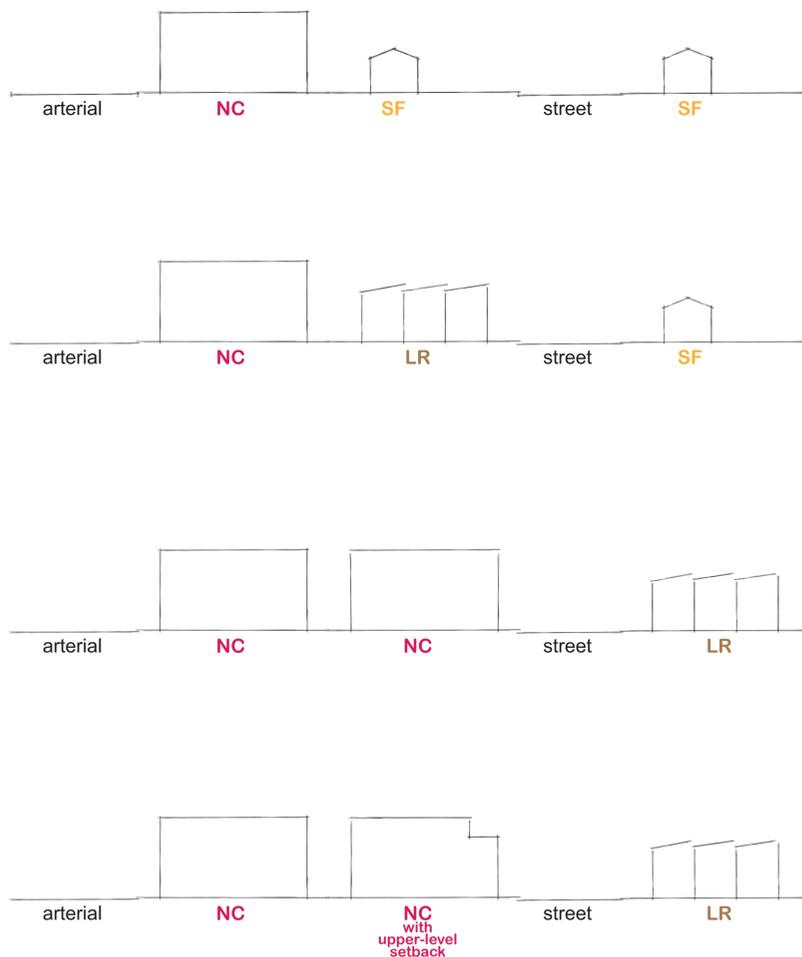


Transitions

In Seattle, there are many instances where a commercial or multifamily zone along a busy roadway extends only one half-block from the street. Often the edge of the zone adjacent to a lower-scale zone happens at a mid-block alleyway or even a midblock property line shared by the next property. This scenario provides little transition from the higher-intensity zone to the lower-intensity zone.



Here we see a zone boundary drawn in the middle of a block. Throughout Seattle, there are examples of adjacent lots with very different zoning, such as **Neighborhood Commercial** and **Single Family**.

To address this, one approach is to use a **Lowrise** zone to create a “step-down” in scale between the larger and smaller buildings.

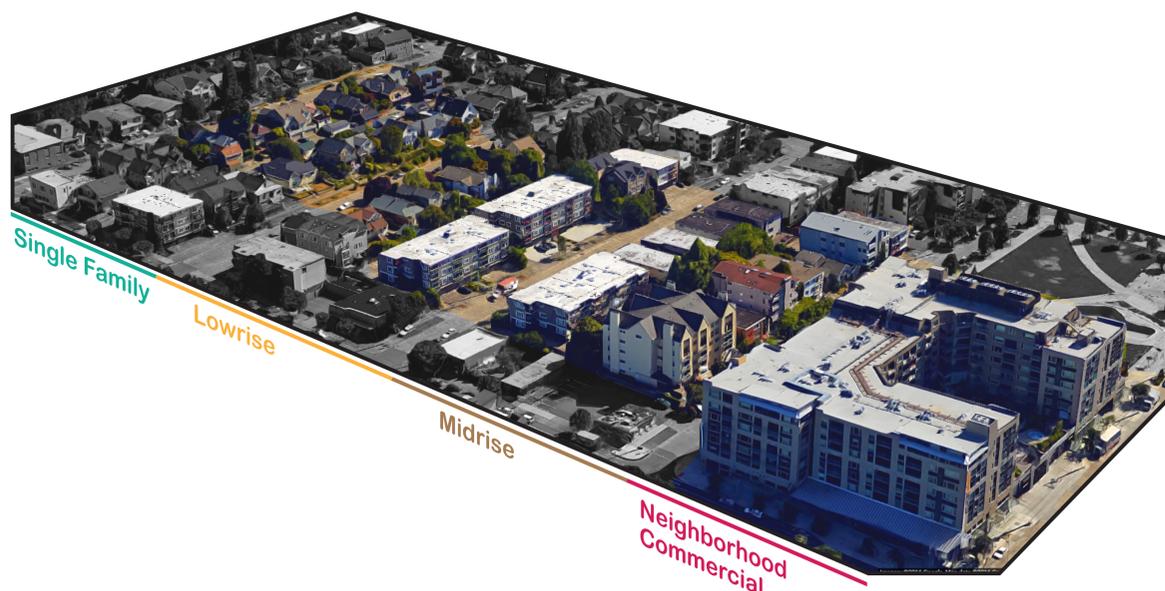
Another approach is to create zone boundaries at a street. Here we extend the **NC** zone across the block. The width of the street right-of-way creates separation between zones.

Design features can also create a transition between zones. Requiring an upper-level setback can reduce the perceived scale of buildings where one zone is next to another.

The illustrations to the right show various options for how we could create zone boundaries.

These photographs illustrate two adjacent lots with very different zoning.

A single-family house is right next to a Neighborhood Commercial lot. With no transition between these two zones, a four-story building is close to a single-family house.



Here's an example of an area where the zoning transitions from higher scale and intensity to lower scale and intensity across several blocks.



Urban Design Quality

Upper-level setbacks



HOUSING AFFORDABILITY
AND LIVABILITY AGENDA

An upper-level setback is a type of design standard that requires that the upper portion of a building be further away from the property line or from a street.



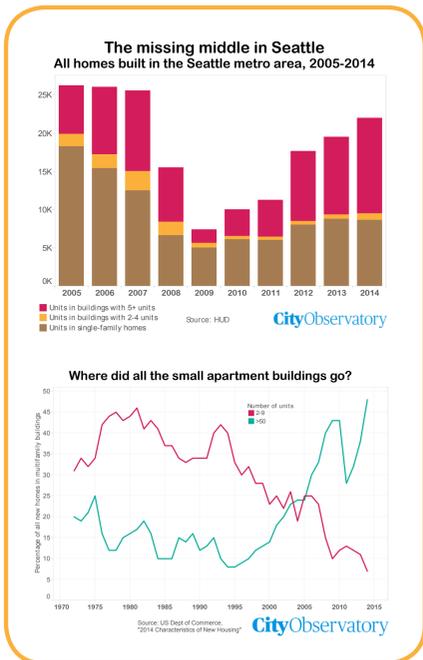
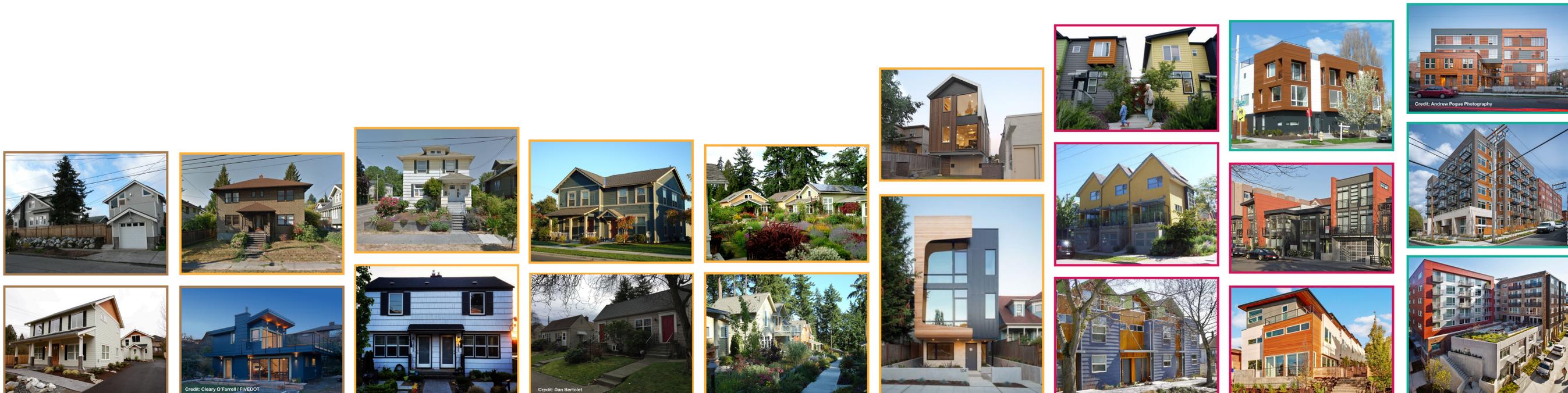
Requiring upper-level setbacks can have several outcomes. Upper-level setbacks:

- + allow more daylight to reach the street level
- + can create open space and amenity areas for people in the building
- + can be placed when buildings are adjacent to the right-of-way to help transition between zones
- + reduce the amount of floor area that can be developed than if no upper-level setback were required



A variety of housing options

Zoning changes to implement MHA could encourage a range of housing options



Approximately 120,000 total lots citywide

These types not being built frequently
Lower scale than Lowrise 1
Currently not allowed in Single Family Zones

These types are being built in Lowrise multifamily zones (LR1, LR2, LR3)
Inside and outside urban centers and villages

These types are being built in urban centers and villages
Arterial corridors
Good transit and amenities
NC and MR zones

