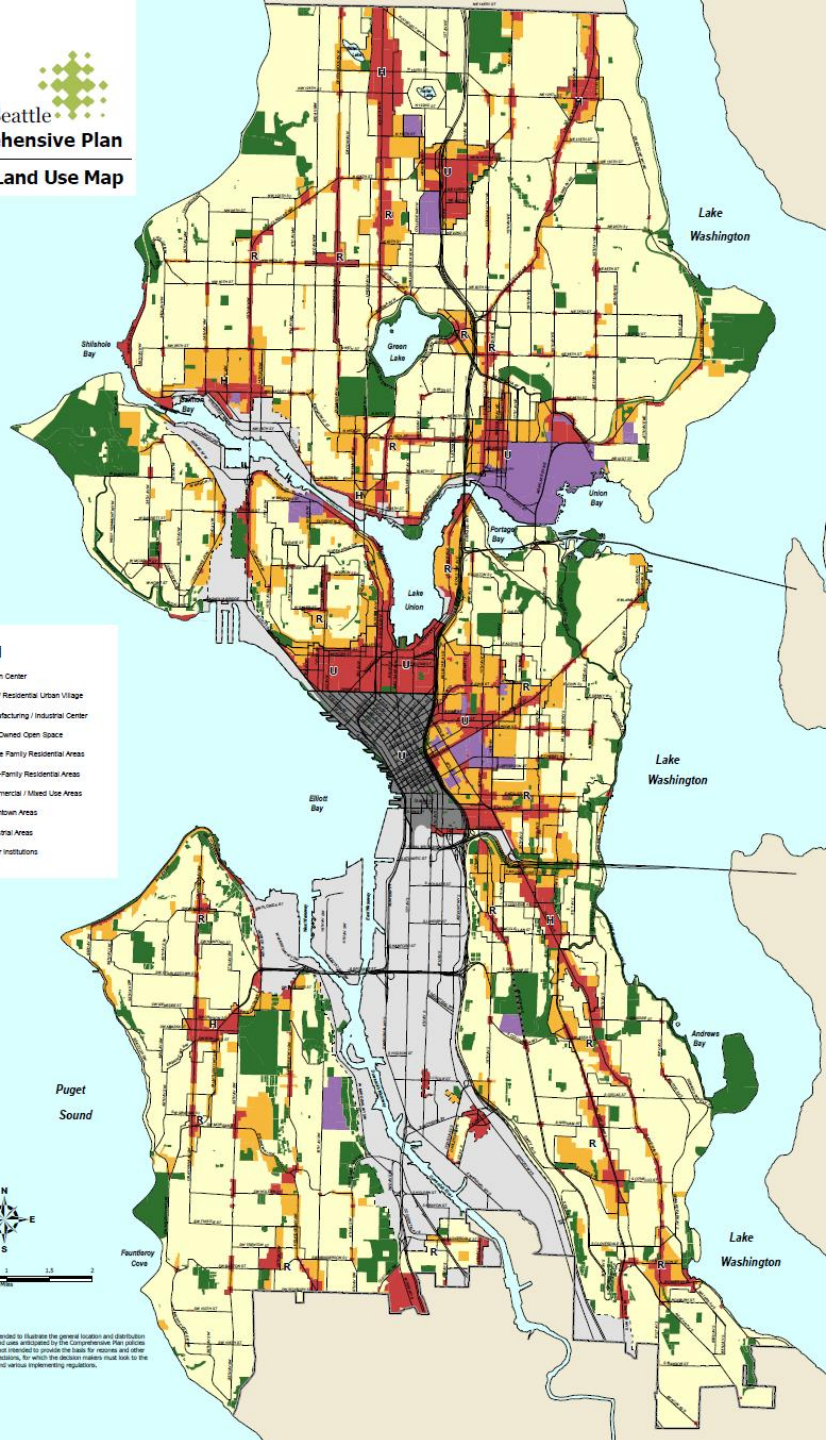


Legend

- U Urban Center
- H/R Hub / Residential Urban Village
- Manufacturing / Industrial Center
- City-Owned Open Space
- Single-Family Residential Areas
- Multi-Family Residential Areas
- Commercial / Mixed Use Areas
- Downtown Areas
- Industrial Areas
- Major Institutions



The future land use map is intended to illustrate the general location and distribution of the various categories of land use envisioned by the Comprehensive Plan policies over the life of this plan. It is not intended to provide the basis for rezoning and other legislative and quasi-judicial decisions, for which the decision makers must look to the Comprehensive Plan policies and various implementing regulations.



Multifamily Code Update

Lowrise 1 (LR1) - Examples of Proposed Height and Floor Area Ratio (FAR) Limits by Housing Type

Encourages a variety of housing types.

Option 1

Cottage Housing

18' Height limit (pink)

7' Extra height for roof pitch (yellow)

1 1/2 Stories (2nd story occupies roof pitch)

FAR: 1.1. 4 Units including 1 unit above garage

Alley access

Option 2

Rowhouse

30' Height limit (pink)

5' Extra height for roof pitch (yellow)

34' Building to peak of roof

3 Stories: 9'6" floor to floor heights

FAR: 1.1. 3 Units plus 1 unit above garage.

Alley access

Option 3

Autocourt Townhouse

30' Height limit (pink)

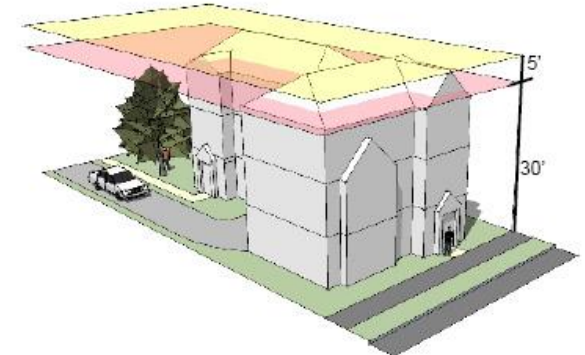
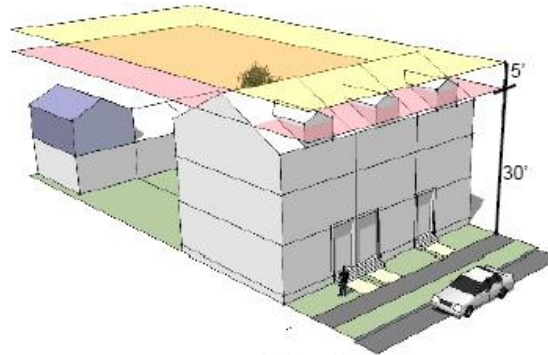
5' Extra height for roof pitch (yellow)

35' Building to peak of roof

3 Stories: 10' floor to floor heights

FAR: 1.0. 2 Units

Alley access



Siteplans

Option 1

Option 2

Option 3

LR2

(comparison)



Streetscape

Option 1

Option 2

Option 3

LR2

(comparison)



Multifamily Code Update

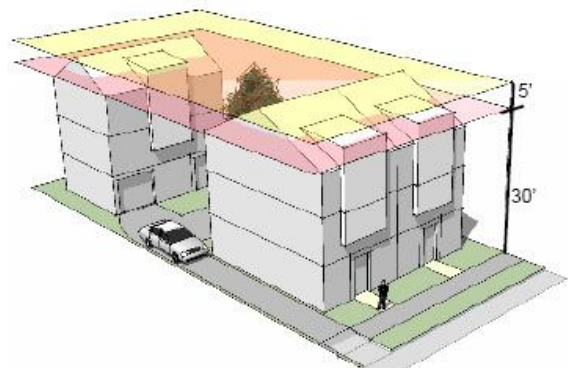
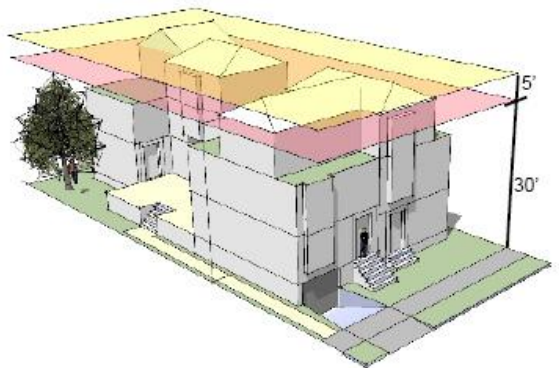
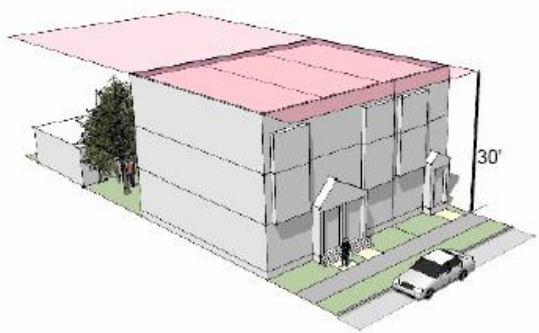
Lowrise 2 (LR2) - Examples of Proposed Height and Floor Area Ratio (FAR) Limits by Housing Type

Encourages a variety of housing types.

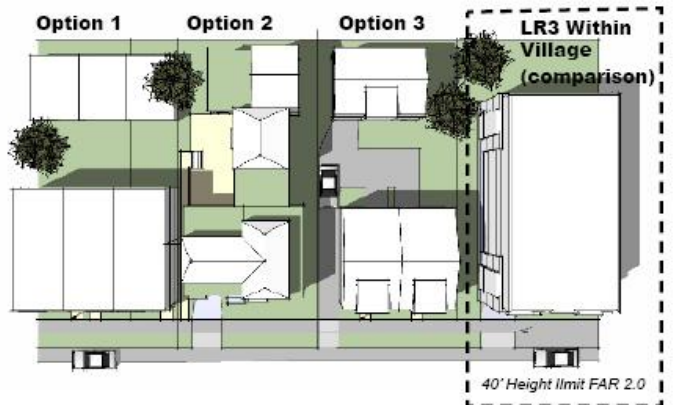
Option 1
Rowhouse
 30' Height limit (pink)
 30' Building
 3 Stories: 9'6" - 10' floor to floor heights
 FAR: 1.2. 3 Units.
 Alley access to garage

Option 2
Townhouse
 30' Height limit (pink)
 5' Extra height for roof pitch (yellow)
 35' Building (to peak of roof)
 3 Stories: 9'3" - 10' floor to floor heights
 FAR: 1.2. 4 Units.
 Below grade parking

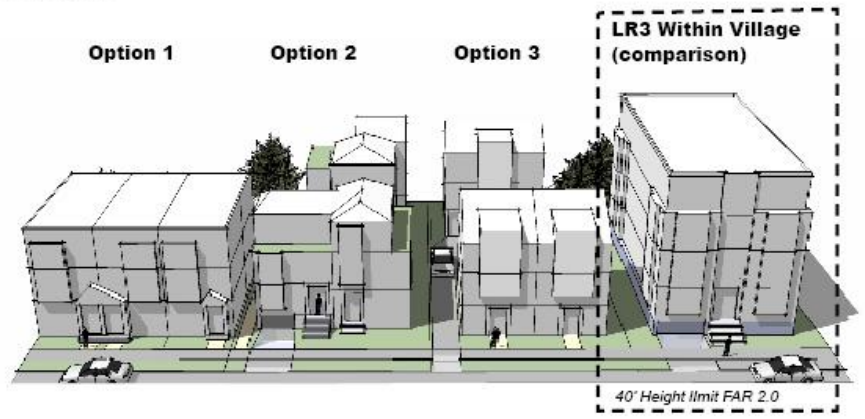
Option 3
Autocourt Townhouse
 30' Height limit (pink)
 5' Extra height for roof pitch (yellow)
 35' Building (to peak of roof)
 3 Stories: 10' floor to floor heights
 4th Story occupies pitched roof
 FAR: 1.1. 3 Units.



Siteplans



Streetscape



Multifamily Code Update

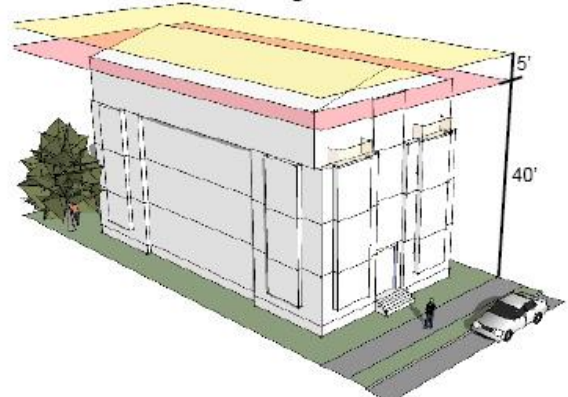
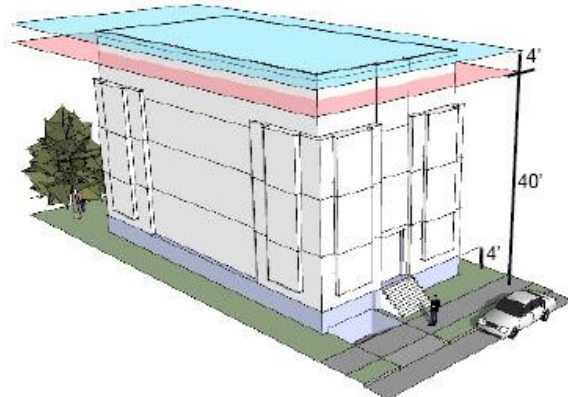
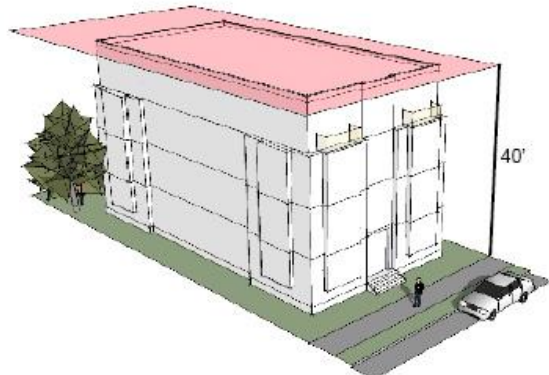
Lowrise 3 (LR3) - Examples of Proposed Height and Floor Area Ratio (FAR) Limits by Housing Type

INSIDE of Urban Village, Center, or Station Area Overlay - Apartments

Option 1
 40' Height limit (pink)
 40' Building
 4 Stories: 9'6" - 10' floor to floor heights
 FAR: 2.0. 50% lot coverage

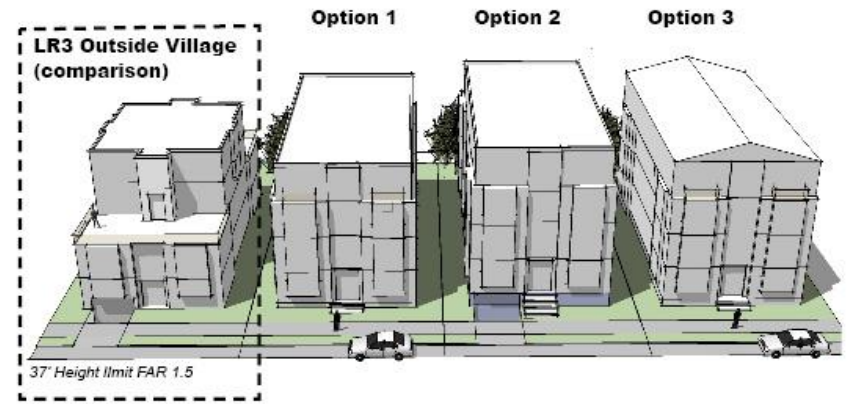
Option 2
 40' Height limit (pink)
 4' Extra height for below grade parking (blue)
 44' Building
 4 Stories: 10' floor to floor heights
 FAR: 2.0. 50% lot coverage

Option 3
 40' Height limit (pink)
 5' Extra height for roof pitch (yellow)
 45' Building to peak of roof
 4 Stories: 9'6" floor to floor heights
 4th Story occupies pitched roof
 FAR: 2.0. 50% lot coverage



Siteplans

Streetscape

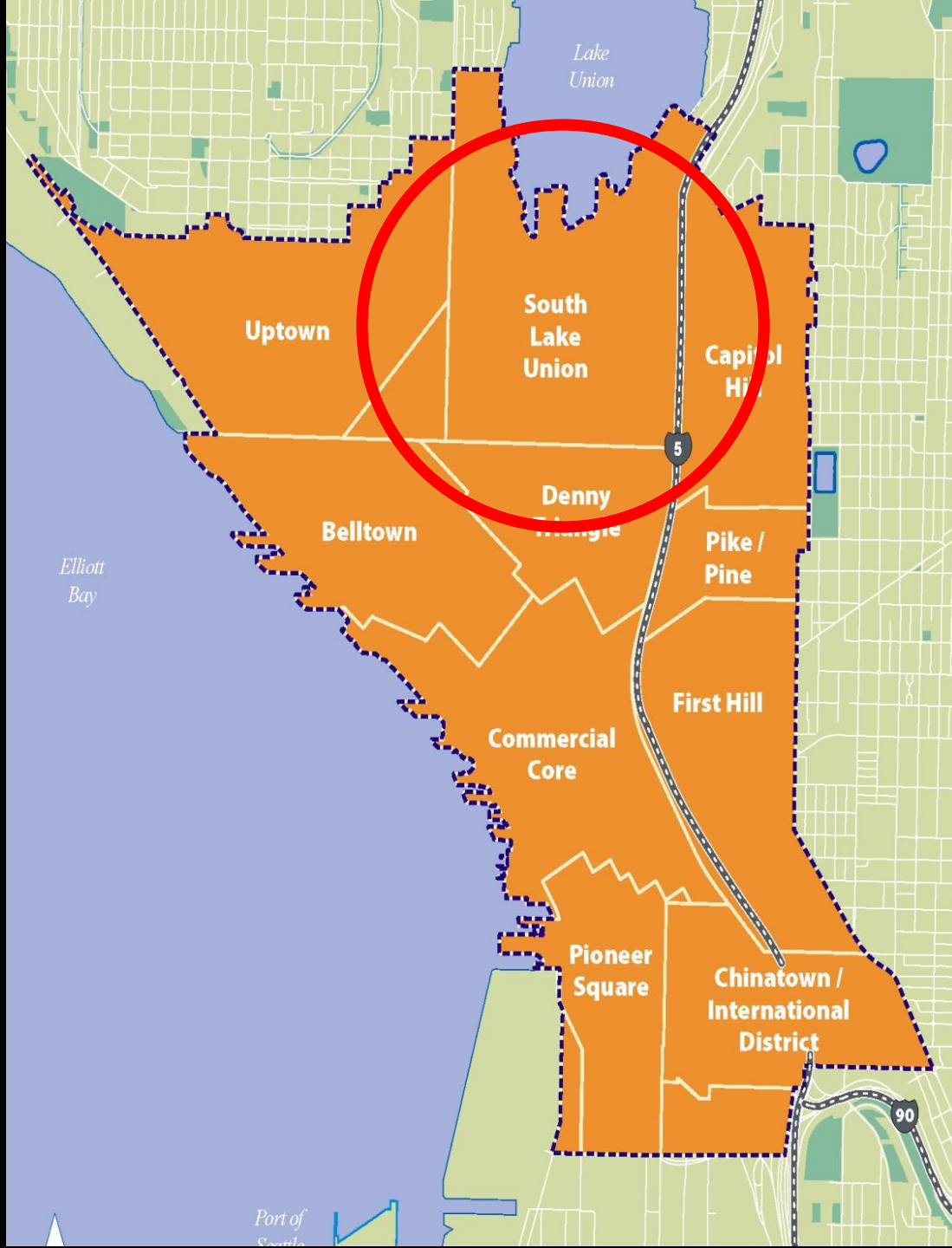


Energy Disclosure



Seattle's Implementation Schedule

Sector	Requirements
Commercial/ Institutional	<ul style="list-style-type: none"> ▪ Mandatory disclosure of Energy Star Portfolio Manager benchmarking data and rating ▪ Reported through EPA secure server
Properties > 50,000 SF 868 Buildings, 155 million SF	<ul style="list-style-type: none"> ▪ By Oct 3, 2011 and annually thereafter (6-month grace period from Apr 1, 2011)
Properties 10,000 to 50,000 SF 2,330 Buildings, 49 million SF	<ul style="list-style-type: none"> ▪ By Apr 1, 2012 and annually thereafter
Large Multi-Family	<ul style="list-style-type: none"> ▪ Mandatory disclosure of Energy Star Portfolio Manager benchmarking data ▪ Reported through EPA secure server
Properties With ≥ 5 Units 5,760 Buildings 93,800 Units	<ul style="list-style-type: none"> ▪ By Apr 1, 2012 and annually thereafter



Lake Union

Uptown

South Lake Union

Capital Hill

5

Denny Triangle

Belltown

Pike / Pine

Elliott Bay

First Hill

Commercial Core

Pioneer Square

Chinatown / International District

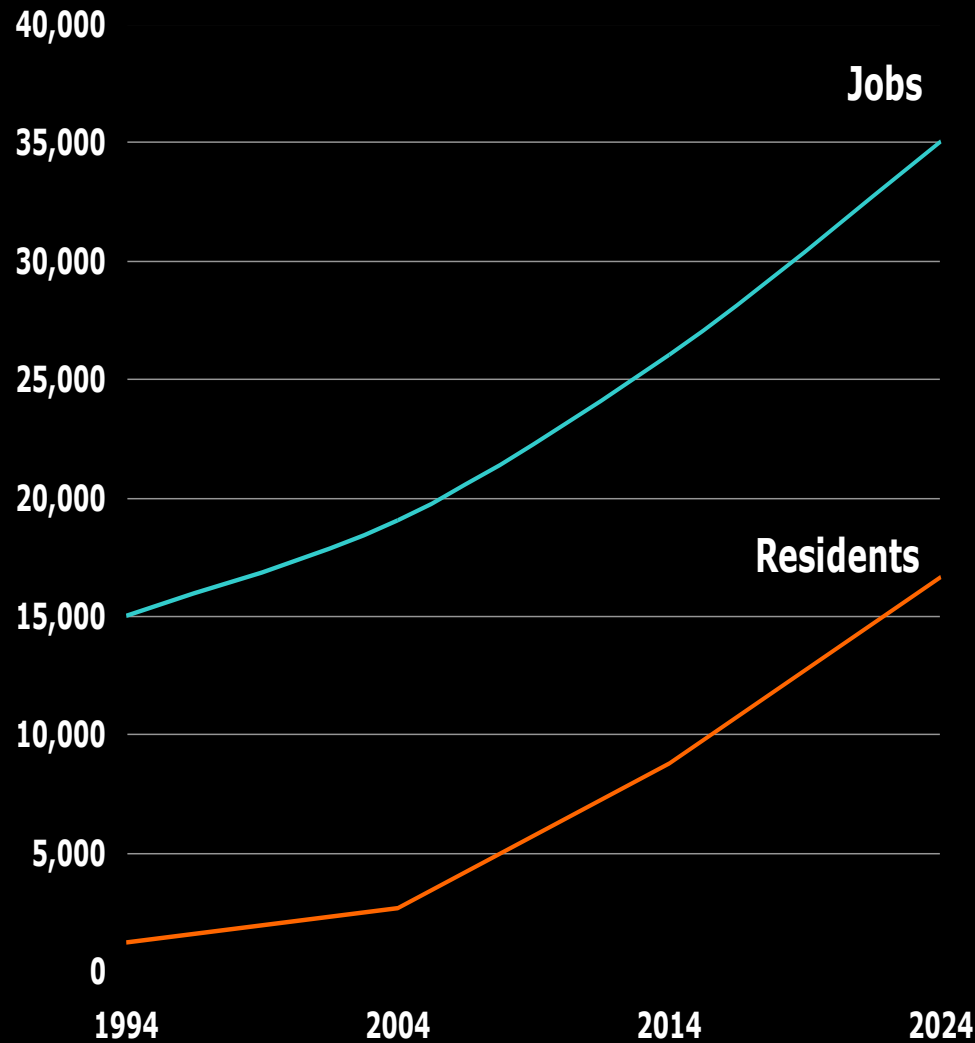
90

Port of Seattle





Growth Targets



- Planned for significant growth – most aggressive targets in Seattle
- 2004-2024:

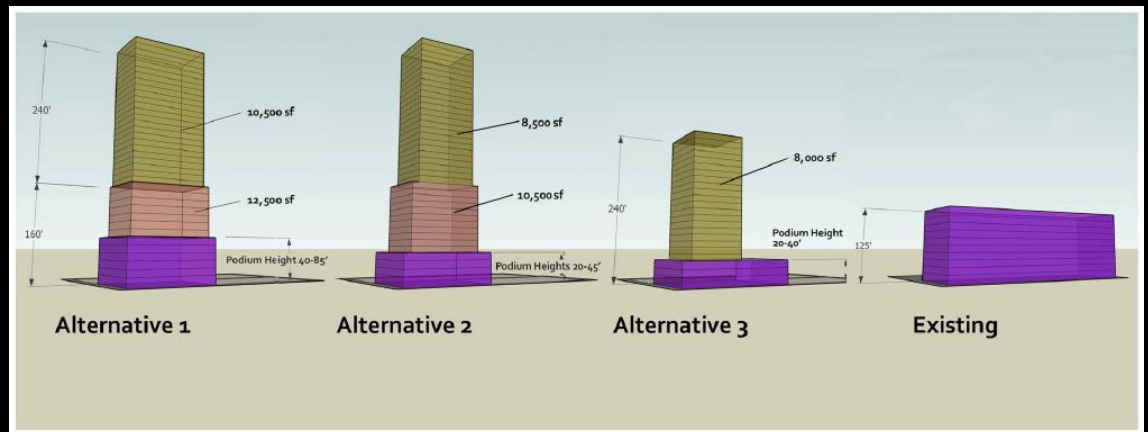
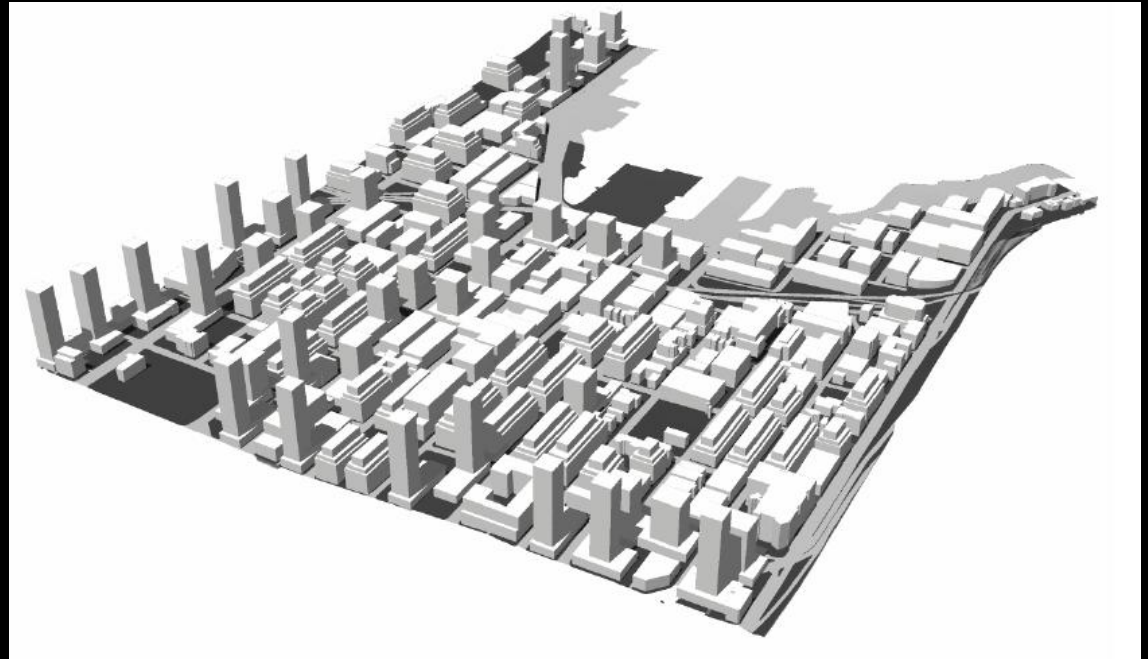
Urban Center Neighborhood Plan

- Space for community center / arts uses
- Diverse open spaces – playgrounds, plazas, mews
- Create active street frontages, preserve light, air and views
- Housing for families
- LEED-ND Pilot

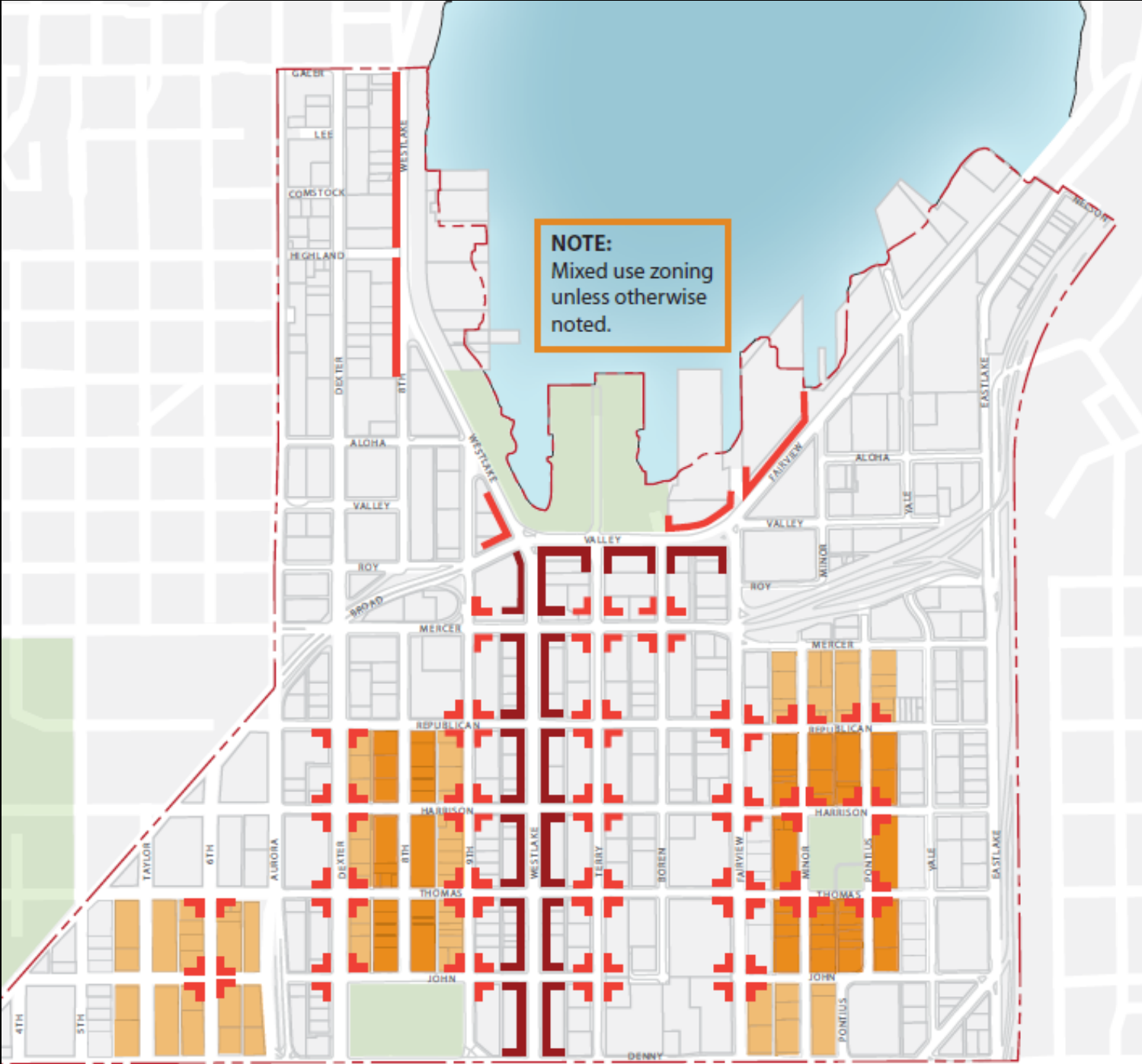


Urban Form Study

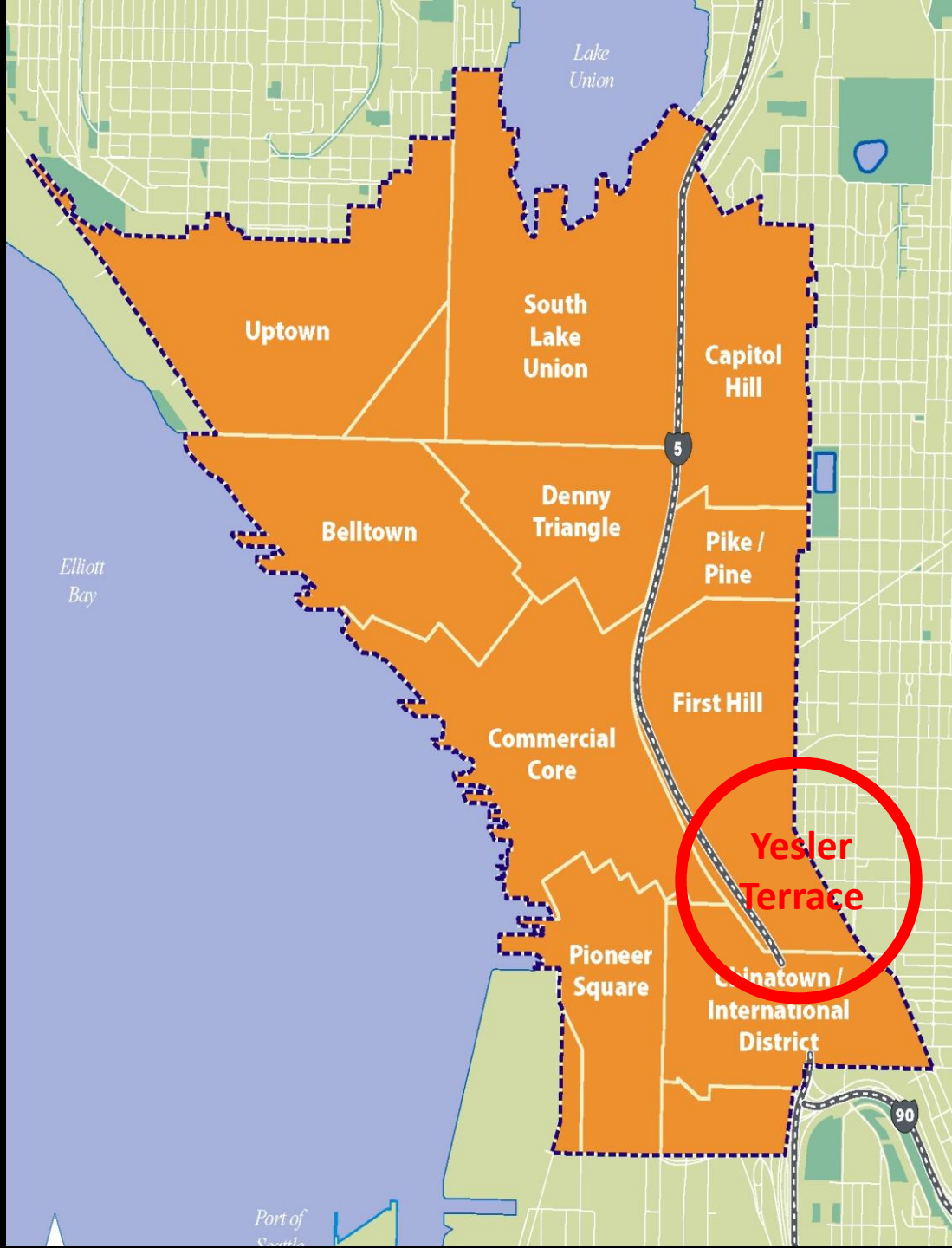
- Phase I: Develop Alternatives (2010)
- Phase II: EIS Analysis (2011)
- Phase III: Rezone (2012)



NOTE:
Mixed use zoning
unless otherwise
noted.







Uptown

South
Lake
Union

Capitol
Hill

Belltown

Denny
Triangle

Pike /
Pine

Elliott
Bay

First Hill

Commercial
Core

Yesler
Terrace

Pioneer
Square

Chinatown /
International
District

Lake
Union

Port of
Seattle

5

90



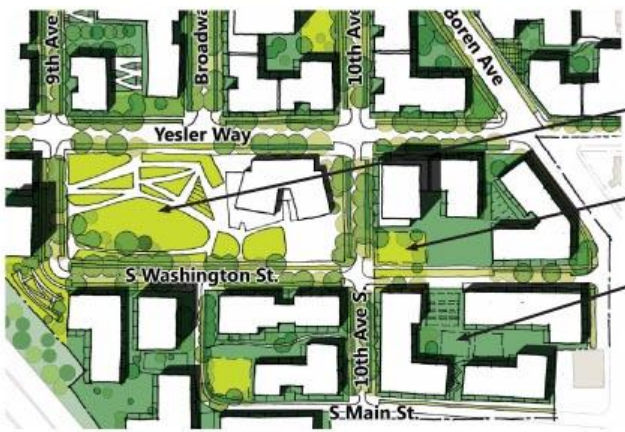
Neighborhood Parks and Open Space

- Open spaces in the City - a green and healthy alternative
- Open space to serve all residents of all ages and abilities
- Create a network of open spaces
- Design of the streetscape as part of the open space network
- Safety



Actions:

Design consultants are analysing open space needs to develop an open space program. Concepts included in site concept capacity studies.



- Community Park
- Neighborhood Park
- Semi-private open space (building related)

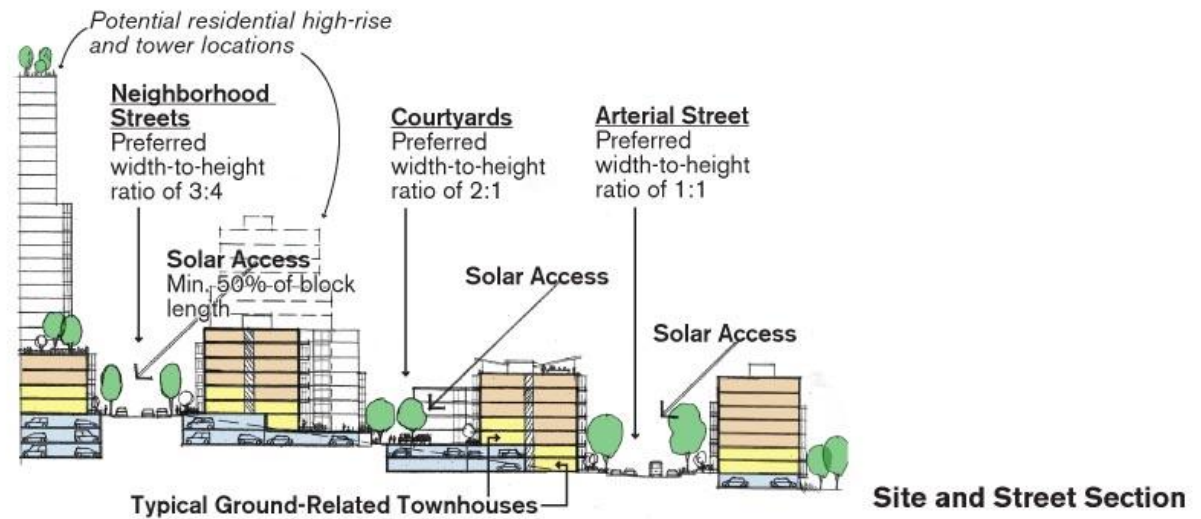
Neighborhood Streets

- People-oriented/ interactive streets
- Green Streets
- Safe Streets
- Streets with city views
- Streets with Sun and Light

Actions:
Design consultants are analyzing Seattle street and stormwater standards. Street sizes set to meet planning goals.

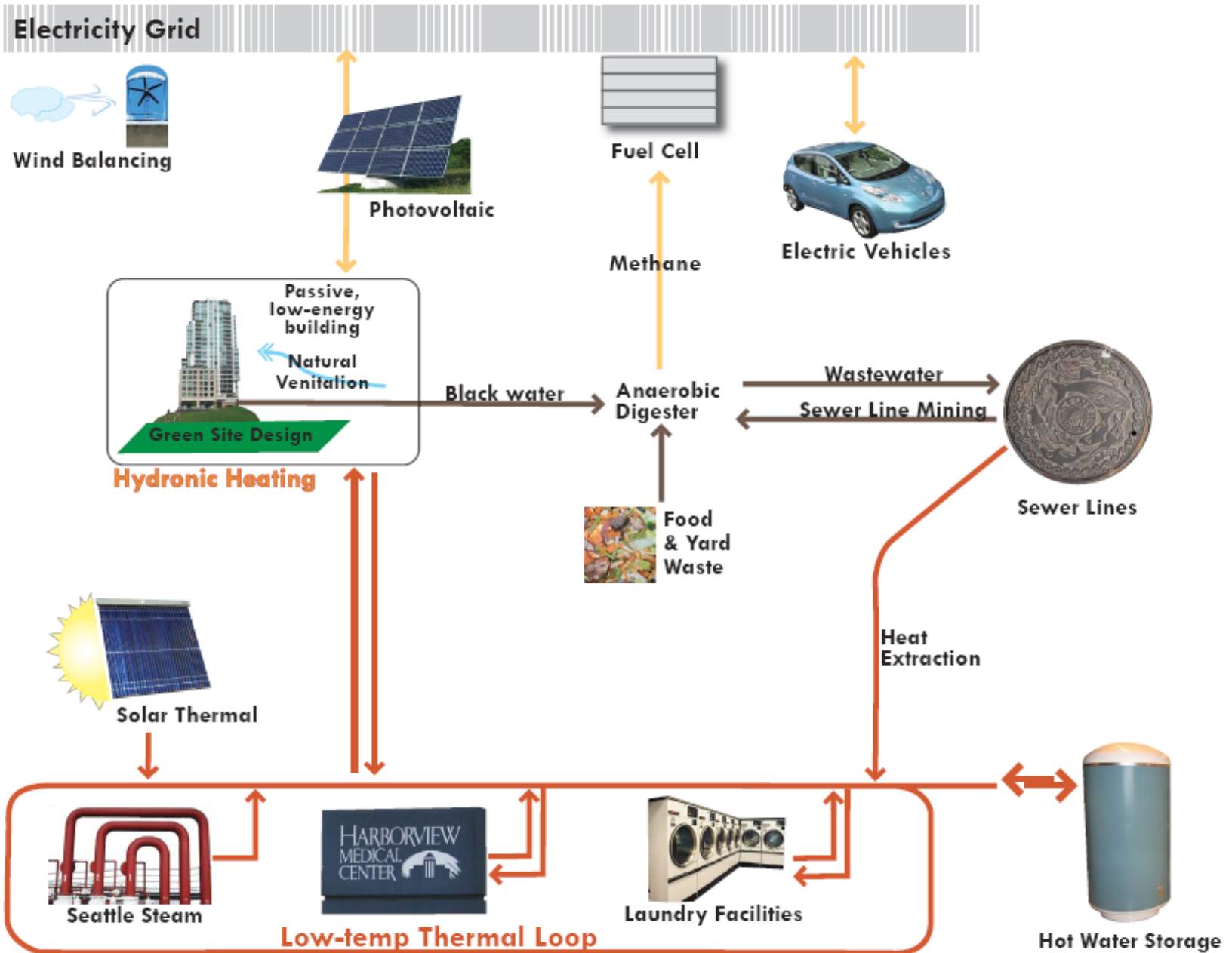


Stephanie Bower, Architectural Illustration

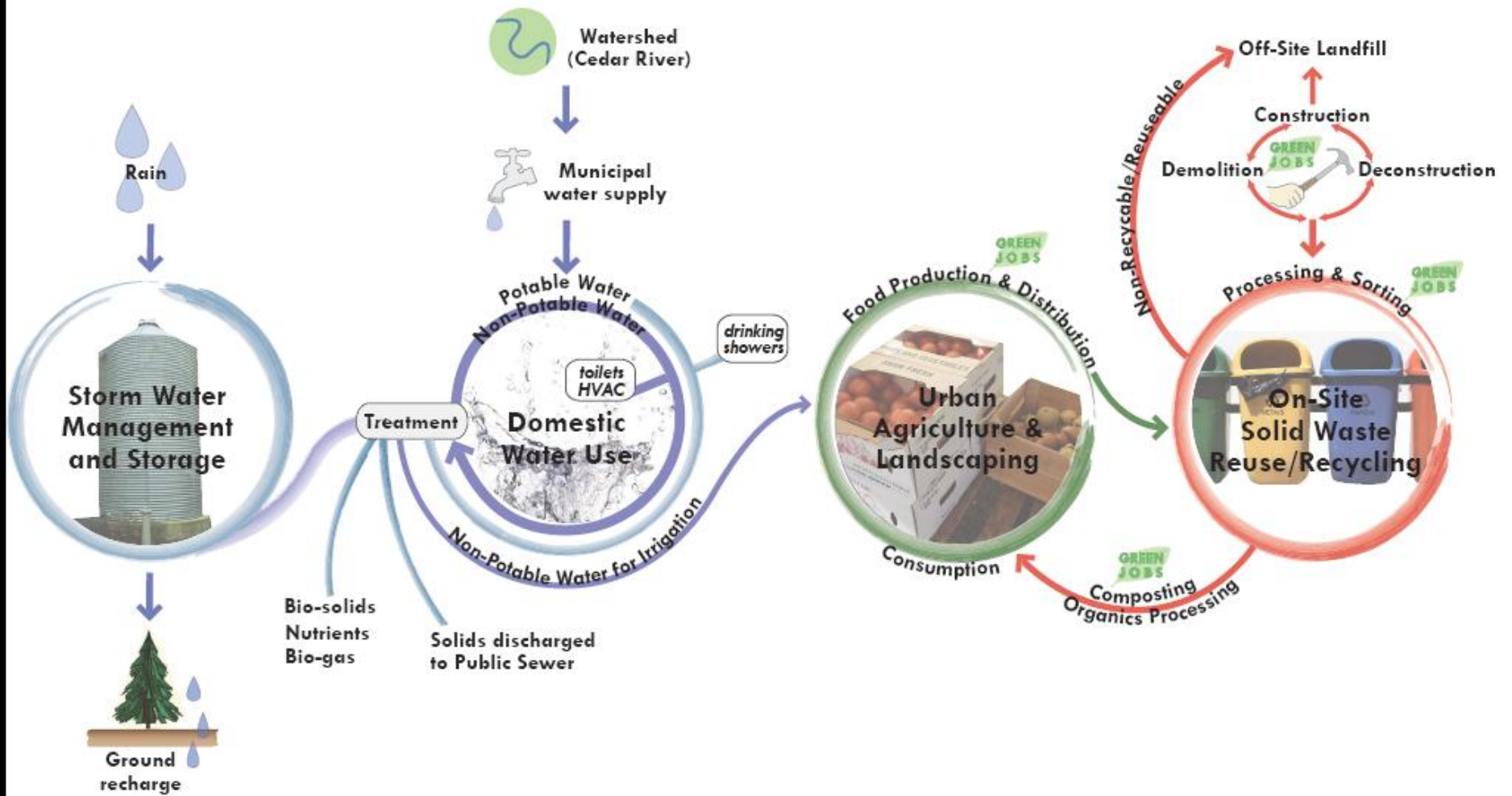


Site and Street Section

Yesler Terrace: Electricity Grid



Yesler Terrace: Metabolic Landscapes





WATERFRONT SEATTLE PROJECT AREA

ELLIOTT BAY



 CORE PROJECT AREA
 FRAMEWORK PLAN ELEMENT

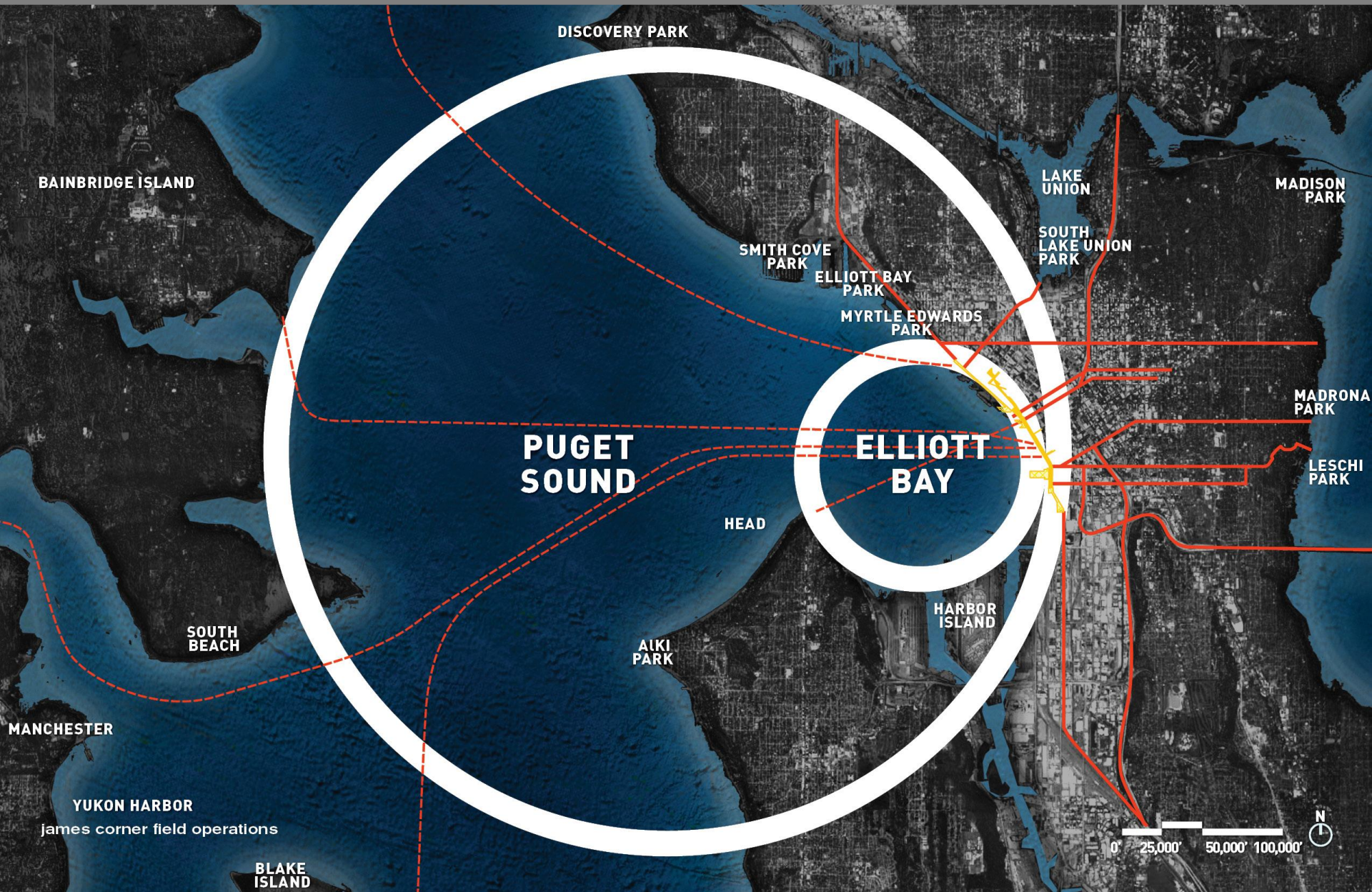






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7-19-52



DISCOVERY PARK

BAINBRIDGE ISLAND

LAKE UNION

MADISON PARK

SMITH COVE PARK

ELLIOTT BAY PARK

SOUTH LAKE UNION PARK

MYRTLE EDWARDS PARK

PUGET SOUND

ELLIOTT BAY

MADRONA PARK

LESCHI PARK

HEAD

SOUTH BEACH

HARBOR ISLAND

AIKI PARK

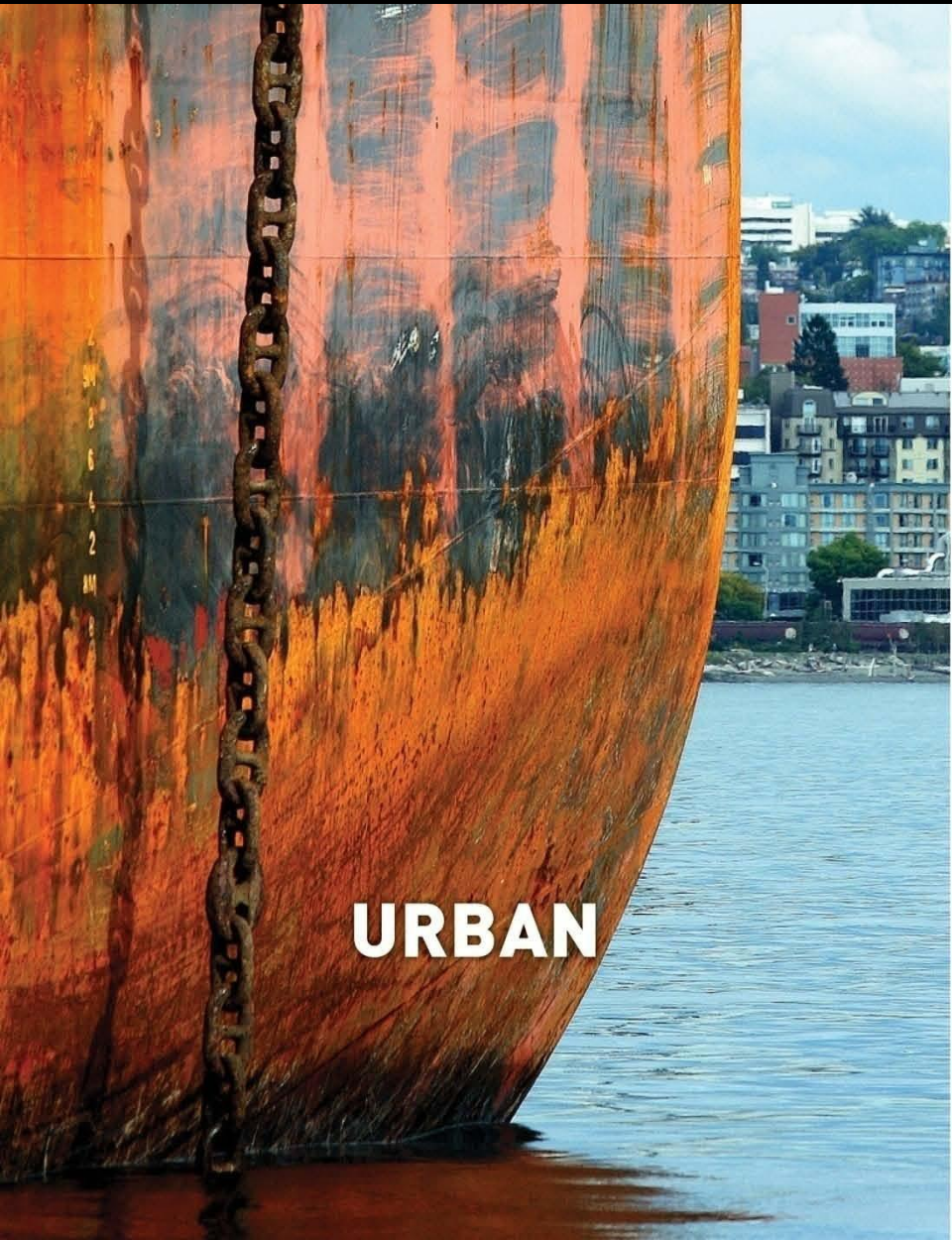
MANCHESTER

YUKON HARBOR

James corner field operations

BLAKE ISLAND





URBAN



NATURE



URBAN



NATURE

OLYMPIC NATIONAL PARK

THE CASCADES

ELLIOTT BAY

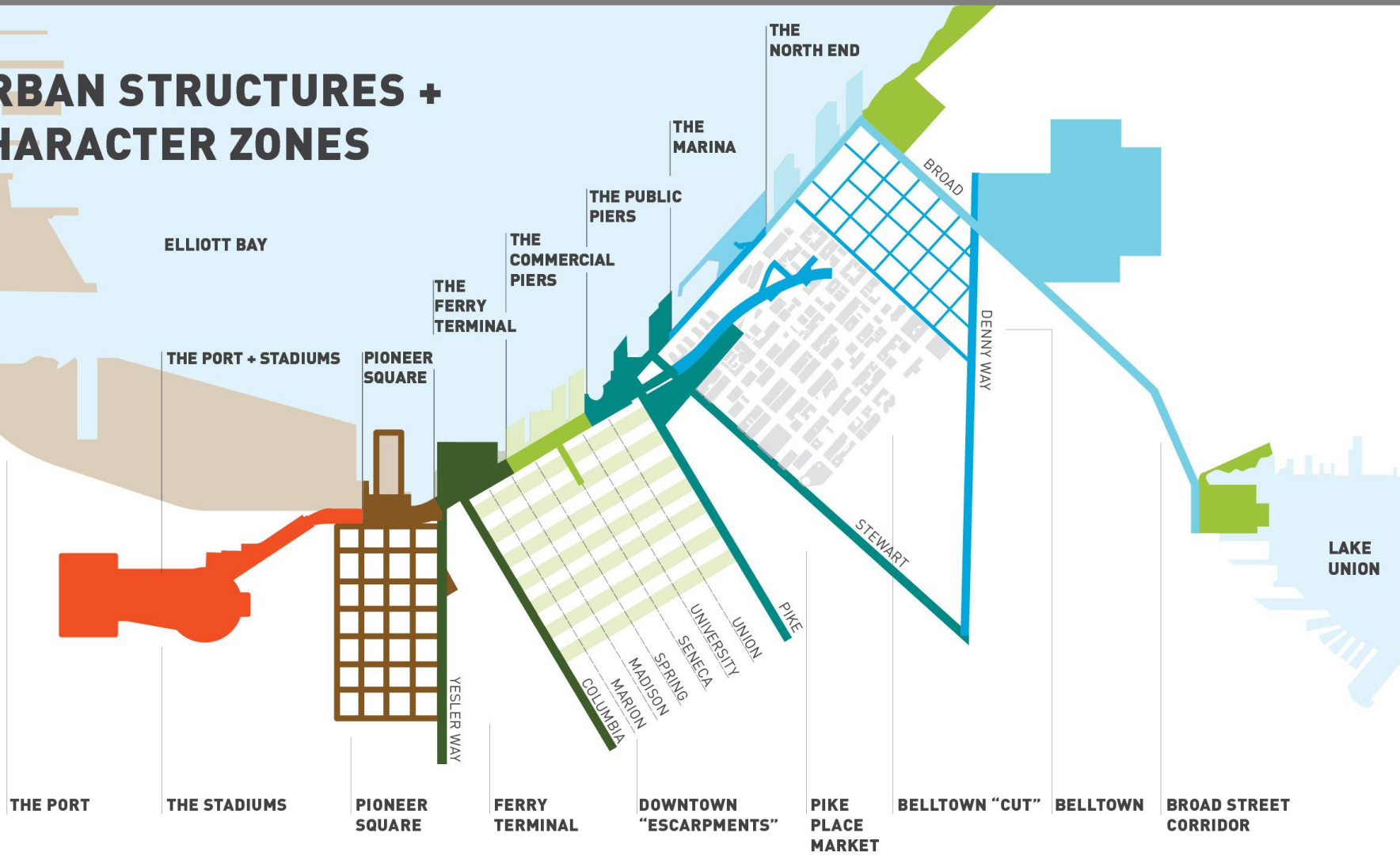
DOWNTOWN

THE PORT

MOUNT RAINIER



URBAN STRUCTURES + CHARACTER ZONES







Waterfront Seattle

What's Next?





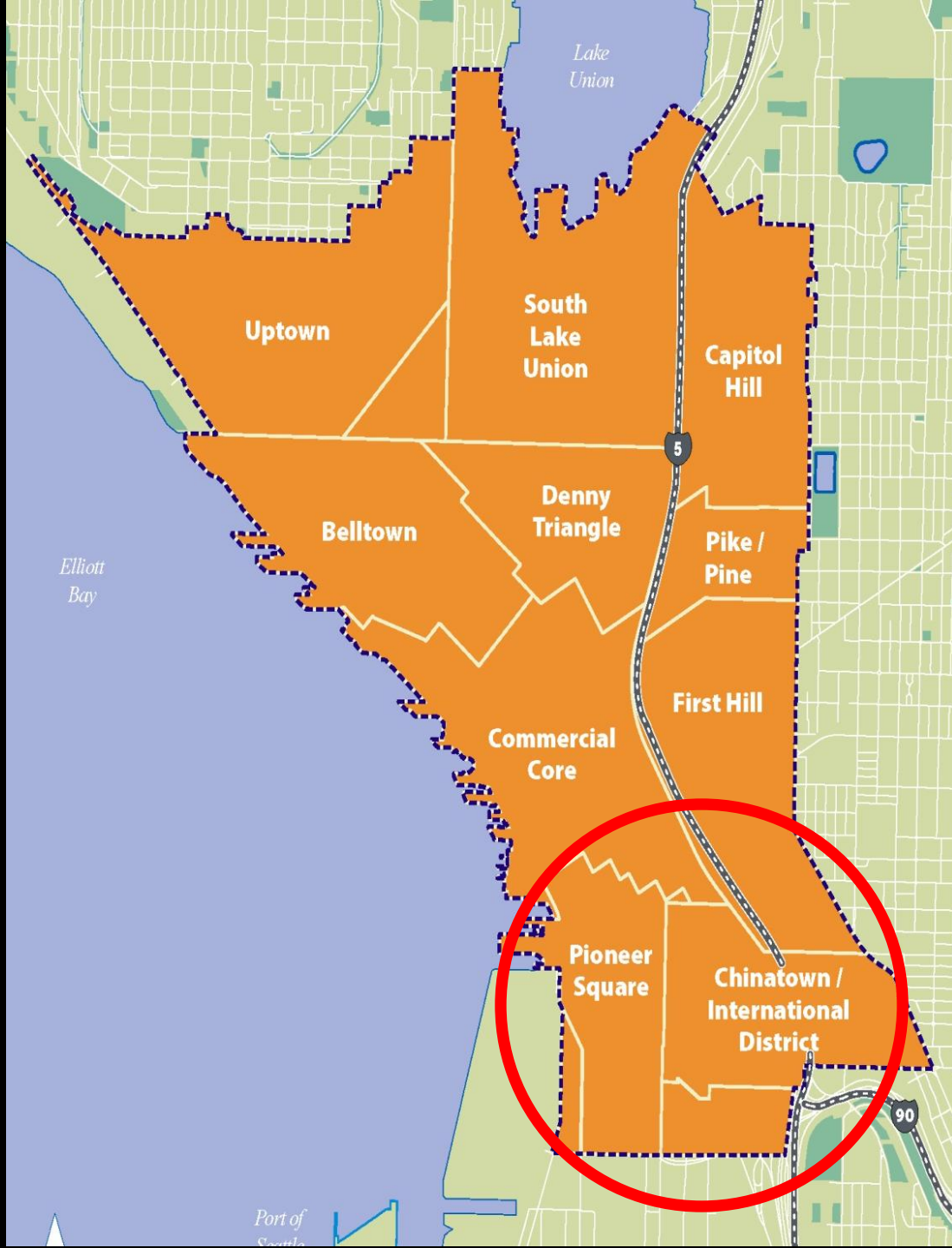
Thank You!

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Lake Union

Uptown

South Lake Union

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Pioneer Square

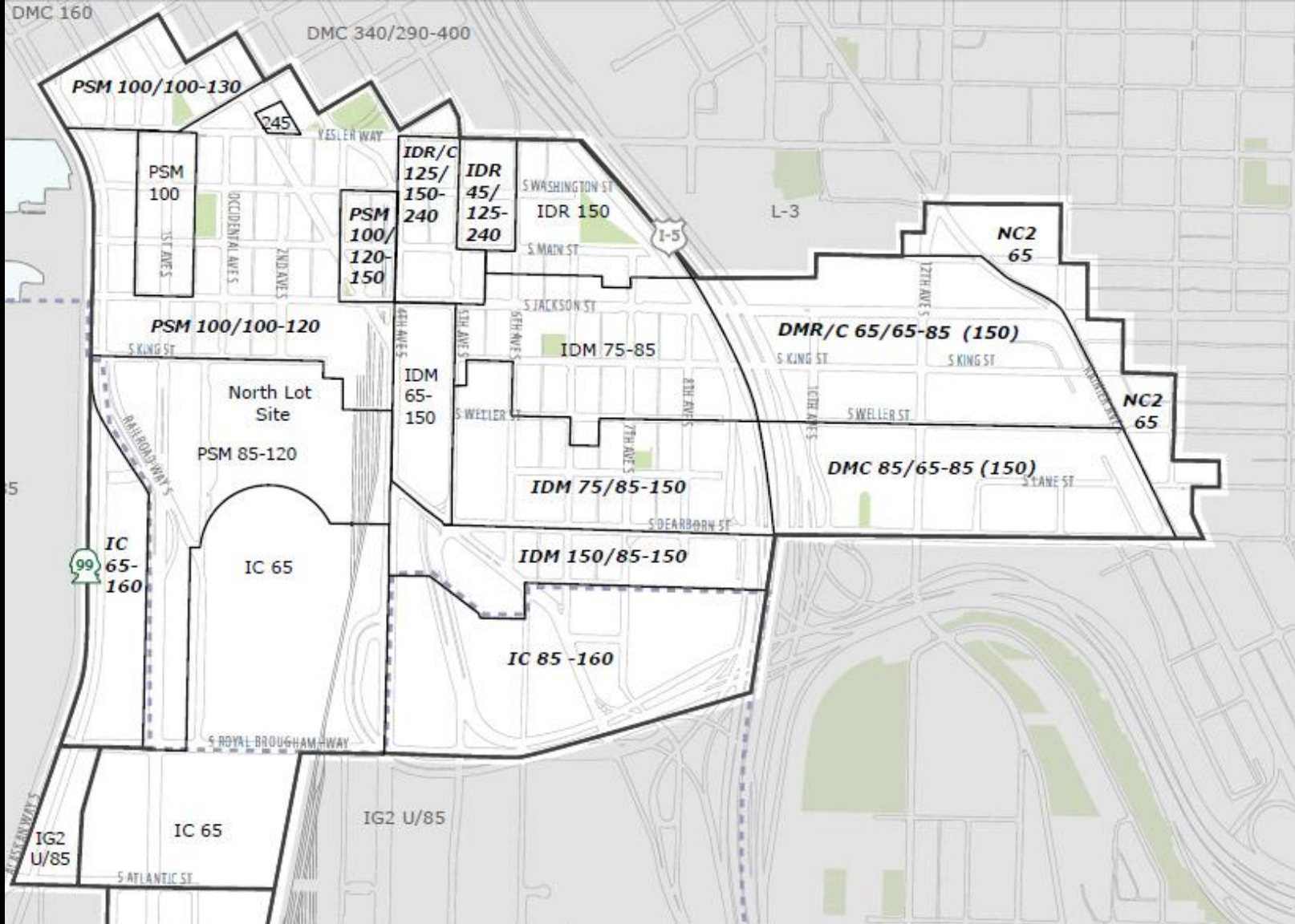
Chinatown / International District

Port of Seattle

South Downtown







Key
 Zones in ***bold italics*** indicate change to zoning
 See page 9 for additional abbreviations, terms and concepts

