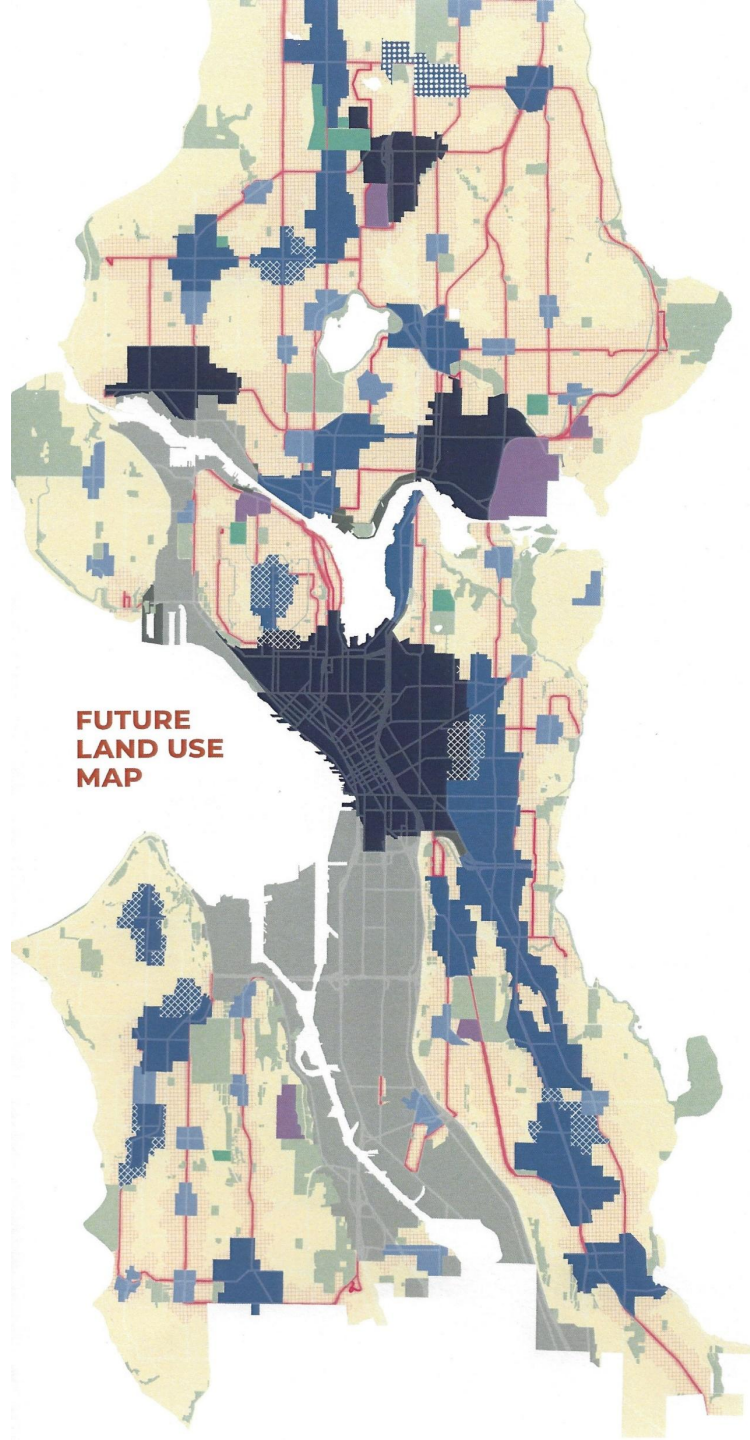


Green Lake Community Council and Phinney Ridge Community Council Joint Meeting

11/18/2024



**FUTURE
LAND USE
MAP**

PLACE TYPE DESCRIPTIONS

Regional Center (previously Urban Center)

Most densely populated neighborhoods (think Capitol Hill, Downtown), with a mix of housing, office, retail, entertainment, and access to regional transit. These areas can include zoning for high-rise towers.

Urban Center (previously Urban Village)

These areas are zoned to accommodate a mix of housing, jobs, shops, and services with access to frequent transit. Residential and mixed-use structures up to eight stories are allowed, with potentially higher densities around light rail stations.

Neighborhood Center, (new place type)

These areas are a new designation situated in residential areas across the city and designed to accommodate a diverse mix of moderate density housing. Locations were selected based on proximity to existing commercial activity near a central intersection or transit stop. New zoning will allow residential and mixed-use buildings up to six stories in the core and smaller apartment buildings on the periphery.

Urban Neighborhood

These areas will be rezoned to align with HB 1110, the State's "Middle Housing" bill. Zoning changes along frequent transit routes will allow apartments up to six stories.

Manufacturing & Industrial Center

Areas of concentrated industrial, manufacturing, and maritime activity with limited retail, office, and residential functions.

PLACE TYPES

- Regional Center
- Urban Center
- Expanded Regional or Urban Center
- New Urban Center
- Neighborhood Center
- Manufacturing & Industrial Center
- Urban Neighborhood

OTHER AREAS

- Industrial outside Manufacturing & Industrial Centers
- Major Institutions
- Parks and open space
- Cemetery

TRANSIT RELATED

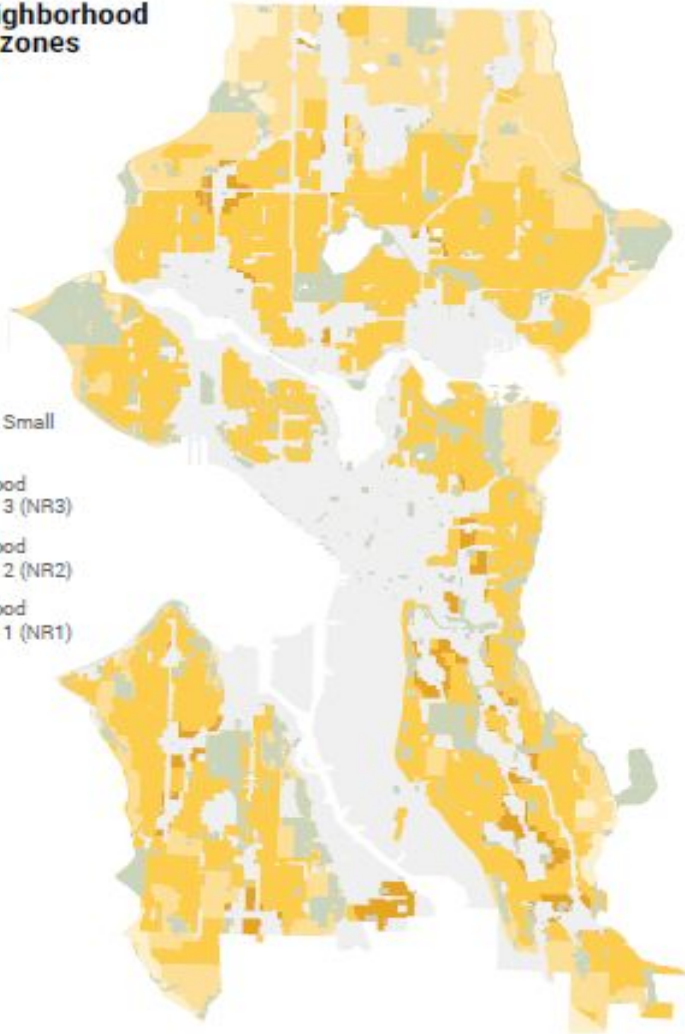
- Frequent transit sites*
- Quarter mile from frequent transit**

*Sites adjacent to the frequent transit network, where zoning for higher-density housing will be considered

**In NR zones within a quarter-mile walk of frequent transit stops, bonuses for stacked flats or affordable housing apply

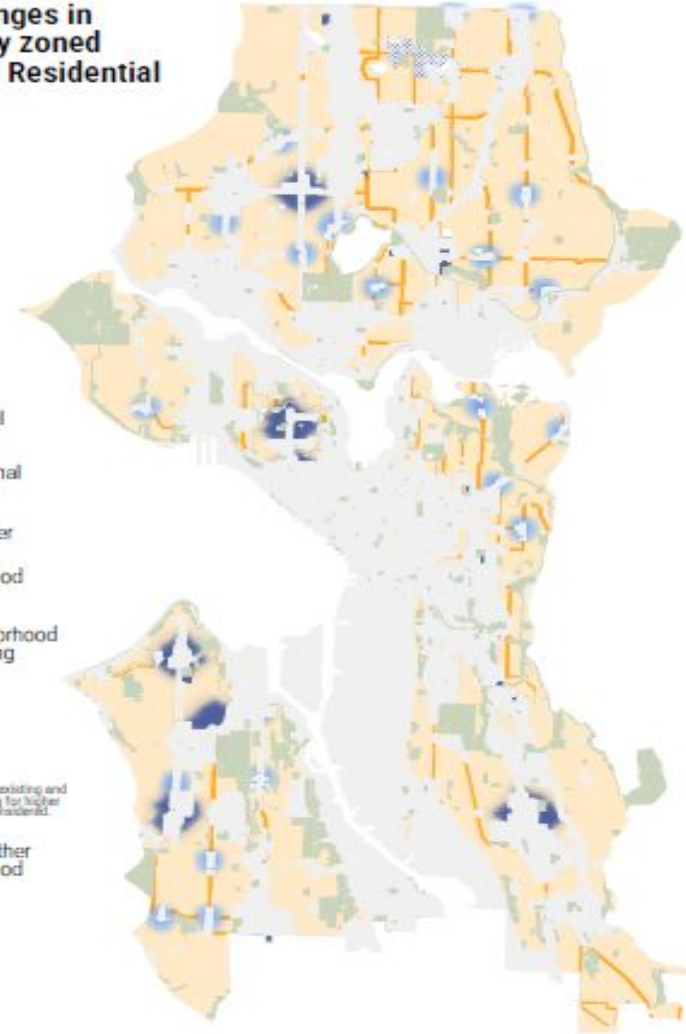
Existing Neighborhood Residential zones

- Residential Small Lot (RSL)
- Neighborhood Residential 3 (NR3)
- Neighborhood Residential 2 (NR2)
- Neighborhood Residential 1 (NR1)

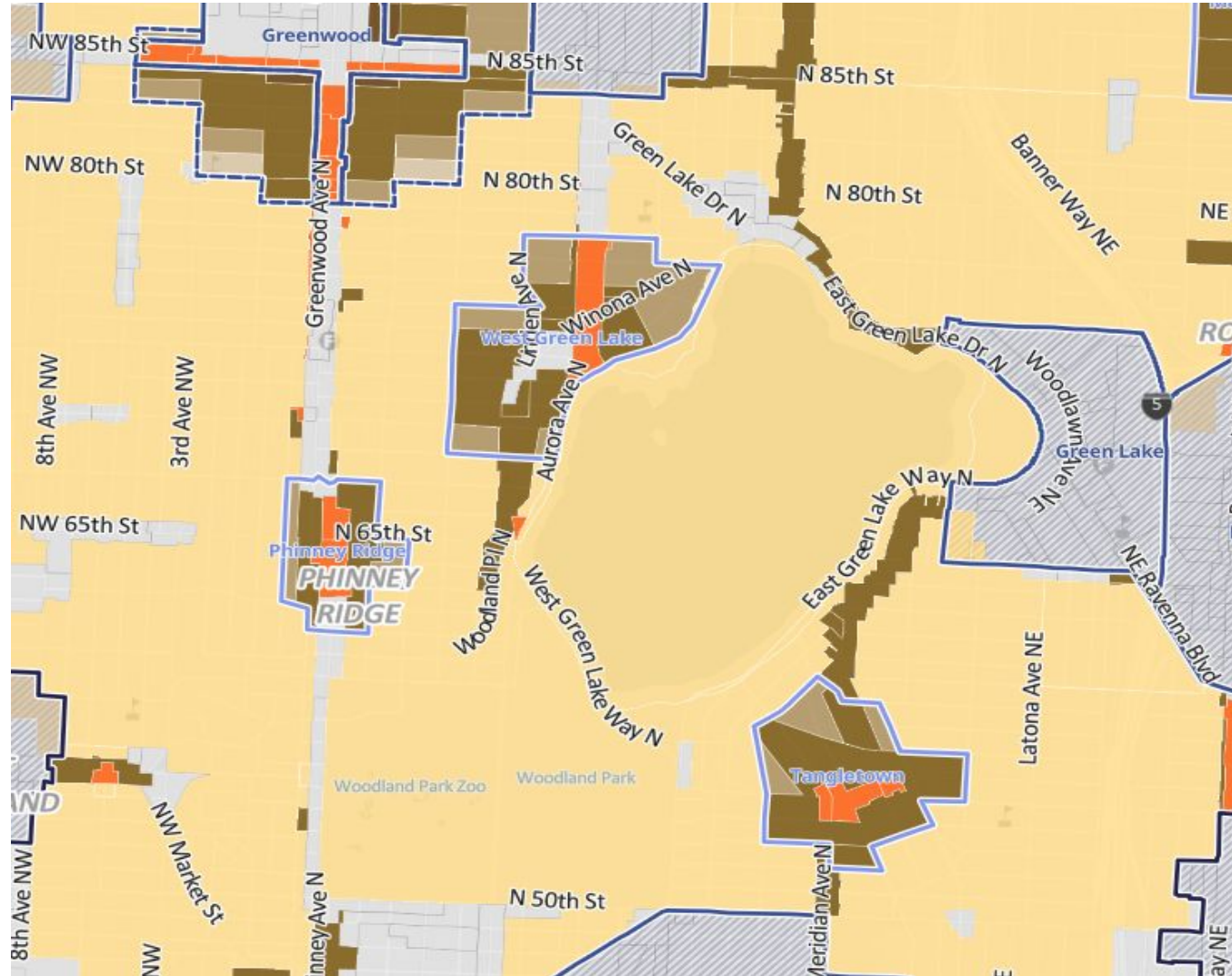


Proposed changes in areas currently zoned Neighborhood Residential

- Existing Regional or Urban Center
- Expanded Regional or Urban Center
- New Urban Center
- New Neighborhood Center
- Updated Neighborhood Residential zoning
- Frequent transit route
Frequent transit network, existing and future, along which zoning for higher density housing will be considered.
- Existing zones other than Neighborhood Residential



Proposed Key Zones and Transit Routes Zone changes for Tangletown, Green Lake and Phinney Ridge



There are three key zones that impact our neighborhoods of Phinney Ridge, Tangletown, and West Green Lake

Neighborhood Residential: these were built as 1-2 stories 100 years ago. All independent or semi-independent living structures, previously known as single family with height limited to 3 stories.



- Currently there are 3 housing units allowed per lot, 30 ft height for the building structure
- HB 1110 allows up to 4 units per lot and 6 if a quarter mile from major transit stops
- The # units is determined minimum lot size. The 4-6 units presumes a 5000 sq ft lot size, so it is prorated for the smaller lots.
- Any structure can extra story (10 ft) can be added if half the building meets the in order to encourage Affordable Housing for 50 years, raising the height to 4 stories instead of 3.
- The setbacks between properties and sidewalk have been reduced in order to have larger buildings and more units. This reduces the yard available for retaining established trees from or planting new. trees from 20 ft to 2 ft
- No parking within ½ mile of frequent transit route.

HB 1110 “Middle Housing Bill”

Passed the Washington State Legislature in 2023 and requires cities in Washington to allow middle housing throughout residential areas and limits how cities can regulate this housing.

<https://www.seattle.gov/documents/Departments/OPCD/SeattlePlan/UpdatingNeighborhoodResidentialZoning.pdf>

The bill defines middle housing as “buildings that are compatible in scale, form, and character with single-family houses and contains two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.”

In Seattle, the bill requires zoning that allows:

- At least four units on all residential lots
- At least six units on residential lots within a quarter mile of major transit stops (such as light rail and bus rapid transit)
- At least six units on residential lots if two units are income-restricted affordable housing

Zoning changes to implement HB 1110

The proposal for updated Neighborhood Residential zoning increases the number of homes allowed per lot to expand housing choices and comply with state law, while generally retaining the number of stories allowed today.

The proposed standards would vary from existing requirements in several other key ways:

- The Floor Area Ratio (FAR), which regulate the scale of development, would increase for developments maximizing density from around 1.0 to 1.2.
- Lot coverage would increase to 50 percent, compared to 35-40 percent for most lots today.
- Front and rear setbacks would be reduced to allow a wider range of layouts and more

usable open spaces for residents in the interior of a site. We would encourage porches by allowing them in the front setback.

- Unit lot subdivision would be allowed, as required by new state law. This would allow straightforward fee simple sale and ownership of homes, compared to the more complex condominium arrangements used currently when multiple homes are built and sold on one site.
- New open space requirements would result in more usable open space for residents.

Examples of potential development that could occur under these proposed rules are shown at the end of this document.

Base standards in updated Neighborhood Residential zones

Alternative standards for stacked flats and affordable housing are shown on the following pages.

Maximum density	1 unit per 1,250 square feet of lot area except that, consistent with state law, at least four units are allowed on all lots, regardless of lot size, and six units within a quarter-mile walk of major transit or if two units are affordable
Floor area ratio (FAR)	The amount of floor area allowed is equal to the lot size times the FAR. Proposed FARs are: <ul style="list-style-type: none"> • 0.6 FAR for density below 1/4,000 sq ft (e.g., one unit on a 5,000 sq ft lot) • 0.8 FAR for density between 1/4,000 and 1/2,200 sq ft (e.g., two units on a 5,000 sq ft lot) • 1.0 FAR for density between 1/2,200 and 1/1,600 sq ft (e.g., three units on a 5,000 sq ft lot) • 1.2 FAR for density of at least 1/1,600 sq ft (e.g., four units on a 5,000 sq ft lot)
Lot coverage	50 percent
Height limit	<ul style="list-style-type: none"> • 3 stories for market-rate development • 4 stories for development with income-restricted affordable homes
Minimum open space requirement	<ul style="list-style-type: none"> • 20 percent of lot area • The minimum dimension for usable open space is 8 feet or, if the open space includes a circulation pathway serving multiple buildings, 11 feet • Open space may be private or shared • At least half of the open space must be at ground level. Only half of open space not at ground level counts toward this requirement.
Minimum setbacks and separations	<ul style="list-style-type: none"> • Front: 10 feet • Rear: 10 feet without an alley, 5 feet for ADUs, and zero feet with an alley • Side: 5 feet • Separation between buildings within property: 6 feet • Covered porches may extend up to 6 feet into setback, with up to 100 sq ft per porch allowed in setback • Bay windows and balconies may extend up to 2 feet into setback if limited to 8 feet in width
Accessory dwelling units	Accessory dwelling units (ADUs) would count toward the density and floor area limits shown above and be subject to the same standards as principal dwelling units except for a maximum size limit of 1,000 square feet.

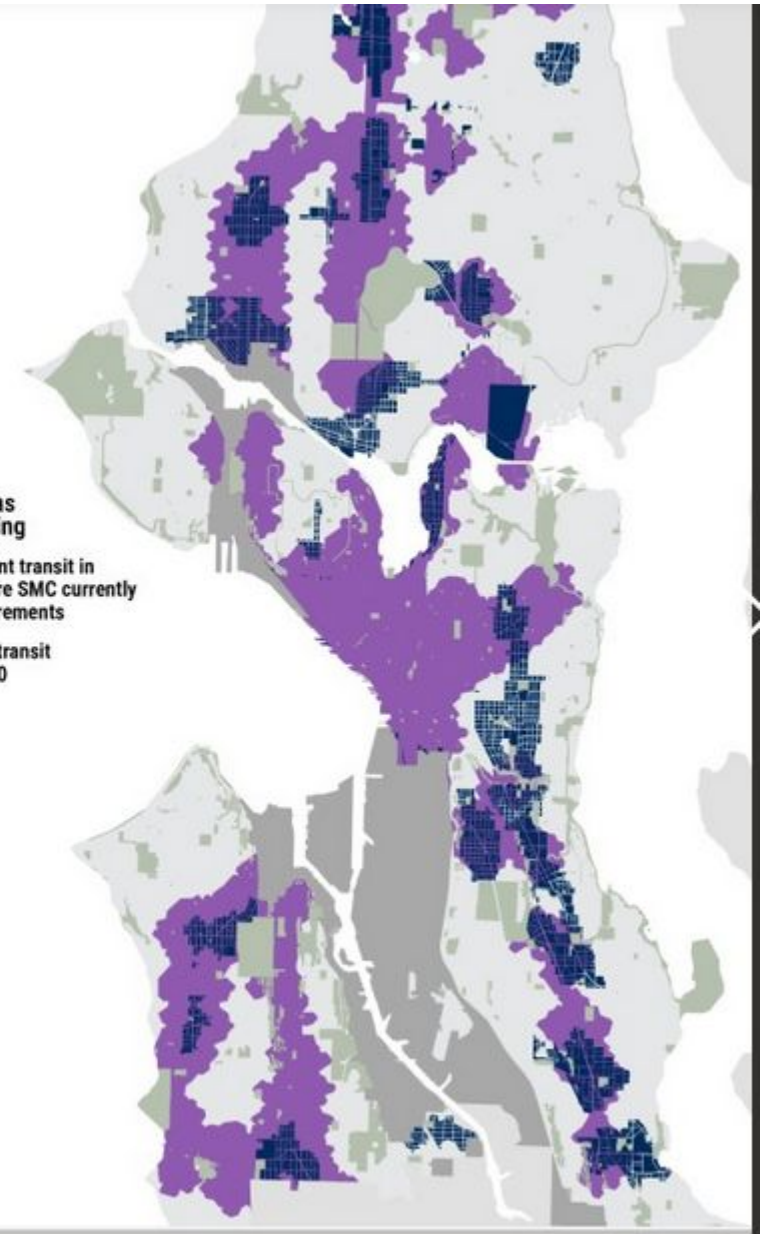
Off-street Parking in NR

- Today, no parking is required in **centers near frequent transit**
- Consistent with state law, no parking would be required **within ½ mile of light rail and bus rapid transit stops**
- Outside these areas, 1 space per 2 principal dwelling units would be required
- Accessory dwelling units would continue to be exempt from parking requirements

Current and future areas without minimum parking

■ 1/4-mile from frequent transit in existing centers where SMC currently waives parking requirements

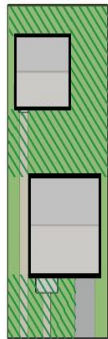
■ 1/2-mile from major transit as defined in HB 1110



Our current zoning allows

Example without alley

Total units	2
Floor area ratio (FAR)	0.75
Average unit size	1,875 sq ft
Stories	2-3
Lot size	5,000 sq ft
Building coverage	29%
Usable open space	52%
Building plus paving	41%
Parking spaces	1



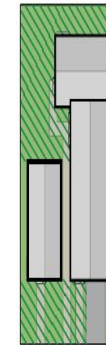
Street



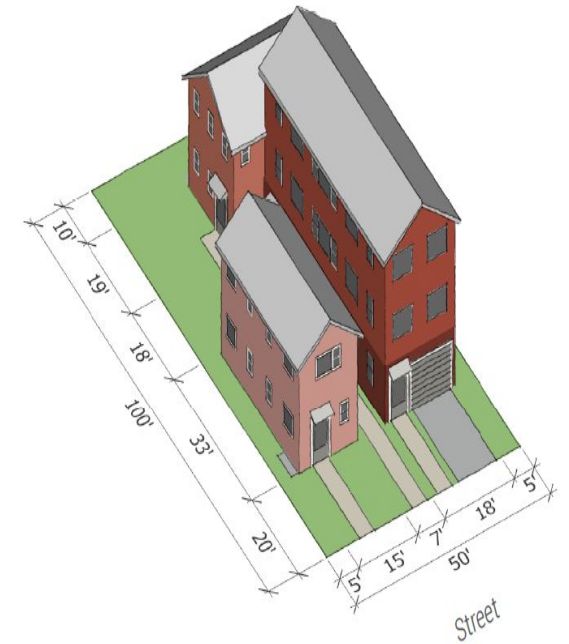
Street

Example without alley

Total units	3
Floor area ratio (FAR)	0.95
Average unit size	1,583 sq ft
Stories	2-3
Lot size	5,000 sq ft
Building coverage	38%
Usable open space	27%
Building plus paving	54%
Parking spaces	1



Street



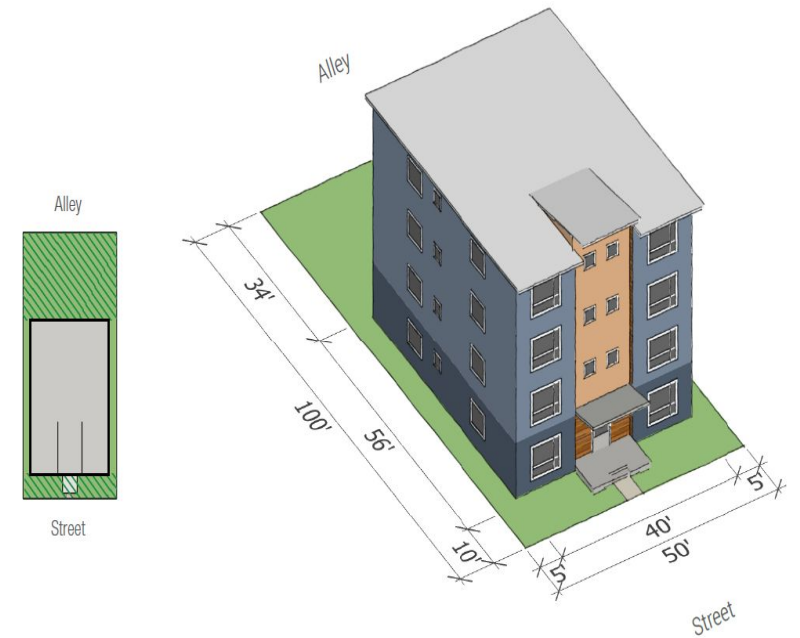
Street

Under HB1110, 4 units can be allowed on a 5,000 SF lot, with affordability bonus near transit.

Total units	4
Floor area ratio (FAR)	0.9
Average unit size	1,125 sq ft
Stories	3
Lot size	5,000 sq ft
Building coverage	34%
Usable open space	22%
Building plus paving	68%
Parking spaces	4



Total units	8
Floor area ratio (FAR)	1.8
Average unit size	1,125 sq ft
Stories	4
Lot size	5,000 sq ft
Building coverage	45%
Usable open space	44%
Building plus paving	47%
Parking spaces	0



Low-rise: All living units, previously 2-3 story buildings, 100 years ago there were many tucked into neighborhoods and several still remain, typically brick buildings. Another wave was built in the 60's, typically 2-3 story. Currently these heights have increased up to 5 stories



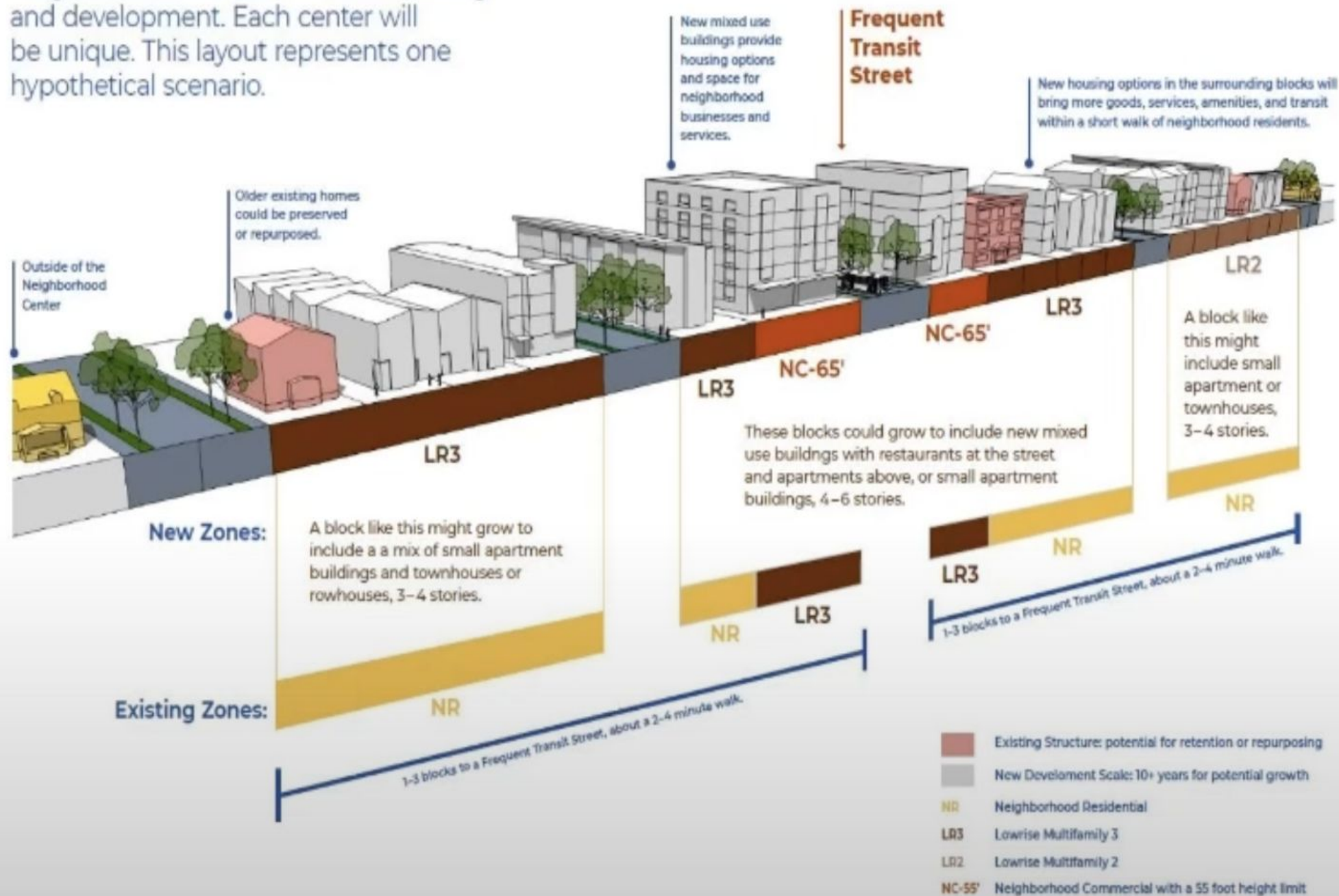
- Currently, 30 ft, 40 ft or 50 ft varying depending on proximity to an Urban Village boundary
- This Plan proposes to **not** use boundaries and instead increase the height to the higher level. This is most pronounced in the Lowrise 3 zone which is greatly expanded along frequent transit routes.
- West Green Lake and Tangletown are not designated Urban Villages
- The north side of N 65th is in the Greenwood Phinney Urban Village
- Property owned by a religious organization can add an additional 1-2 stories (10-15 ft) on top of the base building size.

Neighborhood Commercial 4, 5, 6, 7 and more stories of retail at the street level and housing above.



- This Plan proposes to raise the height of buildings in West Green Lake Way, Tangletown, and Greenwood.
- The height of 55 ft is retained along Phinney with exception of a small section.
- Property owned by a religious organization can add an additional 1-2 stories (10-30 ft) on top of the base building size.
- Changes to setbacks is a question we have

This diagram shows a potential future Neighborhood Center with new housing and development. Each center will be unique. This layout represents one hypothetical scenario.



At least six units on residential lots within a quarter mile of major transit stops (such as light rail and bus rapid transit)



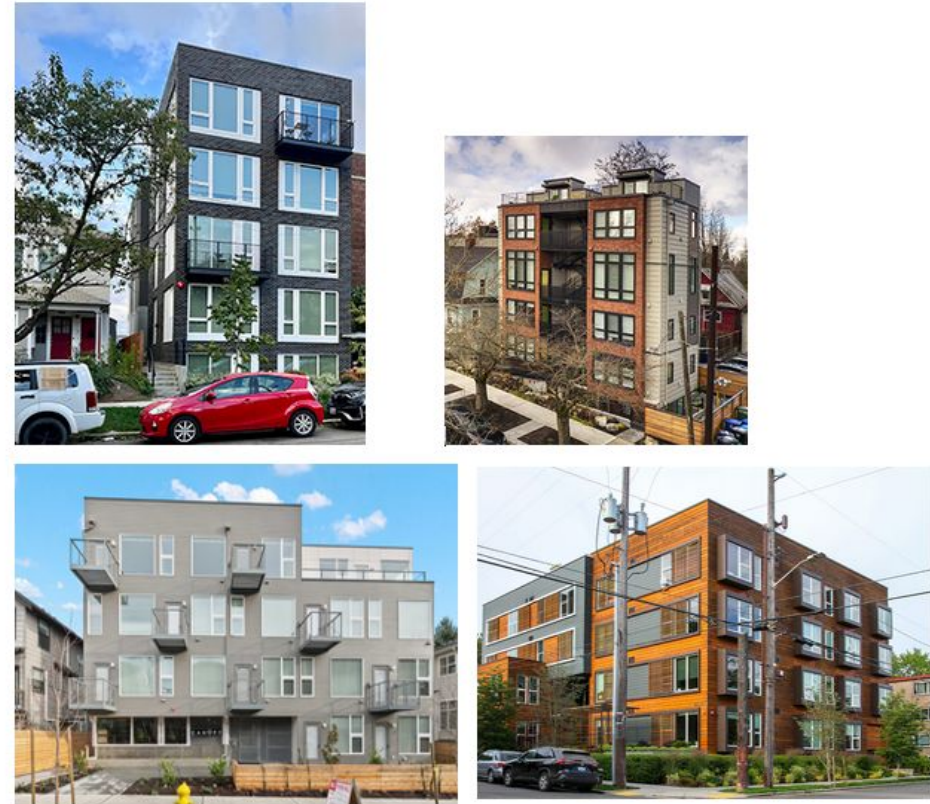
In the new OneSeattle Plan, Seattle has proposed changing the allowance of 6 units per lot **from light rail and bus rapid transit stops, to along “frequent transit” routes** (e.g., the 62 Metro Transit Line)

Metro Routes for proposed upzoning from NR3 to LR3 (left is current in Tangletown and right is proposed)

Current NR3 single homes, duplexes, ADU, DADU

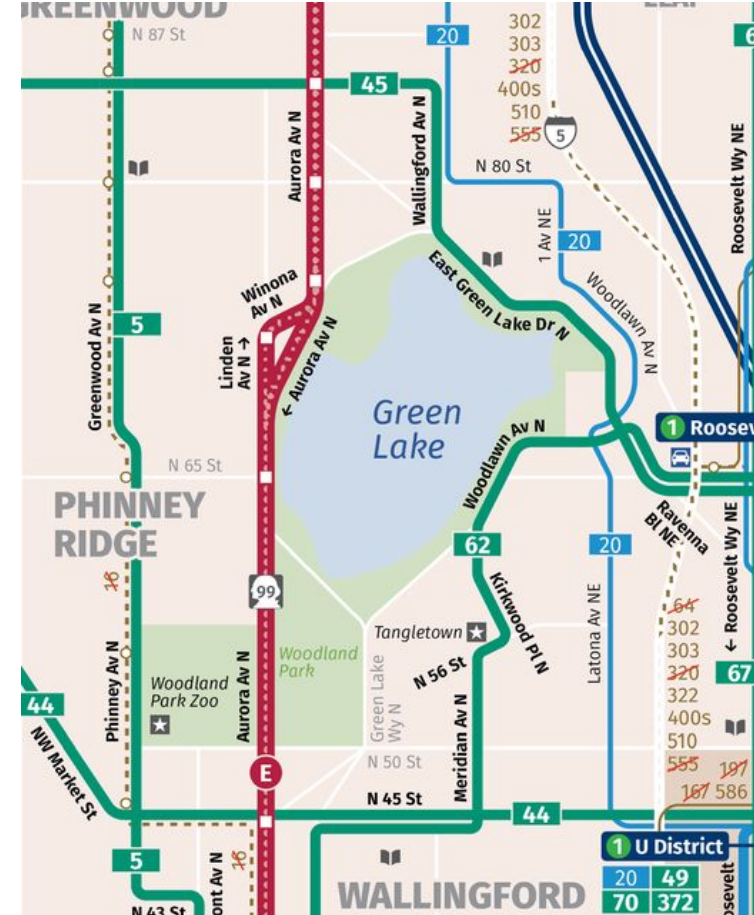
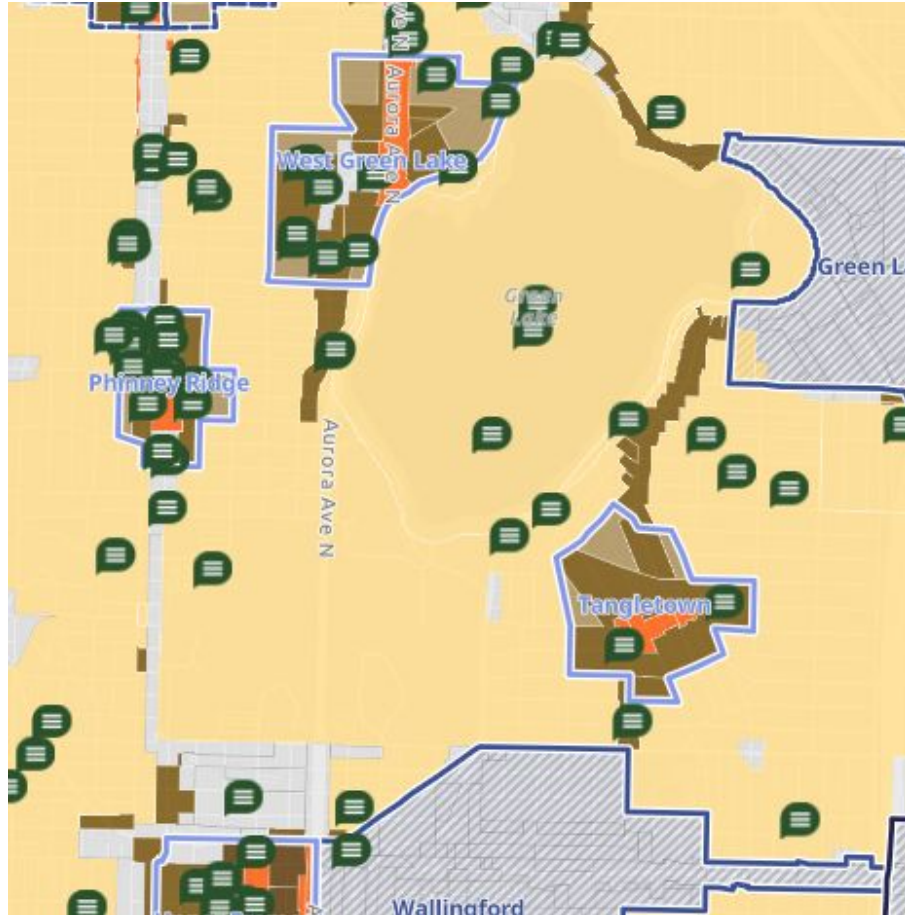


Proposed LR3 Multifamily Zones up to 5 stories



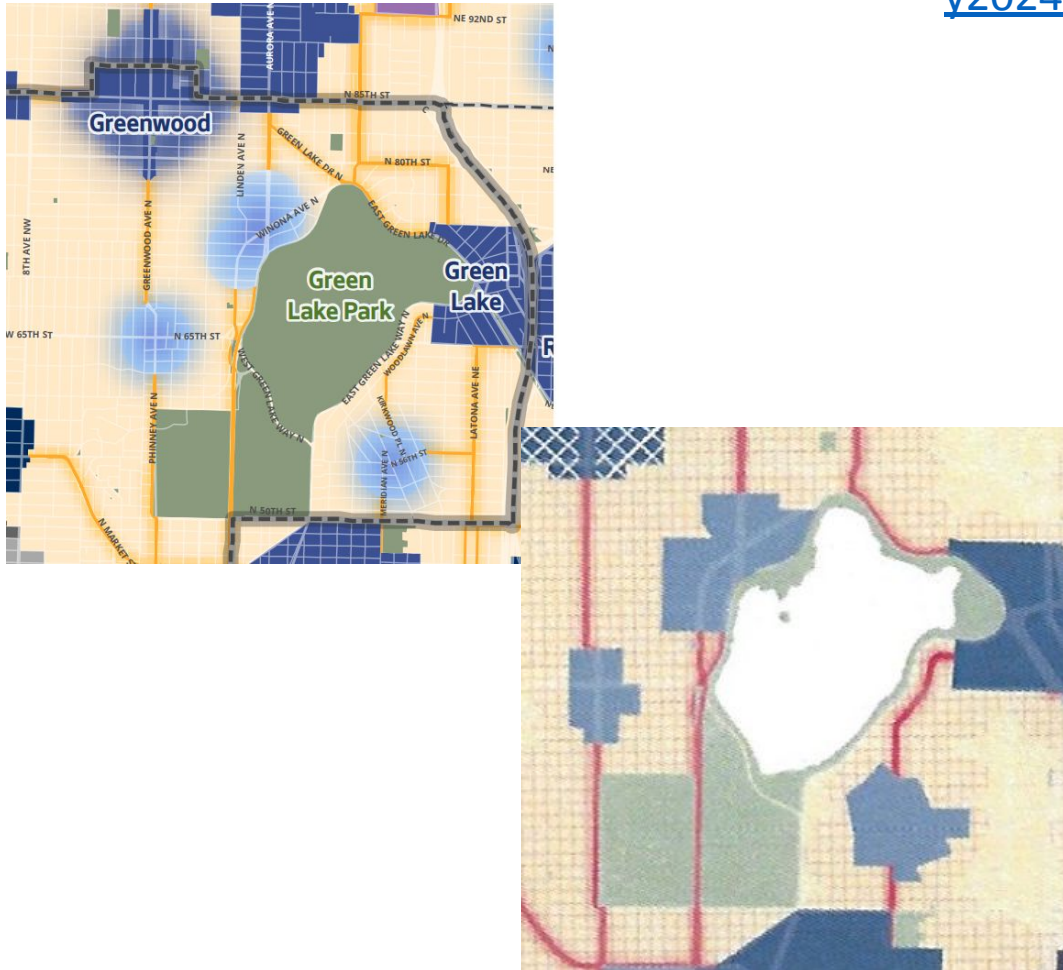
“Frequent transit” maps and how that translates to zoning in Green Lake, Tangletown, and surrounding areas.

<https://seattletransitmap.com/view/>



Neighborhood Centers

<https://www.seattle.gov/documents/Departments/OPCD/SeattlePlan/OneSeattlePlanGrowthStrategySummary2024.pdf> Pg 7



“This initial proposal is that these places would generally include areas within 800 feet (3–4 minute walk) of the core. Specific boundaries for these areas would be determined based on further analysis and community feedback as part of a future stage of work on zoning implementation.”

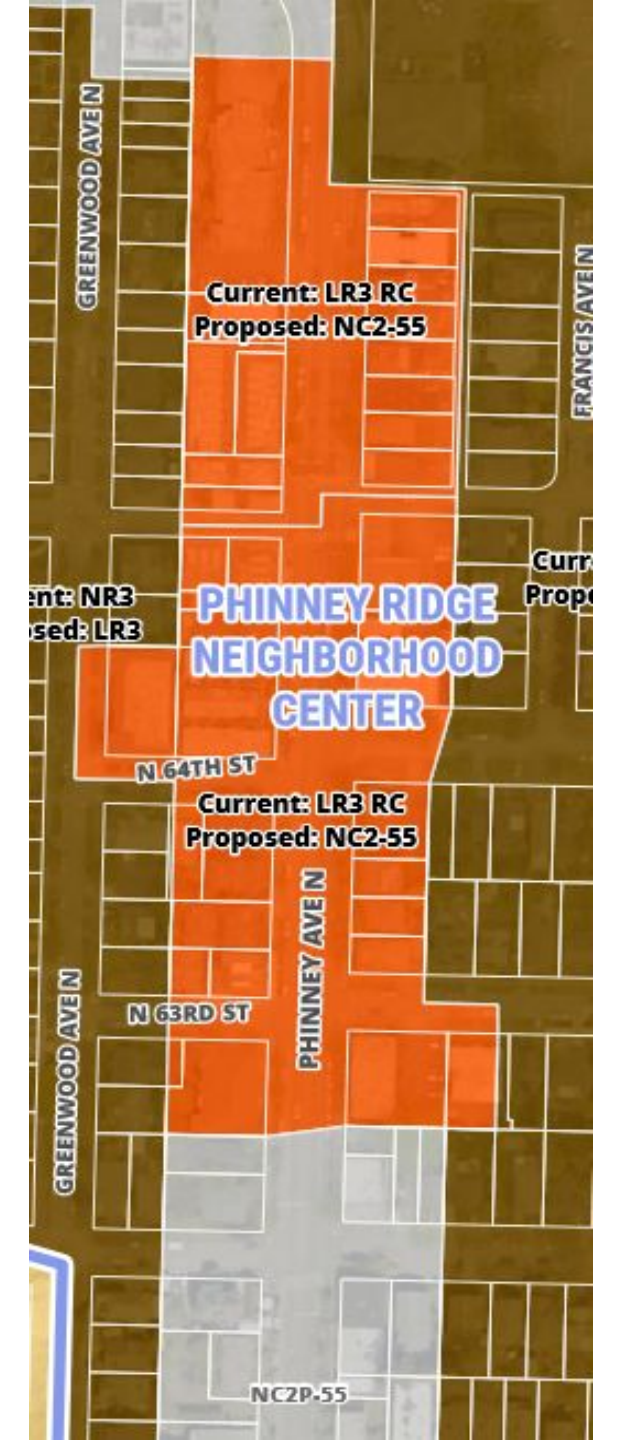
Neighborhood Centers

Zoning that would encourage the development of apartments and condominiums, which would expand the range of housing choices available in these areas., allowing residential and mixed-use buildings up to 6 stories in the core and 4- and 5-story residential buildings toward the edges.

Current Zoning Allows



Above is the proposed zoning allowance

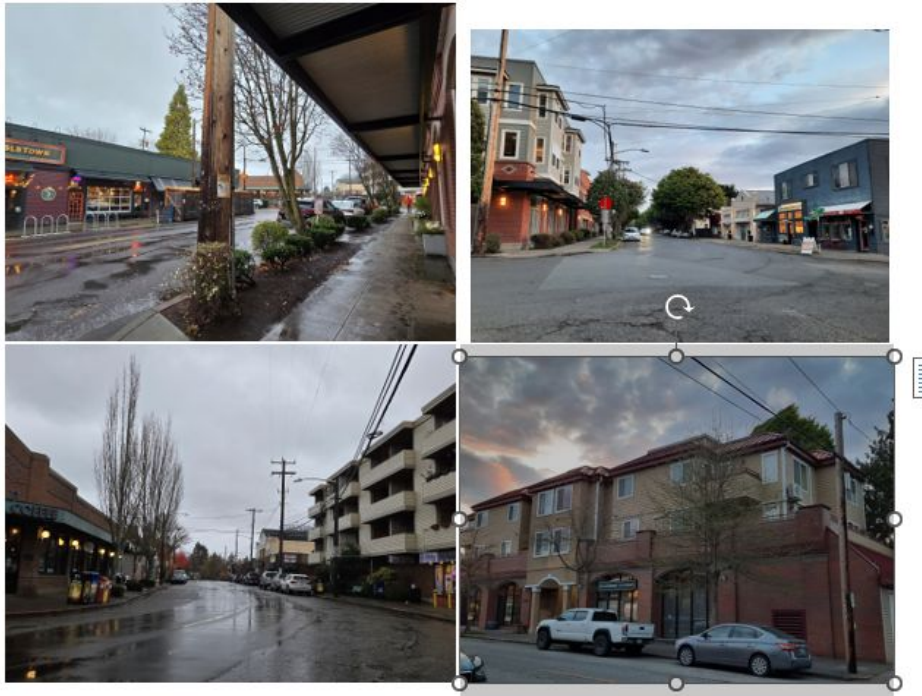


Tangletown's proposed zoning is currently NC140 (neighborhood commercial, 40 feet), with a proposed jump to NC265 (neighborhood commercial, 65 feet), which is what is being proposed for Aurora / West Green Lake.

Wallingford / 45th is currently zoned at NC2P-55 and Phinney Ridge proposed zoning is from LR3 RC to NC2-55

Is this appropriate for the size and scope of the neighborhood?

Current

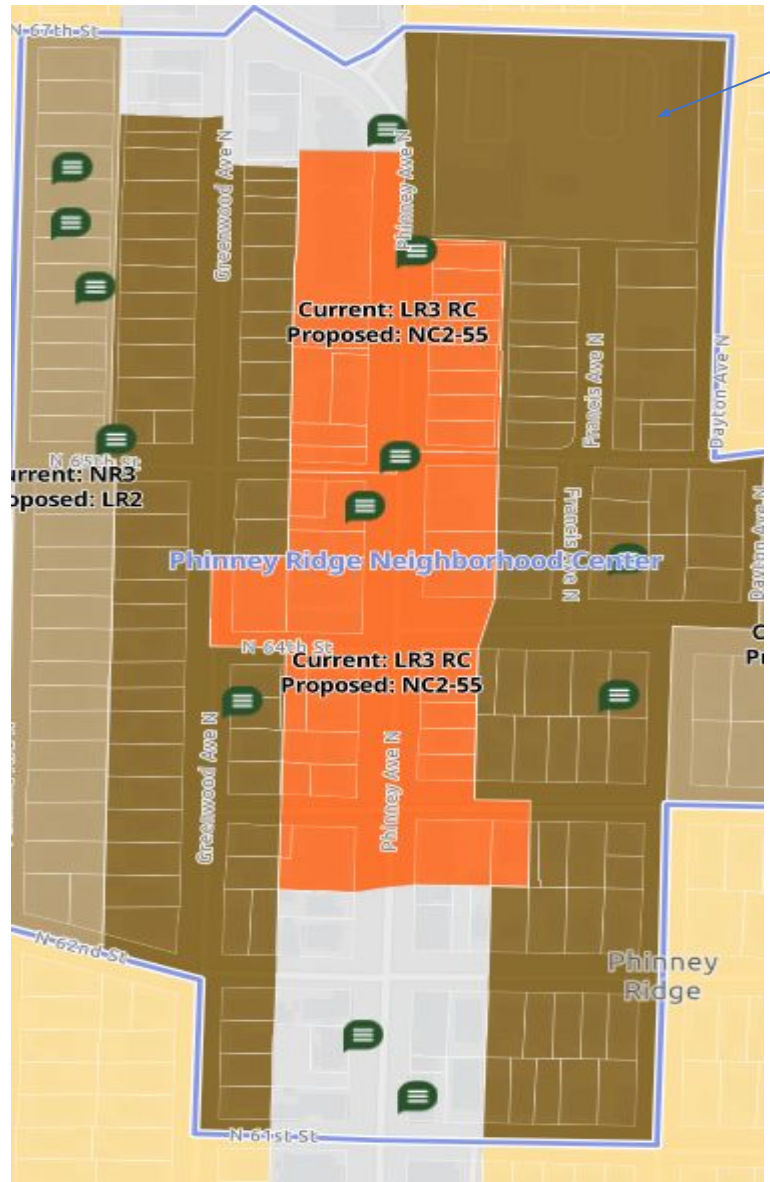


Proposed zoning

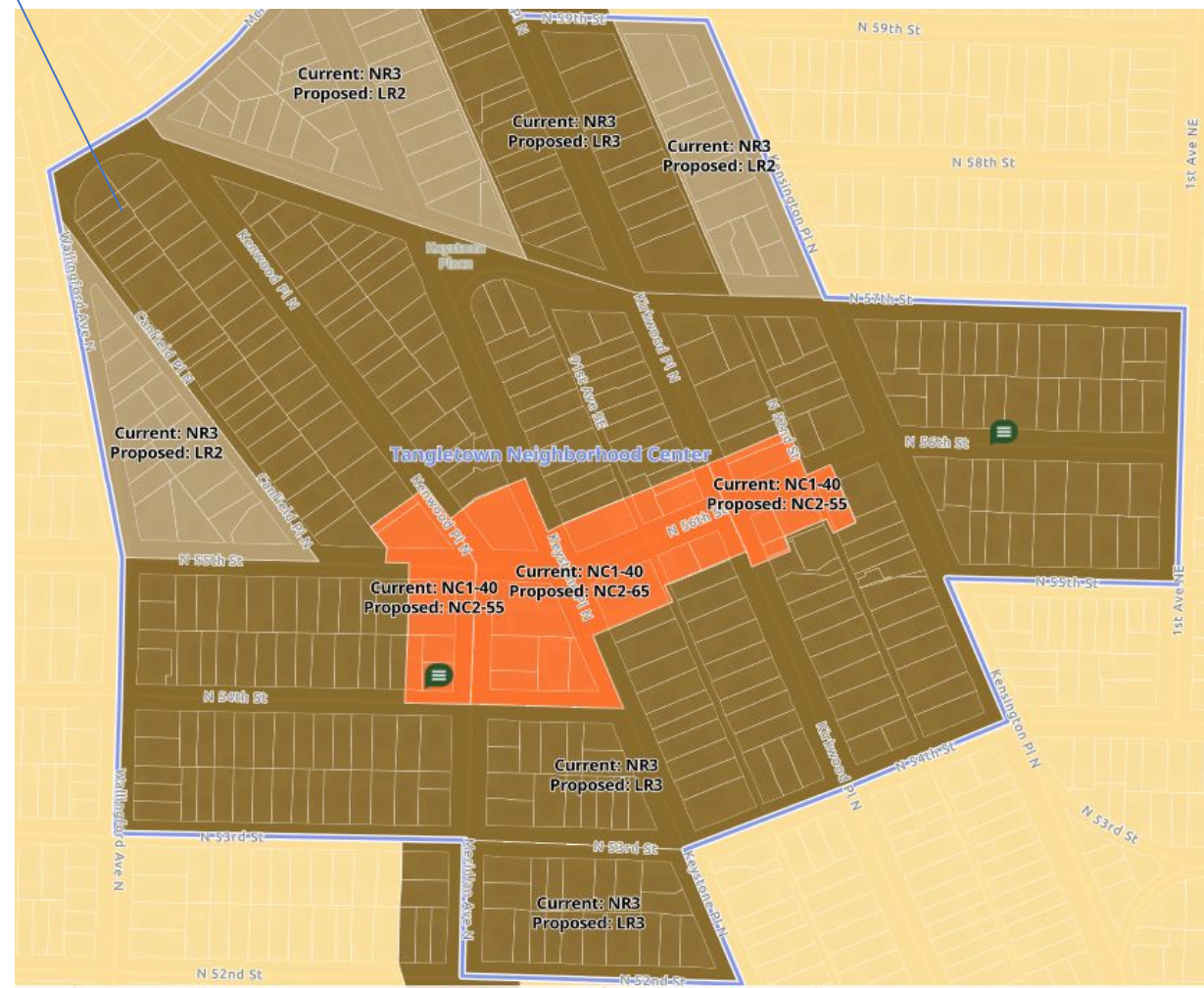


From the core “Neighborhood Center,” the next level of zoning changes proposed would be from NR3 (neighborhood residential 30 ft’ height, to LR 3, allowable up to 5 stories)



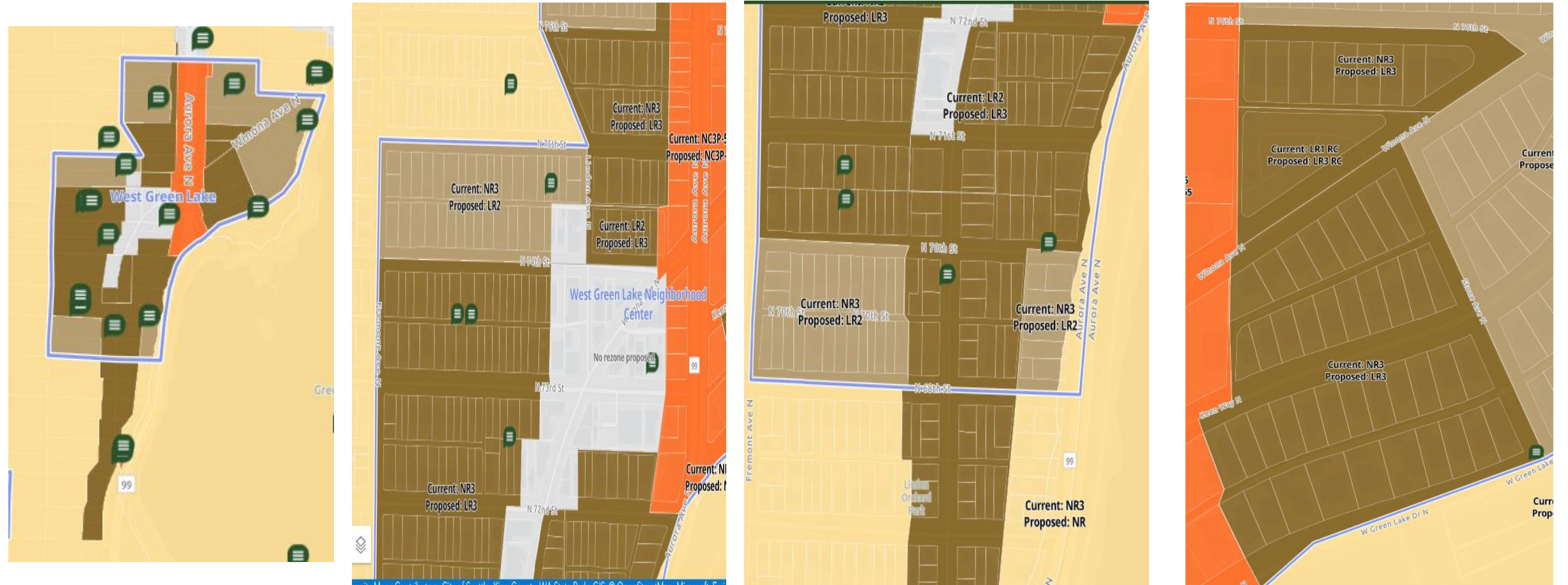


Phinney Ridge and Tangletown dark brown areas are the proposed zoning of LR3, which can be up to 5 stories
<https://one-seattle-plan-zoning-implementation-seattlecitygis.hub.arcgis.com/pages/zoning-map>

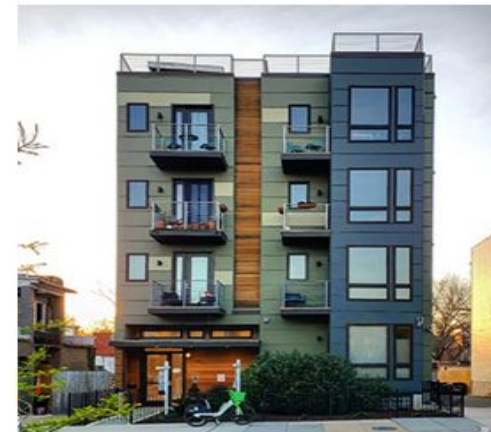


West Green Lake Way Dark brown areas are the proposed zoning of LR3, which can be up to 5 stories

<https://one-seattle-plan-zoning-implementation-seattlecitygis.hub.arcgis.com/pages/zoning-map>

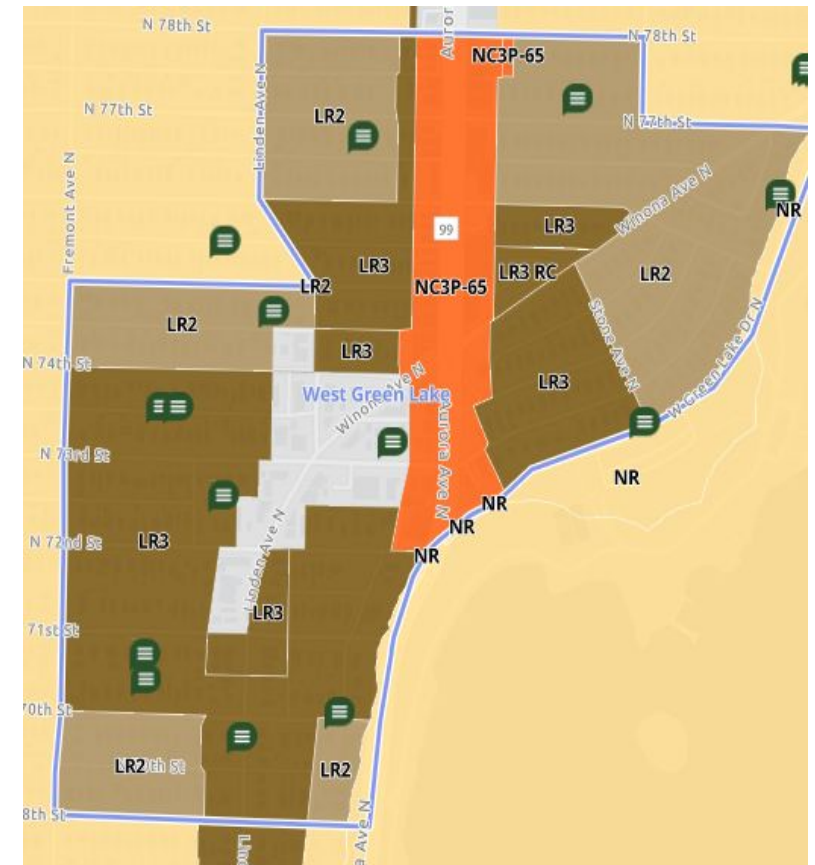
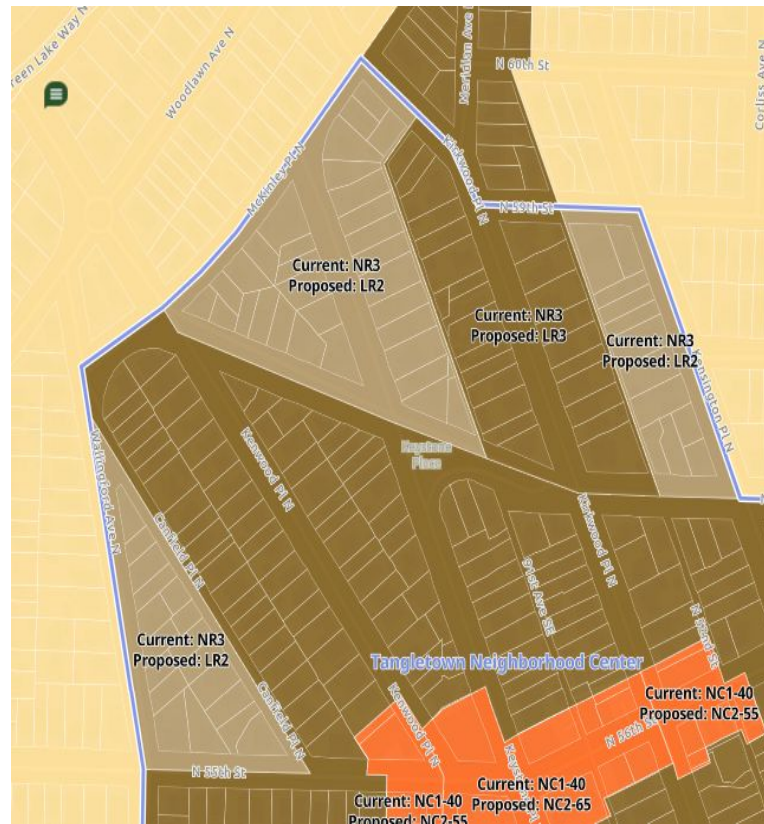
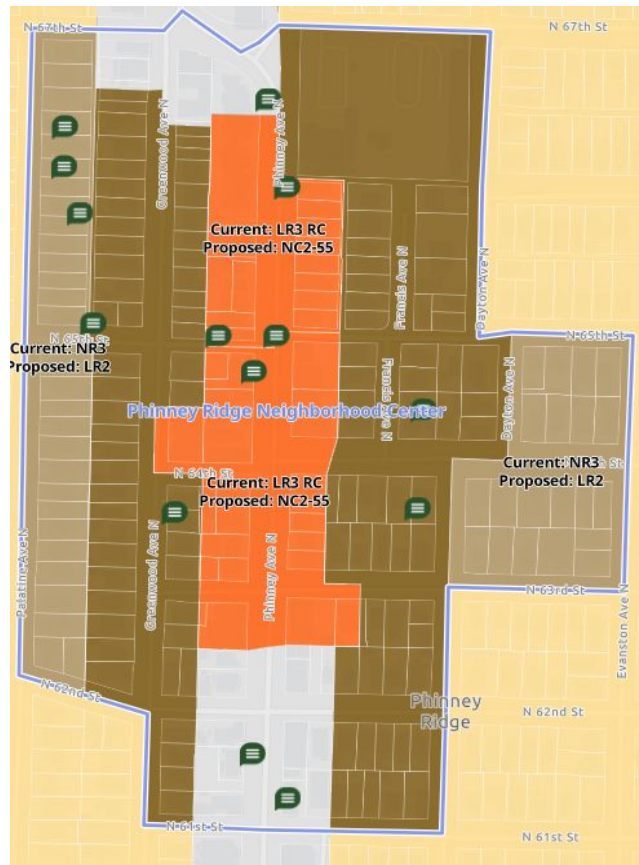


From the proposed core “Neighborhood Center,” to LR 3 (5 stories, dark brown), to the tan area, which is currently zoned NR3 (neighborhood residential, 30 ft height limit), **proposed zoning to LR2 (low rise 2), allowing 4 stories.**



Phinney Ridge, West Green Lake, and Tangletown light brown areas are the proposed zoning from NR3 to LR2 (up to 4 stories)

<https://one-seattle-plan-zoning-implementation-seattlecitygis.hub.arcgis.com/pages/zoning-map>



Where does this leave trees, grass, and nature?

With work and advocacy, we can have it all – trees, urban forest, nature, and density.



<https://www.treeactionseattle.org/post/new-zoning>

How to do zoning right for housing and trees

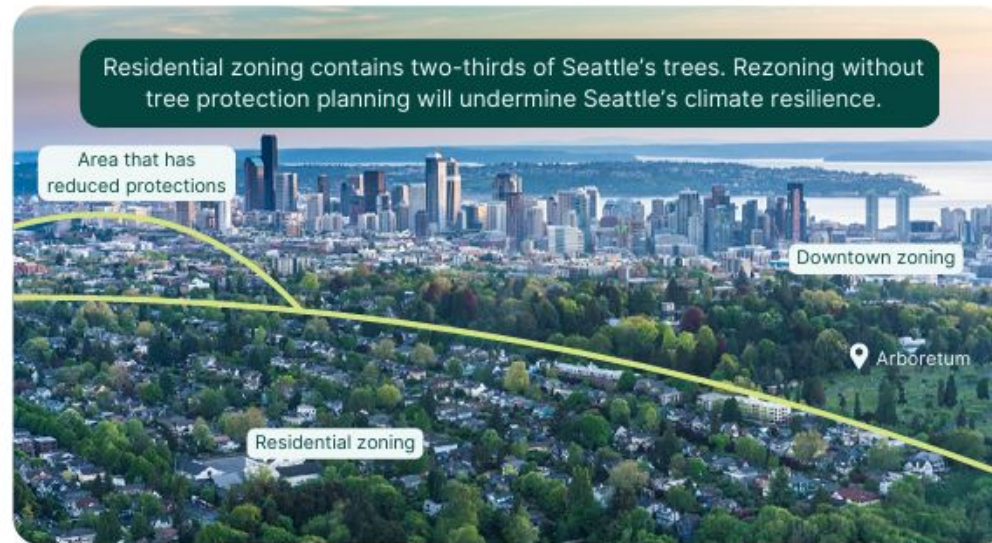
- Take it from Portland OR: there, the city dedicates space for trees where people live. On residential lots with four or fewer homes, 40% open space with trees or green space is required. On lots with five or more homes, it's 20%.
- The 3-30-300 rule: The 3-30-300 rule is a science-backed urban planning principle, which states that everyone should be able to see three trees from their home, neighborhoods should have 30% tree canopy, and everyone should live within 300 meters of a high-quality public green space.
- Avoid lot sprawl: building densely, rather than spreading out housing across lots, is key to maintaining green space. Learn more at our blog post.
- Checkout more policy suggestions to build greener .
- Housing versus trees is a false dichotomy of the old way of unintelligent planning. We can grow with our trees, but not when city leaders encourage development that makes it impossible to plan for climate change.
- Please be sure to include Council@seattle.gov in all emails!



NEW ZONING WILL MAKE SEATTLE HOTTER FOR EVERYONE

New zoning codes will destroy Seattle's trees

Seattle's towering evergreens are not only iconic PNW, they also protect our health and make Seattle uniquely climate resilient. Now **city planners want us to believe that we have to remove all trees if we want housing**. Their new zoning codes eliminate all trees near homes and even limit street trees.



Housing versus trees is a false dichotomy of the old way of unintelligent planning. Cities like Portland, OR and Vancouver BC build with trees. So can Seattle, but not when city leaders prioritize quick profits for a few over community well being.

Send an email to your elected officials:

QR code URL:
tinyurl.com/fixZoning

If you have trouble sending it, copy the text on our website at:
treeactionseattle.org/post/new-zoning



TREE ACTION SEATTLE

treeactionseattle.org#subscribe

NOW WHAT?

Email and comment clearly stating what you would like to see

opcd@seattle.gov
michael.hubner@seattle.gov

Cc:

Dan.Strauss@seattle.gov

Maritza.Rivera@seattle.gov

Cathy.Moore@seattle.gov

Bruce.Harrell@seattle.gov

Council@seattle.gov

Phinneyridge.council@gmail.com

kellshan@hotmail.com

- Comment on the zoning maps
<https://one-seattle-plan-zoning-implementation-seattlecitygis.hub.arcgis.com/>

- Feedback for general comments
<https://one-seattle-plan-zoning-implementation-seattlecitygis.hub.arcgis.com/pages/neighborhood-residential#comment>

