

DRAFT Environmental Impact Statement

U District Urban Design Alternatives



Welcome!

May 20, 2014 PUBLIC HEARING

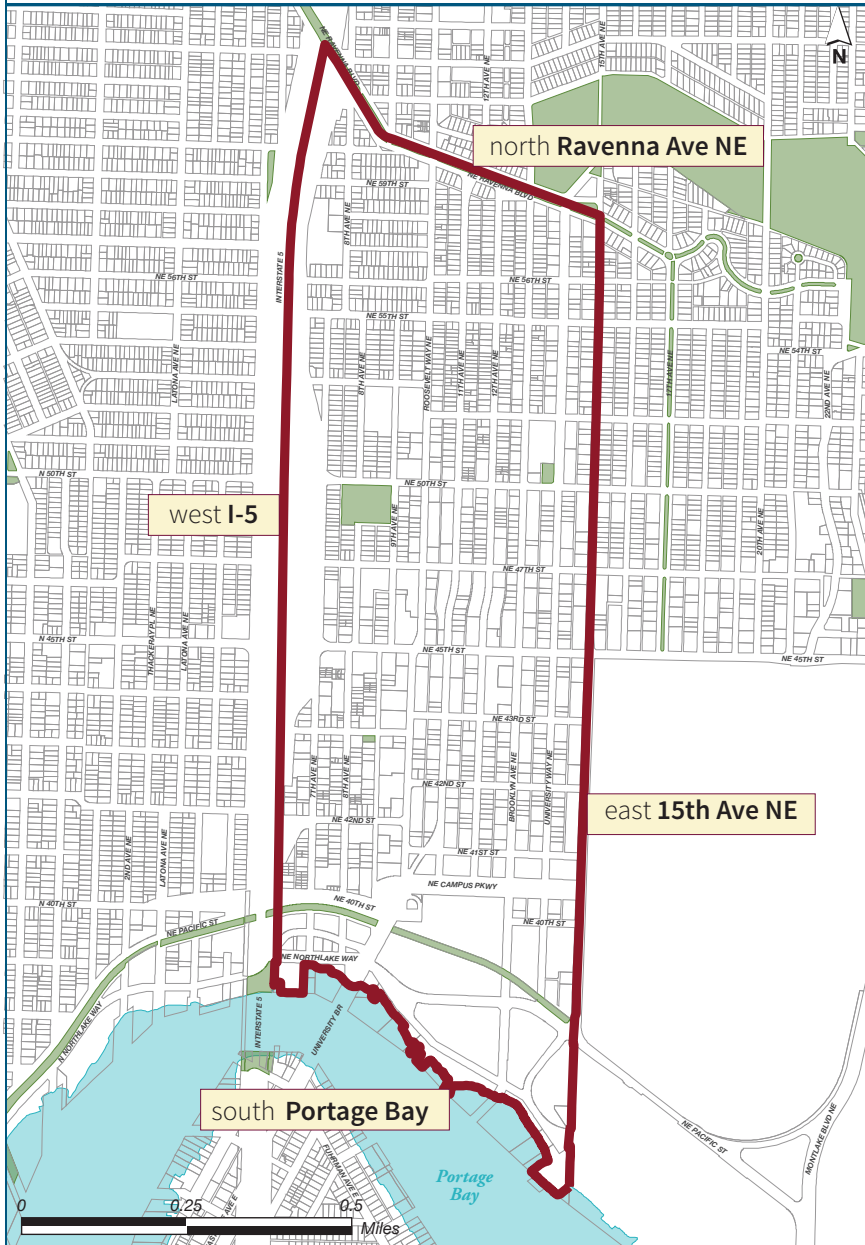
- 6:00–6:30 PM **Open House**
- 6:30–7:00 PM **Draft EIS Overview**
- 7:00 PM **Public Comments on the Draft EIS**
Concluding Remarks

UNIVERSITY TEMPLE METHODIST CHURCH
1415 NE 43RD STREET

Project Overview

A SUBTITLE ONCE WE'VE A BETTER IDEA OF CONTENT

U District Study Area Boundaries



Proposal

- ▶ Amendments to the Comprehensive Plan and Land Use Code to allow greater height and density in the core of the U District (41st to 50th)
- ▶ Incentive program for affordable housing and public amenities
- ▶ Development and design standards, such as setbacks, tower separation, and street frontage improvements

Alternatives

- ▶ **No Action Alternative (Alt. 3)** assumes growth under current Land Use Code standards and development patterns
- ▶ **Two Action Alternatives (Alts. 1 & 2)** assume different code standards and development patterns
- ▶ All alternatives assume **same planning estimates** for growth
- ▶ **No Action establishes baseline** for identifying impacts of possible zoning changes

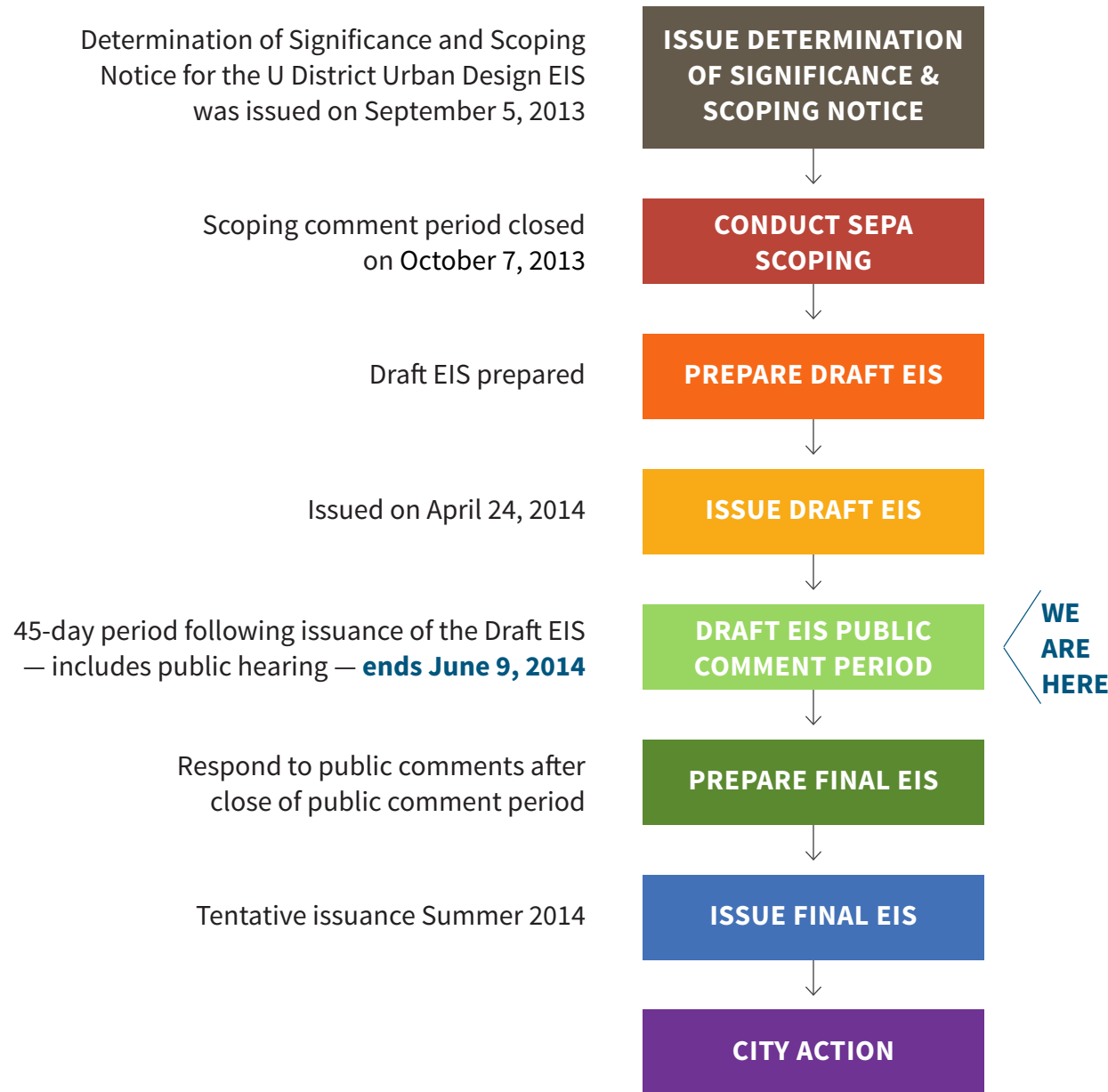
Planning Estimates for Growth

3,900
Housing Units

4,800
Jobs

Estimates informed by the City's adopted 2024 growth targets, historic development trends, regional growth estimates and a recent analysis of the U District real estate market

Programmatic SEPA EIS



Purpose

- ▶ Disclose environmental information to inform plan-level decisions

Project Area

- ▶ Typically subarea or jurisdiction-wide

Level of Detail

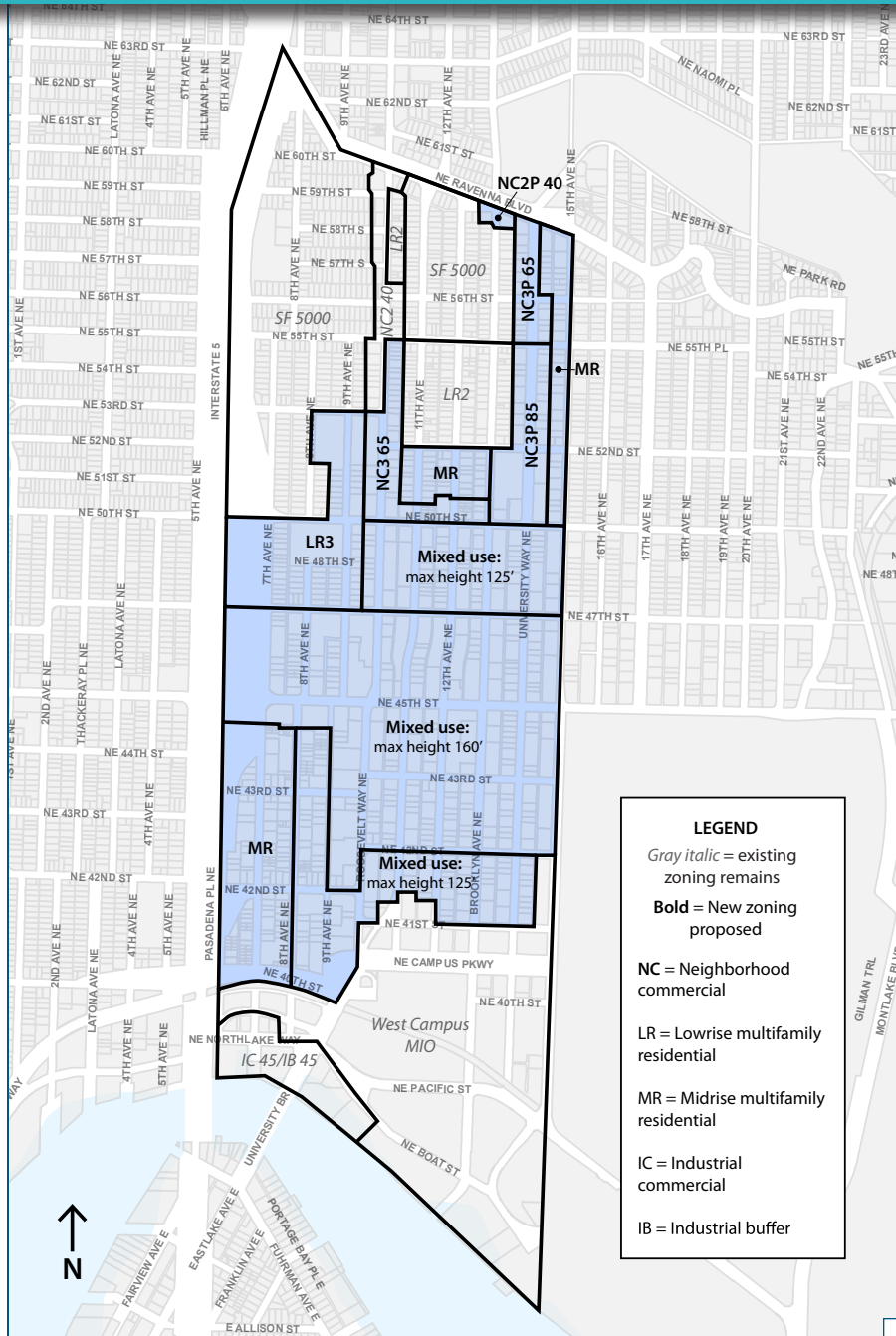
- ▶ Analysis is broad and cumulative
- ▶ Sufficient to support policy decisions by Mayor/Council

Future Use

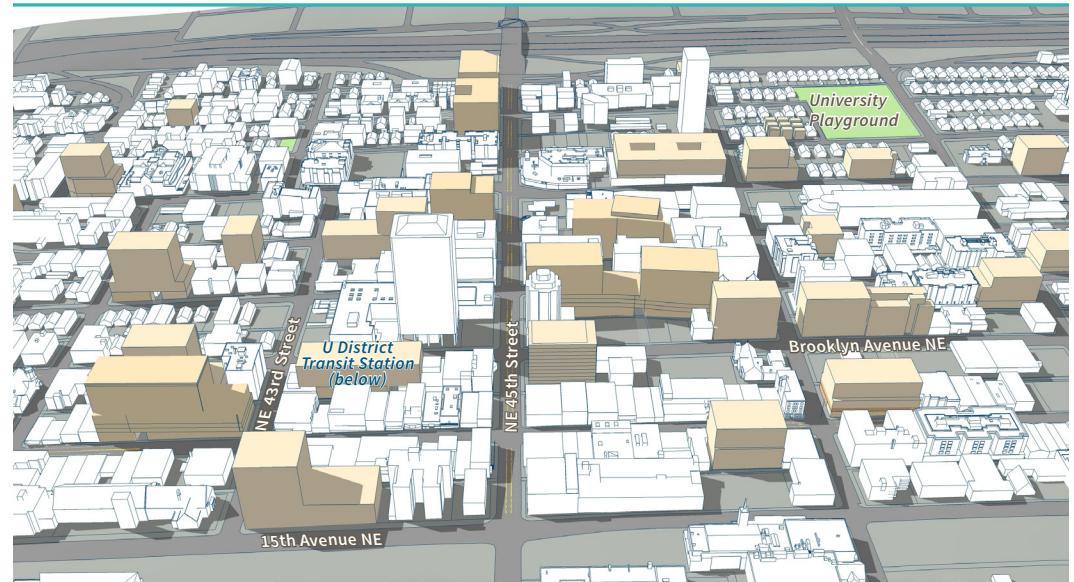
- ▶ Platform for future SEPA plan-level and site-specific review

Alternative 1

LOWER HIGH-RISES IN MODERATELY DISPERSED PATTERN



NE 45th Street looking west from 17th Avenue NE

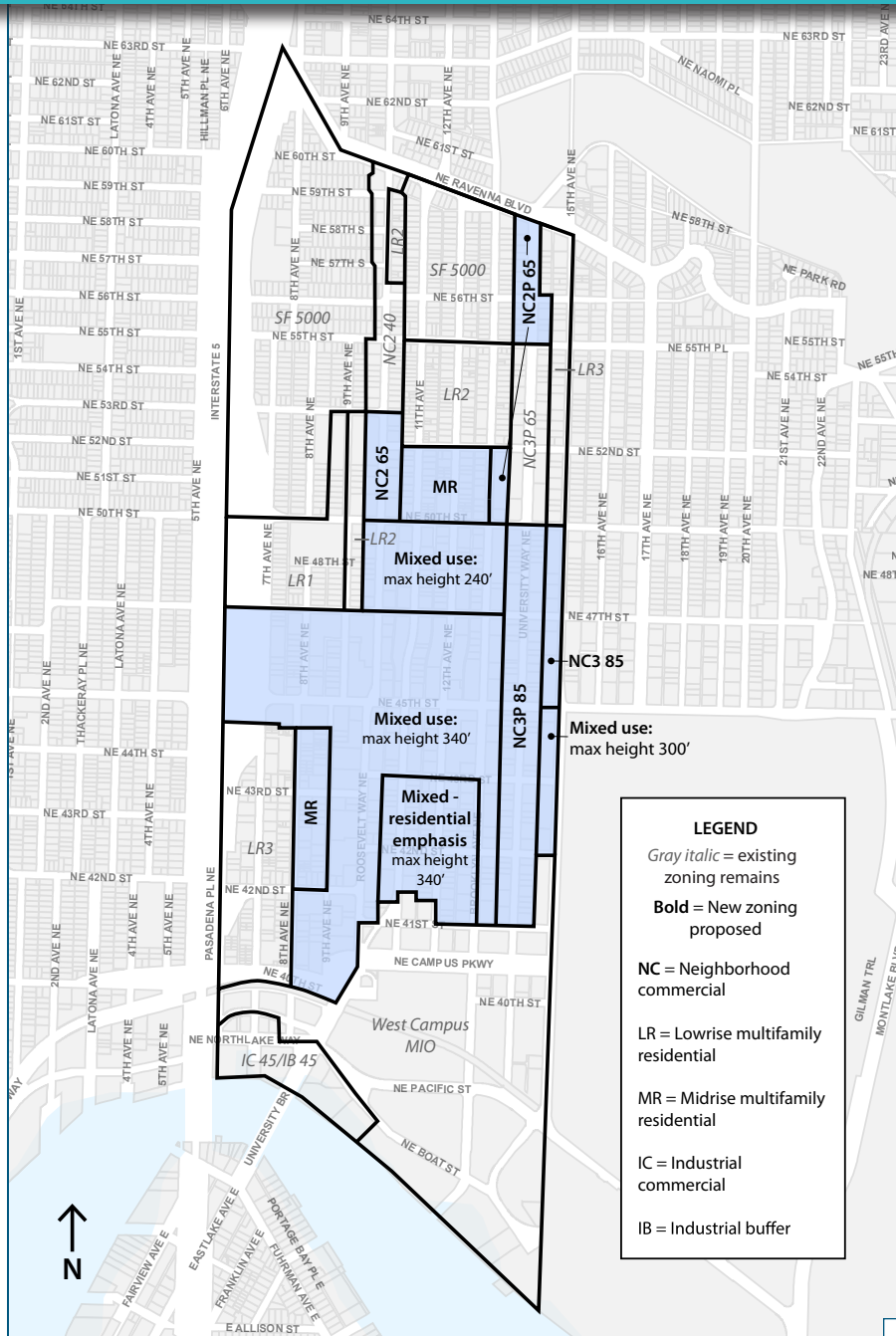


Key Features

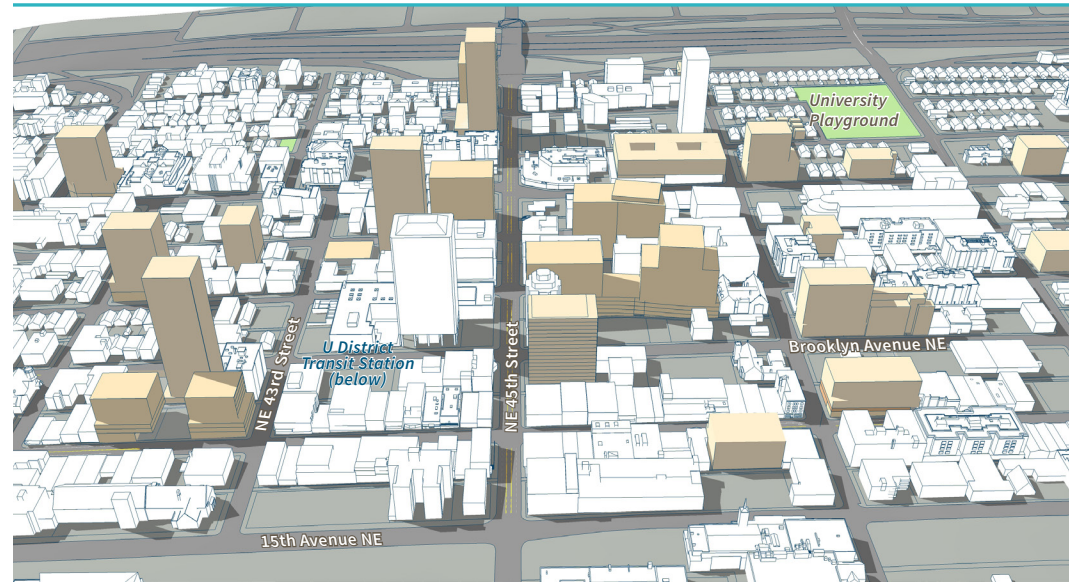
- ▶ Development pattern more dispersed than Alternative 2, but more concentrated than Alternative 3
- ▶ Maximum building heights between 125 and 160 feet — including along the Ave
- ▶ Mid-rise development extending north of 50th
- ▶ High-rise buildings allowed closer together — minimum 60-foot separation between portions above 75 feet
- ▶ Landscaped setbacks on both sides of Brooklyn, 42nd and 43rd
- ▶ Widened sidewalks on 45th and 50th

Alternative 2

TALLER HIGH-RISES CONCENTRATED AROUND TRANSIT CENTER



NE 45th Street looking west from 17th Avenue NE

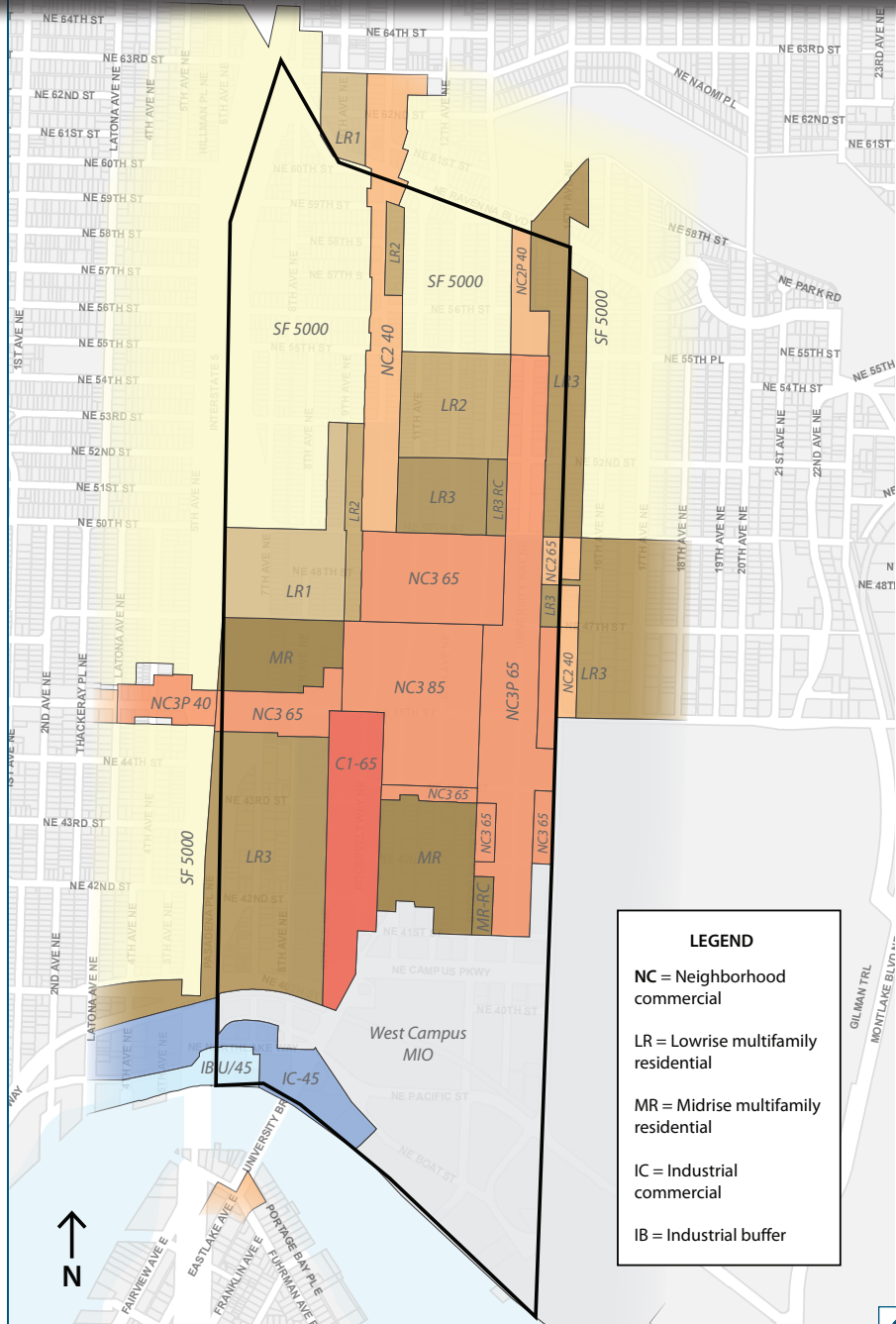


Key Features

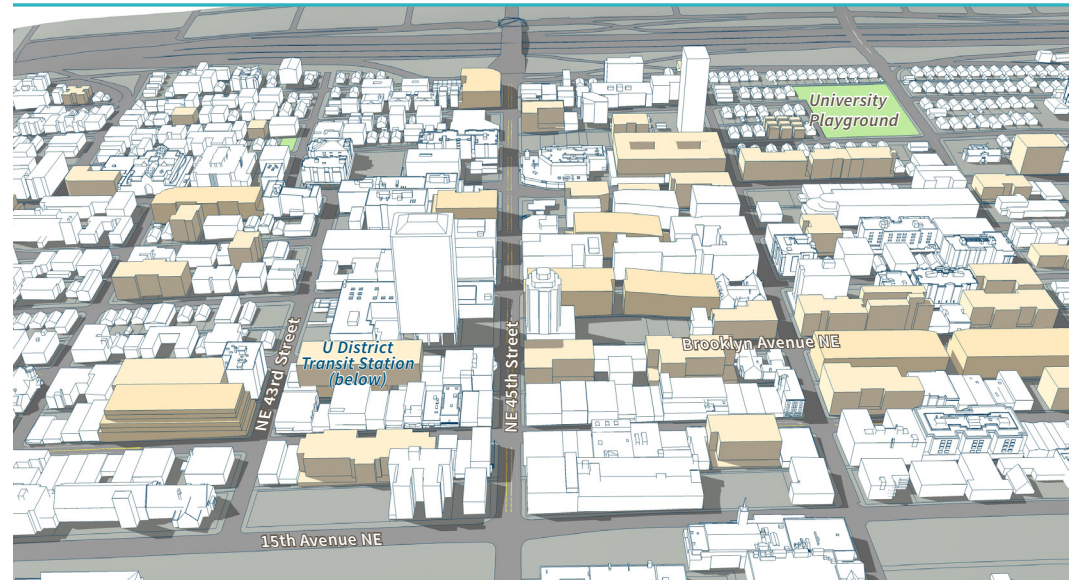
- ▶ Greatest heights and concentration of growth in core area
- ▶ Maximum building heights between 240 and 340 feet in core area
- ▶ Development standards reduce appearance of building bulk and increase separation, compared to Alternative 1
- ▶ Along the Ave buildings limited to 65 to 85 feet tall—significantly less than Alternative 1
- ▶ Fewer changes to zoning designations north of 50th, compared to Alt. 1
- ▶ Area-specific setbacks and landscaped setbacks on both sides of Brooklyn, 42nd and 43rd
- ▶ Widened sidewalks on 45th and 50th

Alternative 3

RETAIN EXISTING ZONING DESIGNATIONS AND STANDARDS



NE 45th Street looking west from 17th Avenue NE



Key Features

- ▶ Retains existing zoning designations
- ▶ No increased potential for building heights
- ▶ Development pattern most dispersed of all alternatives — new mid-rise buildings extend further north

Elements of the Environment

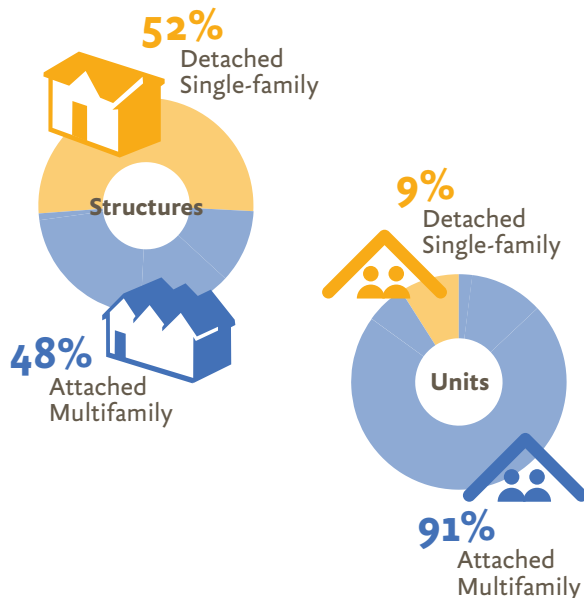
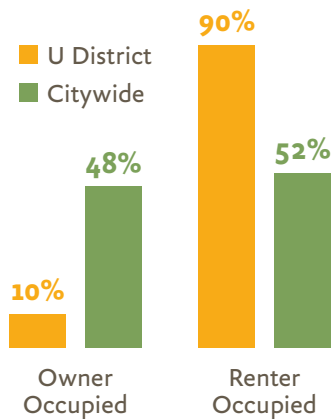
For each topic, the environmental analysis considered existing conditions, mitigation and significant unavoidable impacts.

LAND USE/PLANS & POLICIES	development pattern, character and scale, and applicable plans and policies
POPULATION, HOUSING, EMPLOYMENT	current and future housing conditions, employment and income patterns, potential for change in mix and types of jobs
AESTHETICS	visual model demonstrating street and aerial perspectives of each alternative, shadow impacts
HISTORIC RESOURCES	historic context and properties
TRANSPORTATION	trip generation, transit, bicycling and walking, parking and safety
GREENHOUSE GAS EMISSIONS	GHG emissions
OPEN SPACE & RECREATION	location, design, character and level of service of park and open space amenities
PUBLIC SERVICES	police, fire/emergency services and schools
UTILITIES	electricity, water supply, stormwater and wastewater

Housing

KEY FINDINGS & MITIGATING MEASURES

Occupied Housing Units in 2012



Impacts

SUPPLY

- ▶ All alternatives provide development capacity that exceeds growth estimates
- ▶ Both action alternatives increase more multifamily housing capacity

AFFORDABILITY

- ▶ Lowest rent properties likely replaced by newer, higher cost housing units — an impact common to all three alternatives
- ▶ More concentrated development in action alternatives decreases extent of demolition of existing lower cost housing
- ▶ Mid- and high-rise construction costs more on a square foot basis and will rent for more on a square foot basis

Mitigating Measures

Although no significant impacts to housing affordability were identified, housing affordability remains a major challenge. Potential actions:

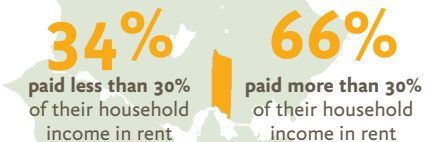
- ▶ Expand geographic eligibility of MFTE program
- ▶ Expand incentive zoning
- ▶ Direct funding to build and preserve affordable housing units

Affordable Housing Funded by Private Development (Incentive Zoning)

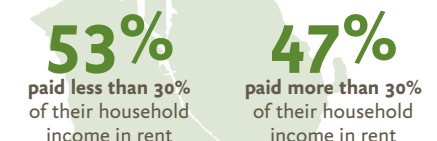
	Alternative 1 Mixed Use Zones	Alternative 2 Mixed Use Zones	Alternative 3 MR Zone
Affordable Housing Area	247,660 sf	349,045 sf	7,338 sf
Affordable Housing Units	291	410	8

Note: Information for comparison purposes only—future zoning provisions and development decisions could lead to different results

In 2011, of U District study area residents...



In 2011, of all Seattle residents...



Aesthetics

THE AVE (UNIVERSITY WAY) LOOKING NORTH FROM 41ST

Existing Conditions



Note: The colored buildings represent potential new development under the various alternatives.

Alternative 2: taller towers concentrated around transit center



Alternative 1: lower towers in moderately dispersed pattern



Alternative 3: retain existing zoning designations and standards



Aesthetics

KEY FINDINGS & MITIGATION

Height, Bulk and Scale

ALTERNATIVE 1 High-rise development in the core up to 160 feet. Compared to Alternative 2, buildings are more closely spaced and taller buildings extend further north and south of the core.

The Ave High-rise buildings 125–160 feet tall

ALTERNATIVE 2 High-rise development in the core up to 340 feet. Compared to Alternative 1, greater spacing between towers with development more focused in the core and few zoning changes to the north and south.

The Ave Mid-rise buildings up to 85 feet — 20 feet higher than currently allowed

ALTERNATIVE 3 Existing zoning to remain, allowing a continuation of the existing low-rise and mid-rise development pattern. Development would generally be dispersed throughout the study area.

The Ave Mid-rise buildings per existing development standards

MITIGATION

Employ recommendations in City policy SMC 25.05.665 and in U District Urban Design Framework (UDF)

Shadows

All three alternatives increase shading due to infill development

Affected public open spaces:

- ▶ University Heights Open Space
- ▶ Christie Park
- ▶ University Park
- ▶ Peace Park

Taller heights in action alternatives increase these impacts

MITIGATION

Employ strategies for public open spaces in City policy SMC 25.05.675 Q2e as well as high-rise separation, tower orientation and upper level setbacks

Light and Glare

All three alternatives increase artificial illumination — no significant impacts anticipated

MITIGATION

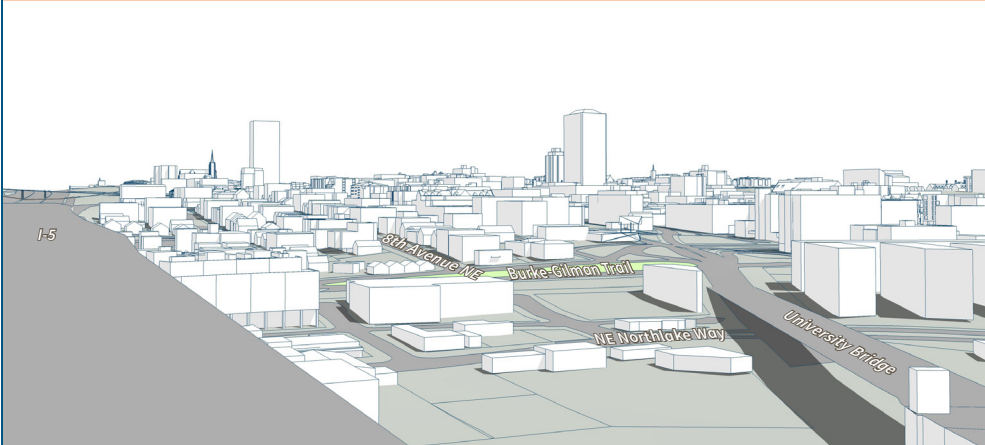
Employ measures authorized in City policy SMC 25.05.675 K2d related to surface materials, lighting techniques, screening, shielding and landscaping

Aesthetics

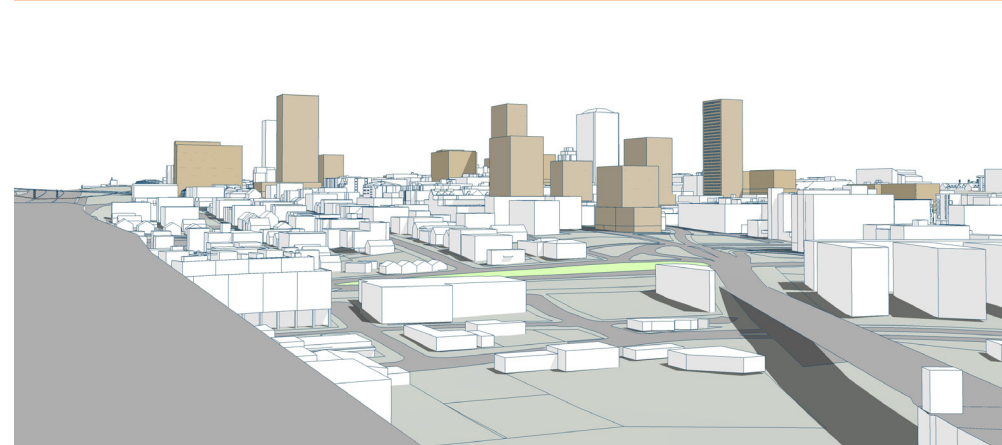
LOOKING NORTHEAST FROM INTERSTATE-5 AT THE UNIVERSITY BRIDGE

Note: The colored buildings represent potential new development under the various alternatives.

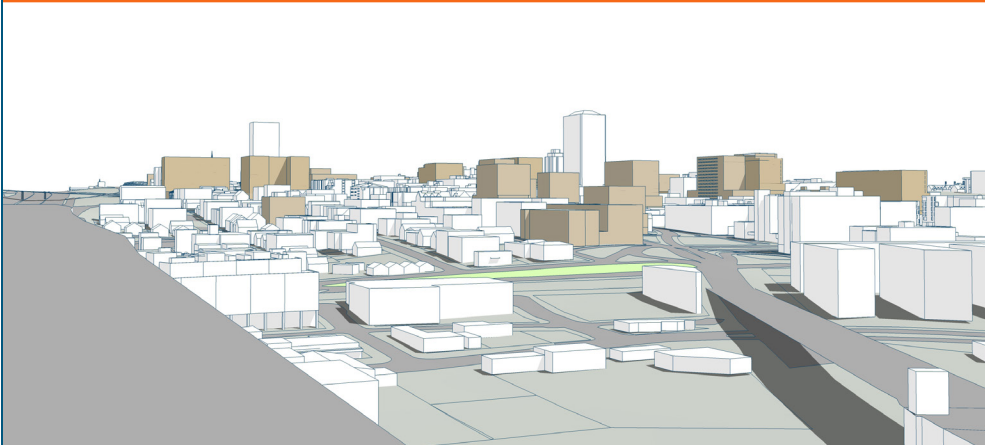
Existing Conditions



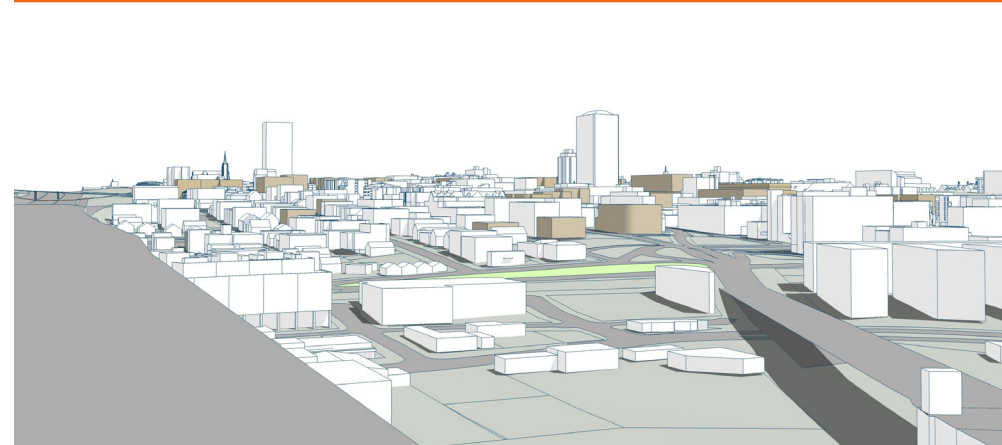
Alternative 2: taller towers concentrated around transit center



Alternative 1: lower towers in moderately dispersed pattern



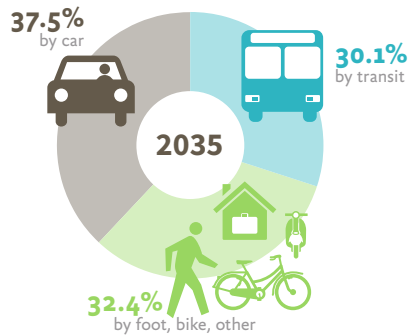
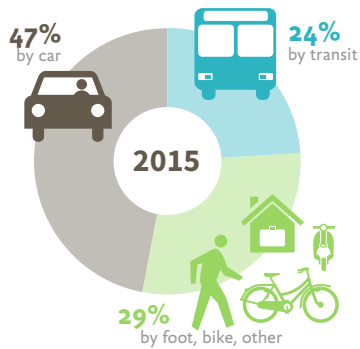
Alternative 3: retain existing zoning designations and standards



Transportation

PROJECTED IMPACTS IN 2035

PM Peak Hour Modes for All Alternatives



Mode	BASELINE Alternative 3 No Action	IMPACTS Alternatives 1 & 2	Potential Mitigation Measures
Auto & Freight	5 corridors operate at Level F	Same 5 corridors operate at Level F	<p>Manage demand for auto travel to reduce congestion</p> <p>Use incentive zoning to encourage parking for car-share and bike-share programs</p>
Transit	3 corridors operate at Level F	<p>6 corridors operate at Level F under Alt 1</p> <p>4 corridors operate at Level F under Alt 2</p>	<p>Consider projects in Seattle Transit Master Plan with some funding from new development</p> <p>Install transit signal priority on Roosevelt, 11th, the University Bridge, 15th, Campus Parkway, and Pacific</p> <p>Implement transit-only or Business Access and Transit lanes along Roosevelt and 11th</p>
Pedestrians & Bicycles	Substantial increase	Substantial increase, especially between 42nd to 50th	<p>Consider projects in Pedestrian Master Plan, Bicycle Master Plan, University Area Transportation Action Strategy, and U District Urban Design Framework</p> <p>Modify zoning codes to require wider sidewalks in key locations</p>
Safety	More collisions at 45th & Brooklyn	More collisions at 45th & Brooklyn	
On-street Parking	Impacts spread over large area	Impacts spread over large area with greatest impacts in core area	<p>Revise parking minimums and limit number of parking spaces built with new development</p> <p>Upgrade parking revenue control systems (PARC) to interface with electronic guidance system that directs drivers to parking facilities with available capacity</p>

Transportation

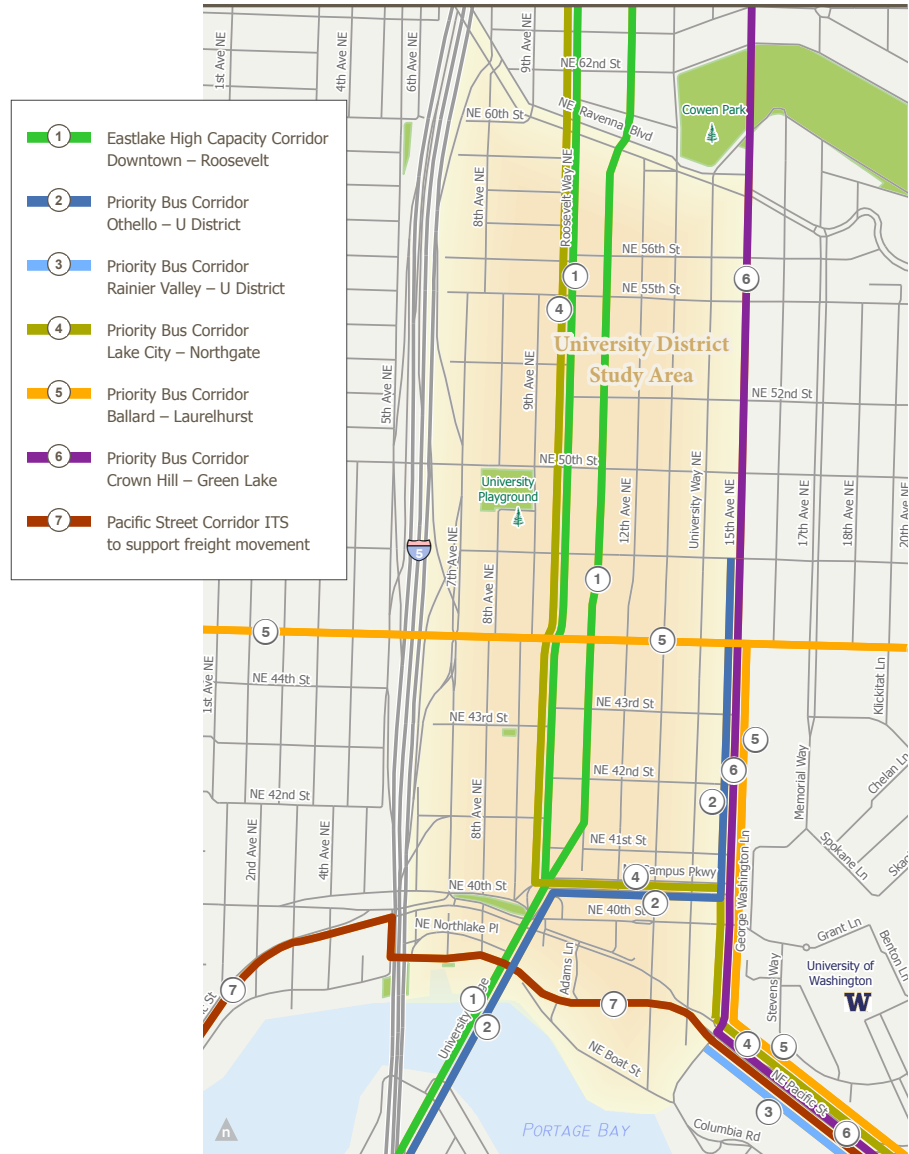
POTENTIAL MITIGATION MEASURES

Pedestrian and Bicycle Potential Mitigation Measures



Source: Seattle BMP, 2013 / Seattle PMP, 2009

Transit and Freight Potential Mitigation Measures



Source: Seattle BMP, 2013 / Seattle PMP, 2009

Open Space & Recreation

EXISTING & PLANNED FACILITIES



Shiga Gardens

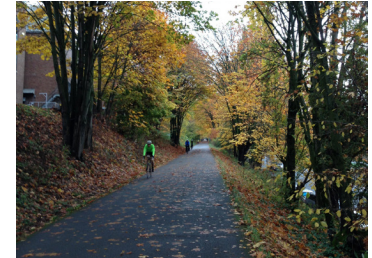


University Heights P-Patch

Existing and Planned Parks and Recreation Facilities



University Playground



Burke-Gilman Trail

Open Space & Recreation

KEY FINDINGS & MITIGATION MEASURES

Population growth will out-pace expansion of open spaces and recreation facilities — increasing deficiencies the same under all alternatives

Comprehensive Plan Open Space and Recreation Facility Goals for U District

	Comprehensive Plan Goal	U District Target	Resource	Status
Open Space Supply				
2013	Village Open Space	6.77 acres	3.85 acres	2.9-acre deficit
2035	Village Open Space	11.15 acres	6.04 acres anticipated	5.1-acre deficit
	One Village Commons (all three alternatives)	1	1	Goal met
Specific facilities				
	One indoor, multi-use recreation facility	1	No City-owned	Goal not met
2013	Dedicated community garden	2	3	Goal met
2035	Dedicated community garden	4	3	Goal not met

Mitigating Measures

- ▶ Acquire and improve new Seattle Parks property — especially between 41st and 47th
- ▶ Provide dedicated, publicly accessible open space (POPS) as part of private development
- ▶ Provide on-site open space as residential amenity
- ▶ Develop, manage, and program public open spaces with public/private partnerships
- ▶ Provide additional community gardens
- ▶ Improve designated green streets with outdoor seating and other amenities.
- ▶ Adopt green street concept plans
- ▶ Designate and improve “festival streets”
- ▶ Improve access to UW campus open spaces