

STAFF CORRECTIONS TO ATTACHMENT B

Downtown Livability Height and Form Recommendations

Attachment B

Previously discussed on Feb. 10, 2016

Downtown-Wide Provisions

Tower Spacing

Direction from CAC:

- Address any impacts that may result from additional height or density (e.g. via design guidelines to address public views, shadows, tower spacing, and others).
- Ensure permeability from I-405 and public views.

Staff Analysis and Recommendations:

- Supports CAC direction.
- 80 ft separation at closest points above 45 ft (aligns with new podium roof height proposal of 45 ft see below).
- All floors above current maximum height will be subject to additional tower spacing and diminishing floor plate requirements.
- Departures allowed per "Tower Spacing" in **Elements of Urban Form**.
- Small site¹ exceptions
 - Tower steps back 20 ft from property line above podium.
 - Tower steps back 15 ft from back of sidewalk above podium.
 - Departures allowed.

Tower Façade Articulation

Direction from CAC:

- For buildings with wider facades (>120 ft – 140 ft) require substantial articulation.

Staff Analysis and Recommendations:

- Supports CAC direction.
- Substantial articulation such as offsets of building façade will be addressed in Design Guidelines.
- Departures allowed.

Connected Floorplates (Buildings less than 70' in height)

Direction from CAC:

- Not specifically addressed by CAC but see "Tripartite" below.

Staff Analysis and Recommendations:

- Use significant modulation to break up mass of connected floor plates per "Floorplate Size" diagrams in **Elements of Urban Form**.

Tripartite (base, middle, top)

Direction from CAC:

- Add guidelines on articulation and massing to emphasize base, middle, top.
- Continue strong emphasis on ground-level differentiation with building articulation, windows, materials, textures, color and unique site characteristics for a quality public realm and human scale.
- Build off the 15%/15 ft² rule.

Staff Analysis and Recommendations:

- Supports CAC direction
- Podium height limited to 45 ft at top of podium roof (see below).
- Use "Entry or other Major Point of Interest" criteria from Building Sidewalk ROW Designations Guidelines.
- Use "Ground Floor Frontage" criteria from Building Sidewalk ROW Designations Guidelines.

¹ Small site = A single project limit \leq 30,000 square feet. A project limit is a single lot or a combination of lots.

² 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in "A" overlay and limited to 10% (9 ft) in 'B' overlay.

Downtown Livability Height and Form Recommendations

Wind/Shade/Shadow

Direction from CAC:

- Maximize sunlight to through-block connections.
- Address any impacts that may result from additional height or density (e.g. via design guidelines to address public views, shadows, tower spacing, and others).

Staff Analysis and Recommendations:

- Supports CAC direction.
- Use tower setbacks, canopies, marquees, awnings, and green roofs to deflect wind.
- Use tower separation for maximize light and air.
- Orient buildings with the shortest facades oriented towards north and south north/south to mitigate shade/shadow impacts.
- Orient buildings with the shortest facades oriented north and south east/west to mitigate wind impacts at the pedestrian level.

Eliminate "Diminishing Floor Plate (nonresidential only)

Direction from CAC:

- Not discussed

Staff Analysis and Recommendations:

- Current Code stipulates the following:
- In DT-01, DT-02, DT-MU, and DT-OLB floor plates above 40 ft may be a maximum of 30,000 square feet if the building incorporates at least two floors which are each at least 20% small than the floor below.
- If only one floor exceeds the max floor plate size only one floor must be at least 20% smaller than the floor below it.
- Proposed provisions above for tower spacing and reduced floor plates above current max heights provides greater flexibility while ensuring adequate spacing and slender tower design.

Podium (Base)

Direction from CAC:

- Not discussed

Staff Analysis and Recommendations:

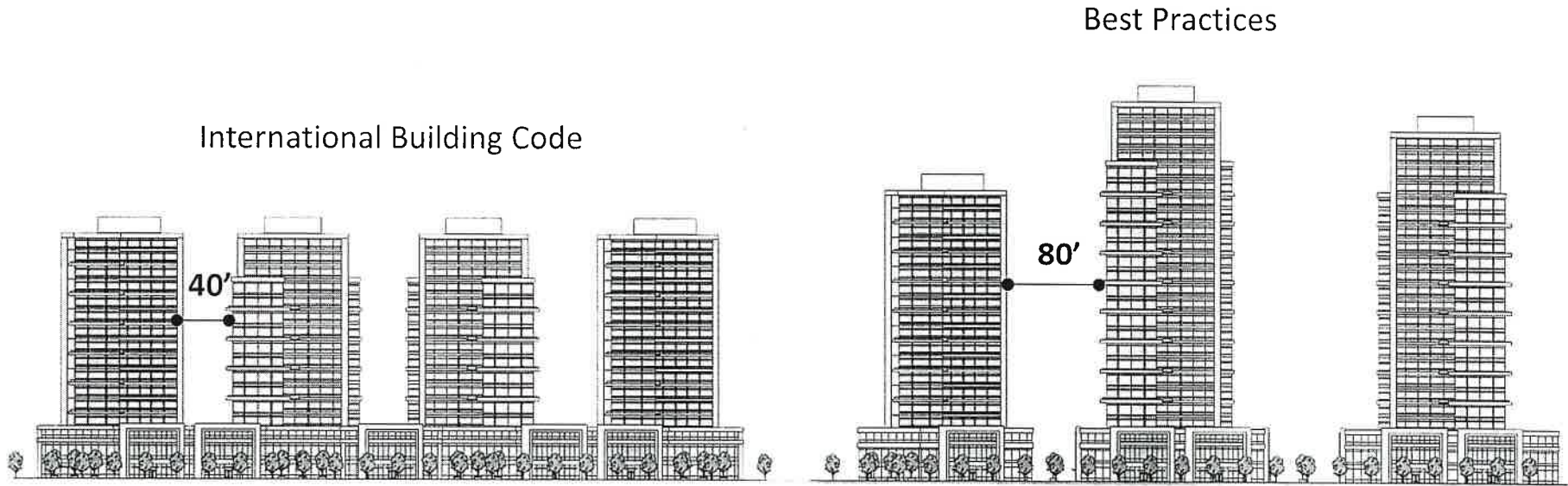
- Podium height is not currently defined except first floor above 40 ft reduces in size (floor plate limits). Result can be an overly tall podium that does not relate to the pedestrian environment and streetscape.
- Staff recommends defining a maximum podium height measured at the roof of 45 ft.
- Departures allowed.

Downtown-Wide: Tower Spacing

Recommendation

- Increased Tower Separation from 40 ft to 80 ft applicable to buildings over 70 ft in height

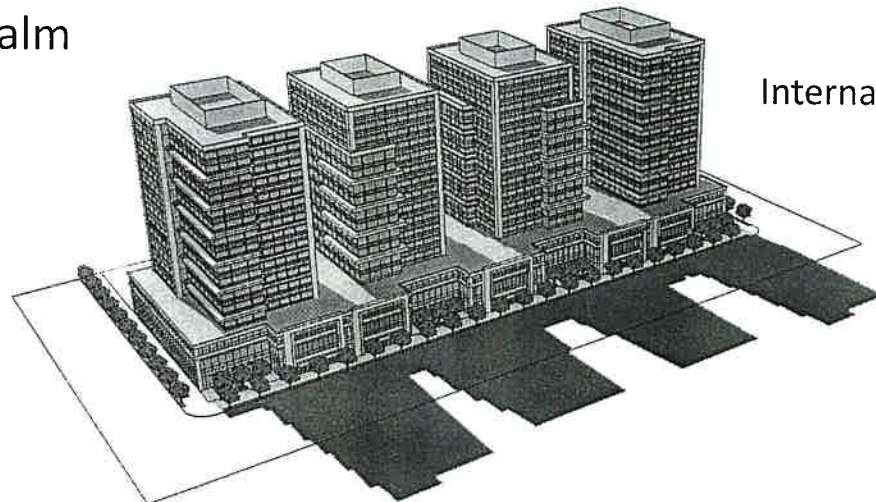
21



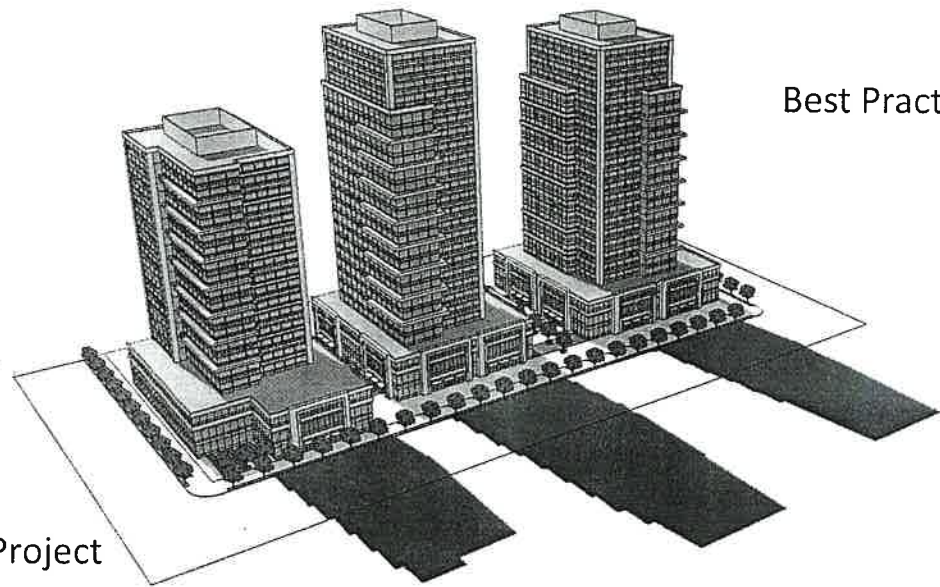
Example: DT-MU, Residential Project

Downtown-Wide: Tower Spacing

Impact on Pedestrian Realm



International Building Code



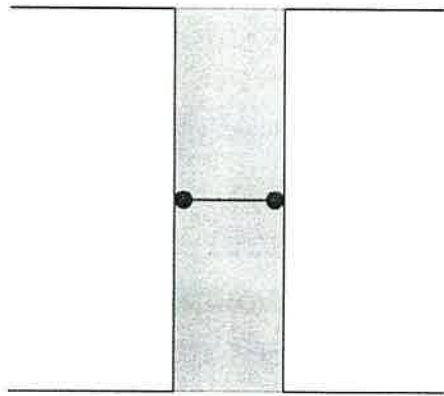
Best Practices

Example: DT-MU, Residential Project

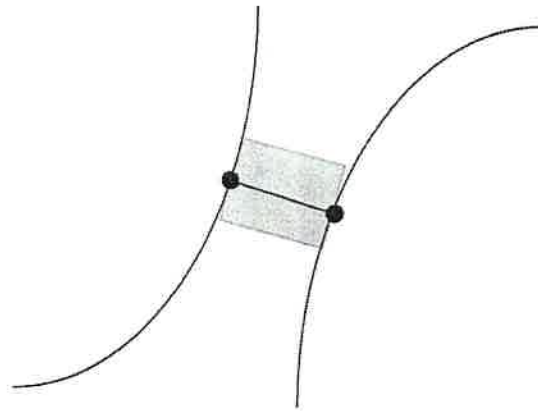
Downtown-Wide: Tower Spacing

Recommendation

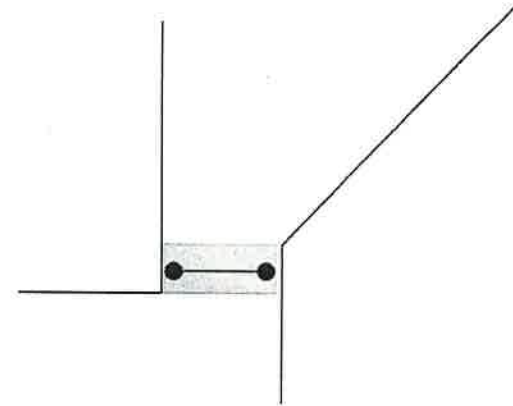
- Departures allowed for Fluid/Slender/Unique Forms



Parallel Facades



Curved Facades



Angled/Irregular Facades

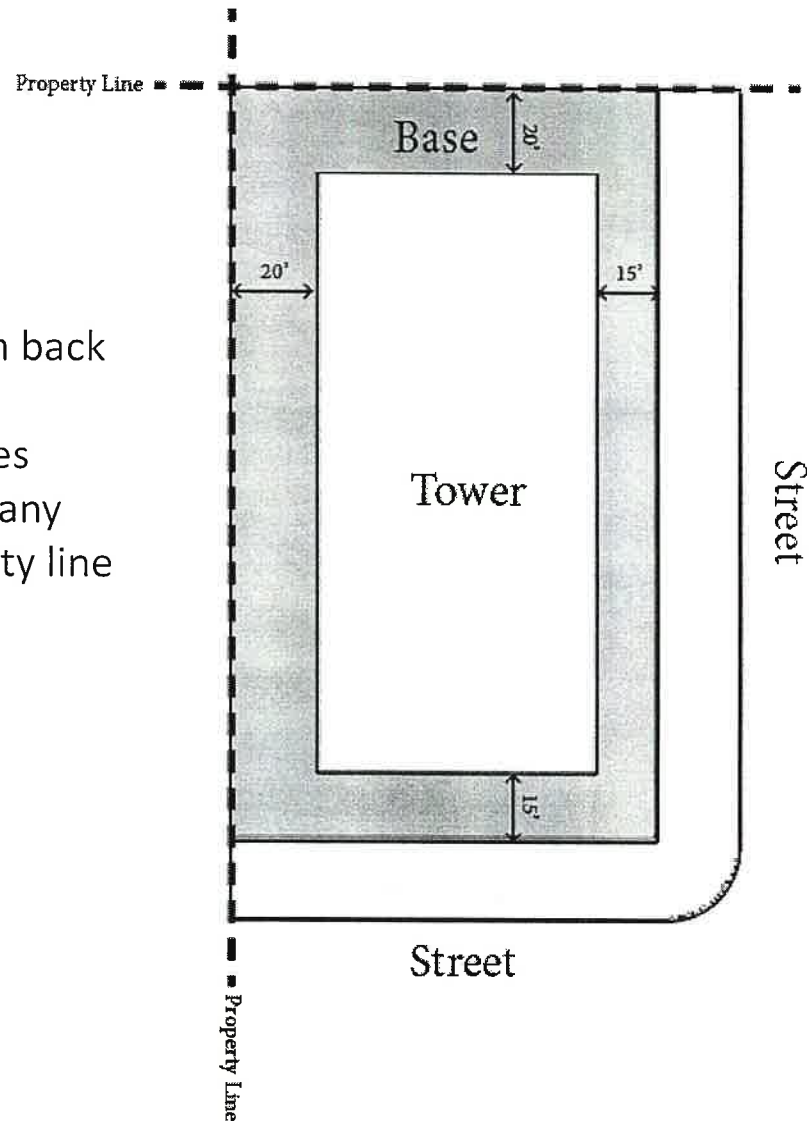
Downtown-Wide: Tower Spacing

Small Sites

Sites under 30,000 sq ft

Recommendations

- Stepback from street
 - Tower shall stepback 15 ft from back of sidewalk
- Stepback from internal property lines
 - Tower shall setback 20 ft from any public space or internal property line



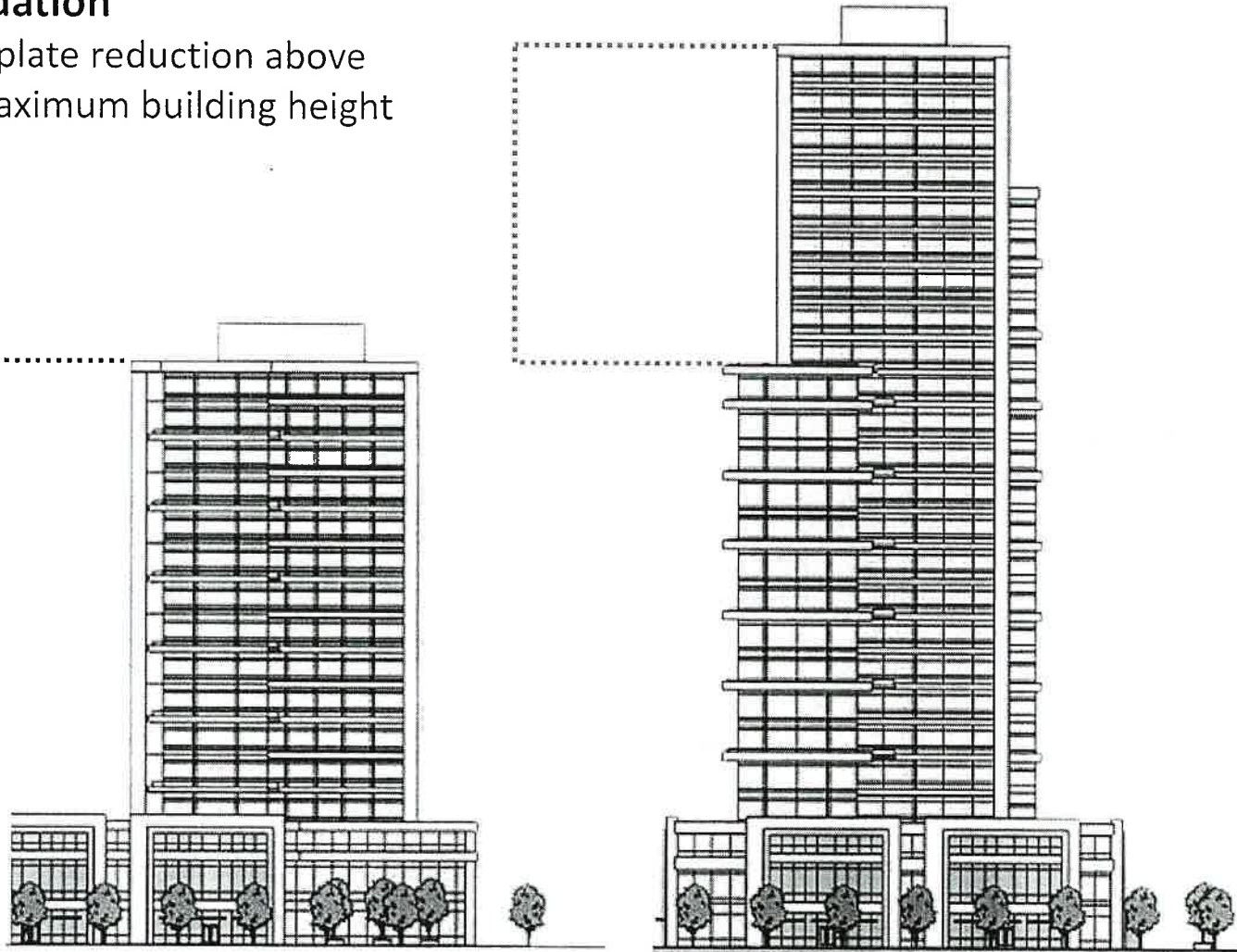
Downtown-Wide: Floor Plate Reduction

Recommendation

- 20% floor plate reduction above existing maximum building height

25

Existing
maximum
building
height



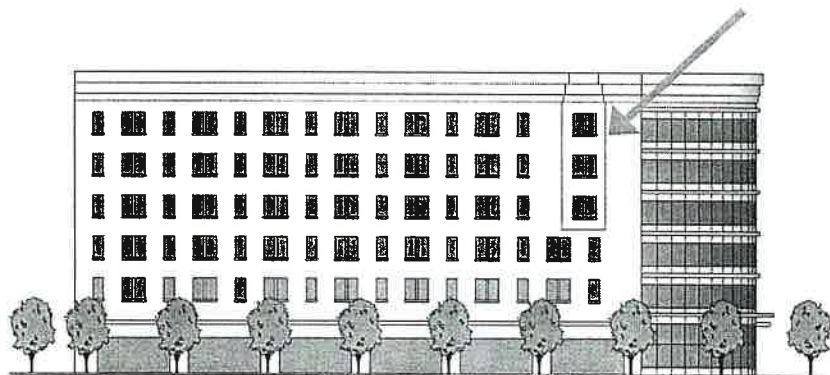
Example: DT-MU, Residential Project

Downtown-Wide: Connected Floor Plates

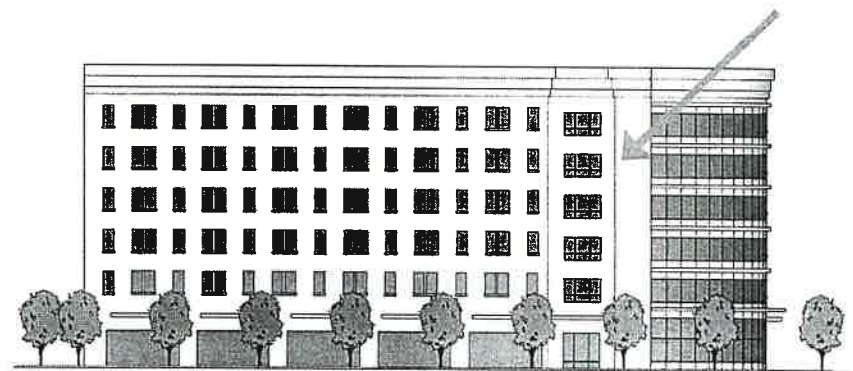
Recommendations for Small Sites (*internal courtyard buildings*)

- “Connection” between 3’-0” and 7’-0” in depth and a minimum 7.5% of façade length
- “Connection” extends from grade to roofline of building
- Enhance distinct and separate elements through transition of building materials
- Floor area of units or office space not permitted
 - Habitable space not permitted
 - Space only allowed for exiting
- Portals and entries to be allowed as part of the “connection”

26



Existing

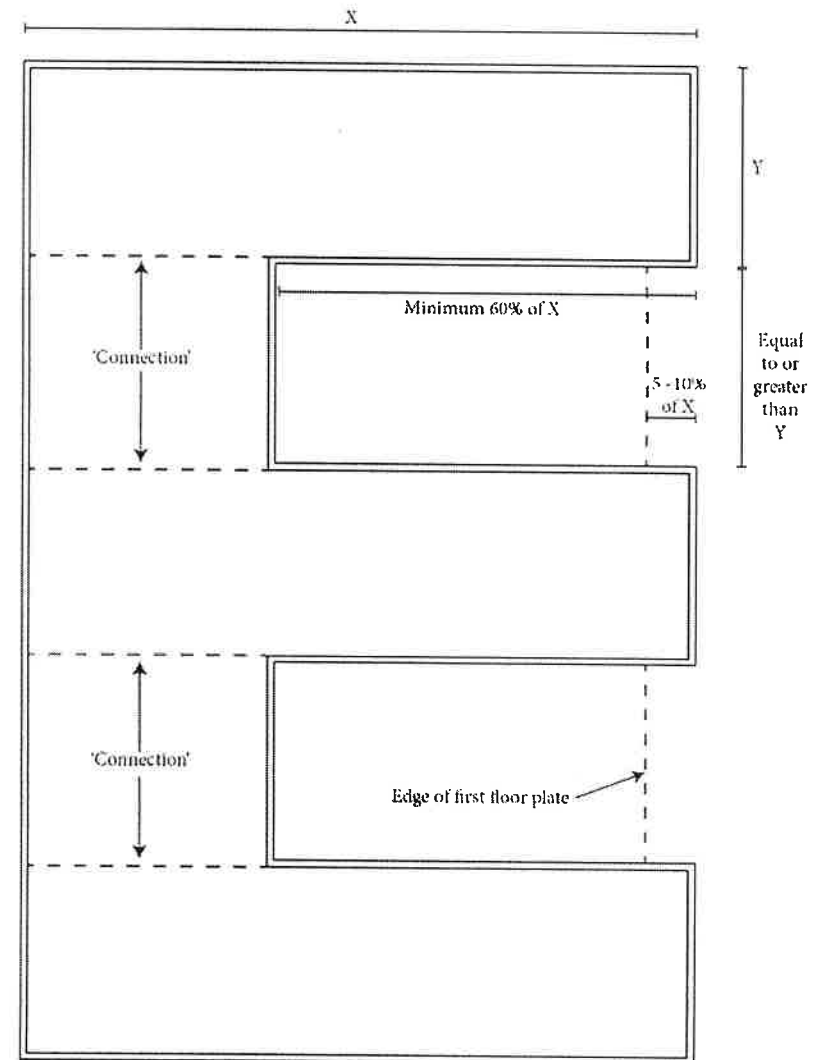
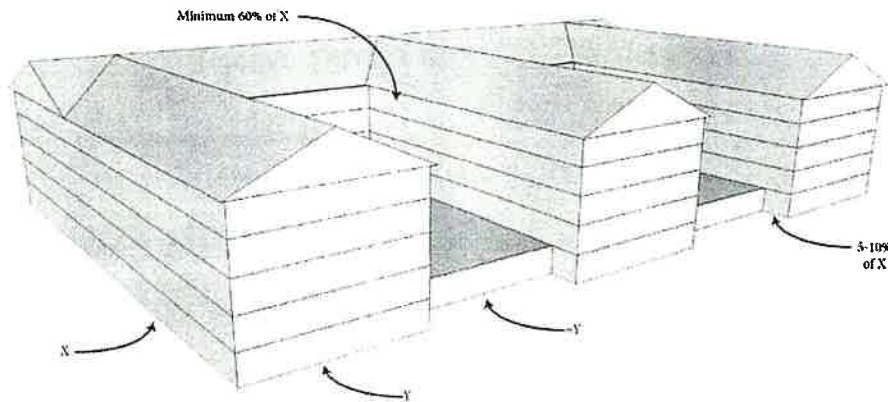


Proposed

Downtown-Wide: Connected Floor Plates

Recommendations for Typical Sites

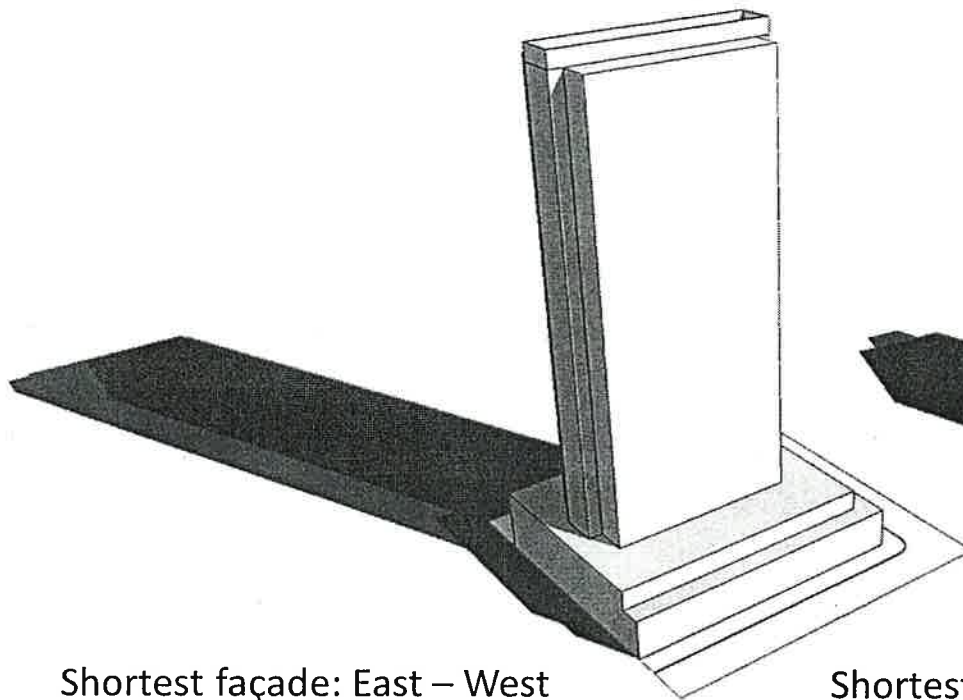
- Separation that establishes an aesthetic of distinctly separate buildings
- Enhance modulation
 - Entrances
 - Stoops
 - Recesses
 - Protrusions



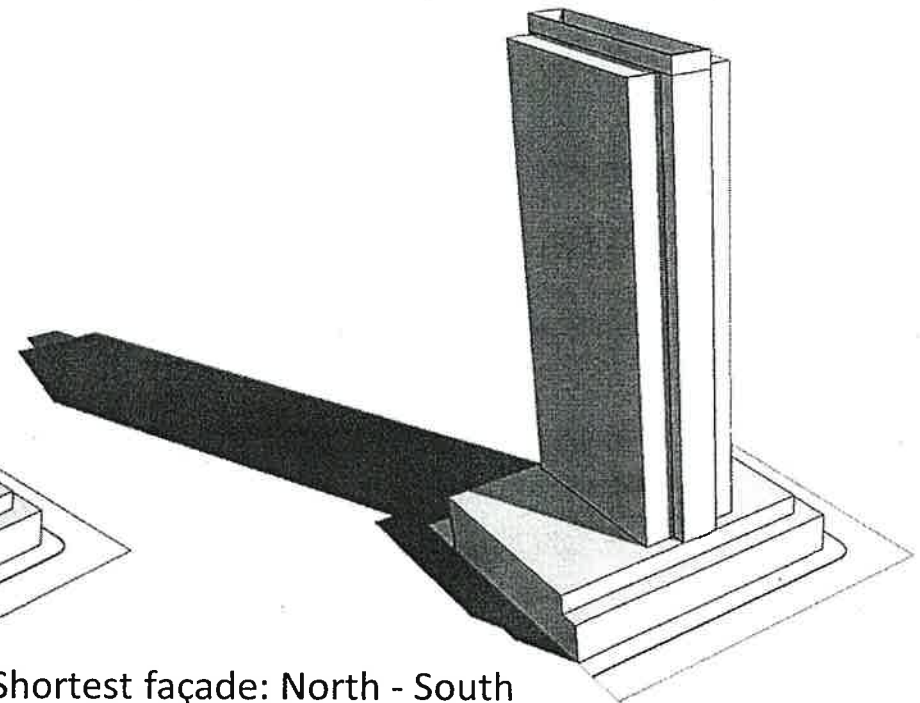
Downtown-Wide: Wind/Shade/Shadow

Recommendations

- Orient buildings with the shortest façades oriented north and south
- Require any public space earning FAR Amenity Incentive System points to conduct shade/shadow study
 - Impact during peak usage
 - 11 am – 2 pm



Shortest façade: East – West

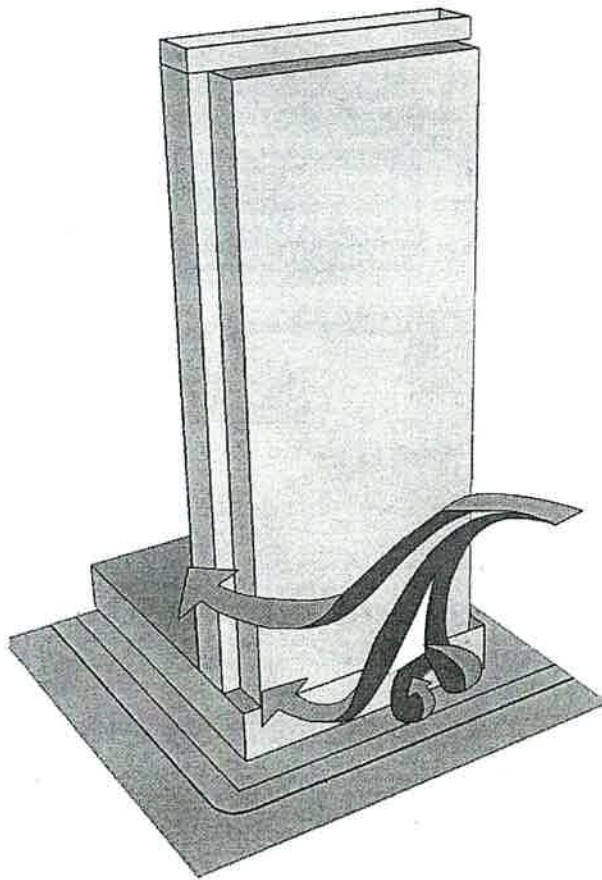


Shortest façade: North - South

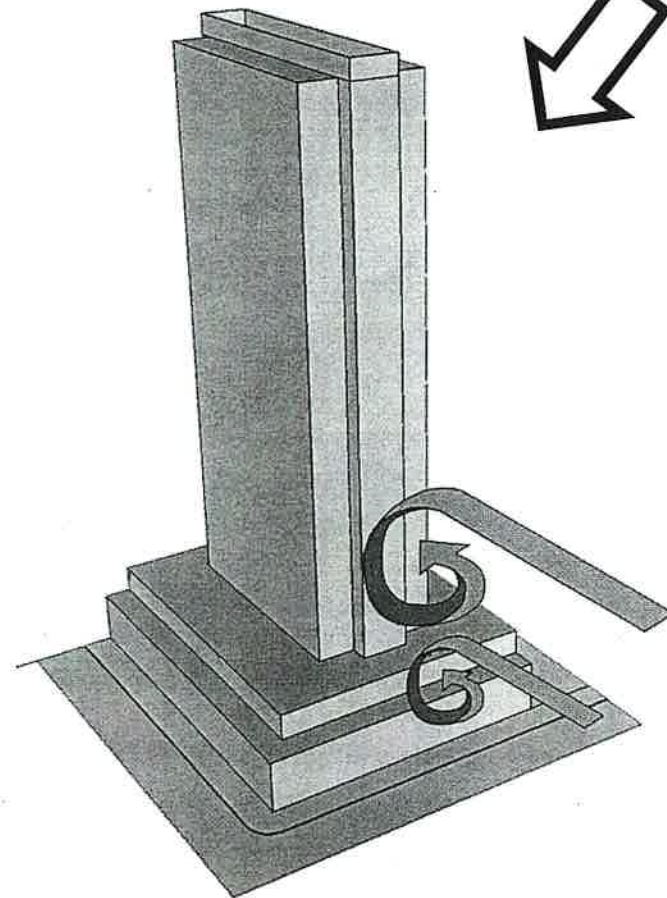
Downtown-Wide: Wind/Shade/Shadow

Recommendations

- Orient buildings with the shortest façades oriented north and south
- Provide stepbacks on all facades oriented towards public space



Shortest façade: East – West



Shortest façade: North - South

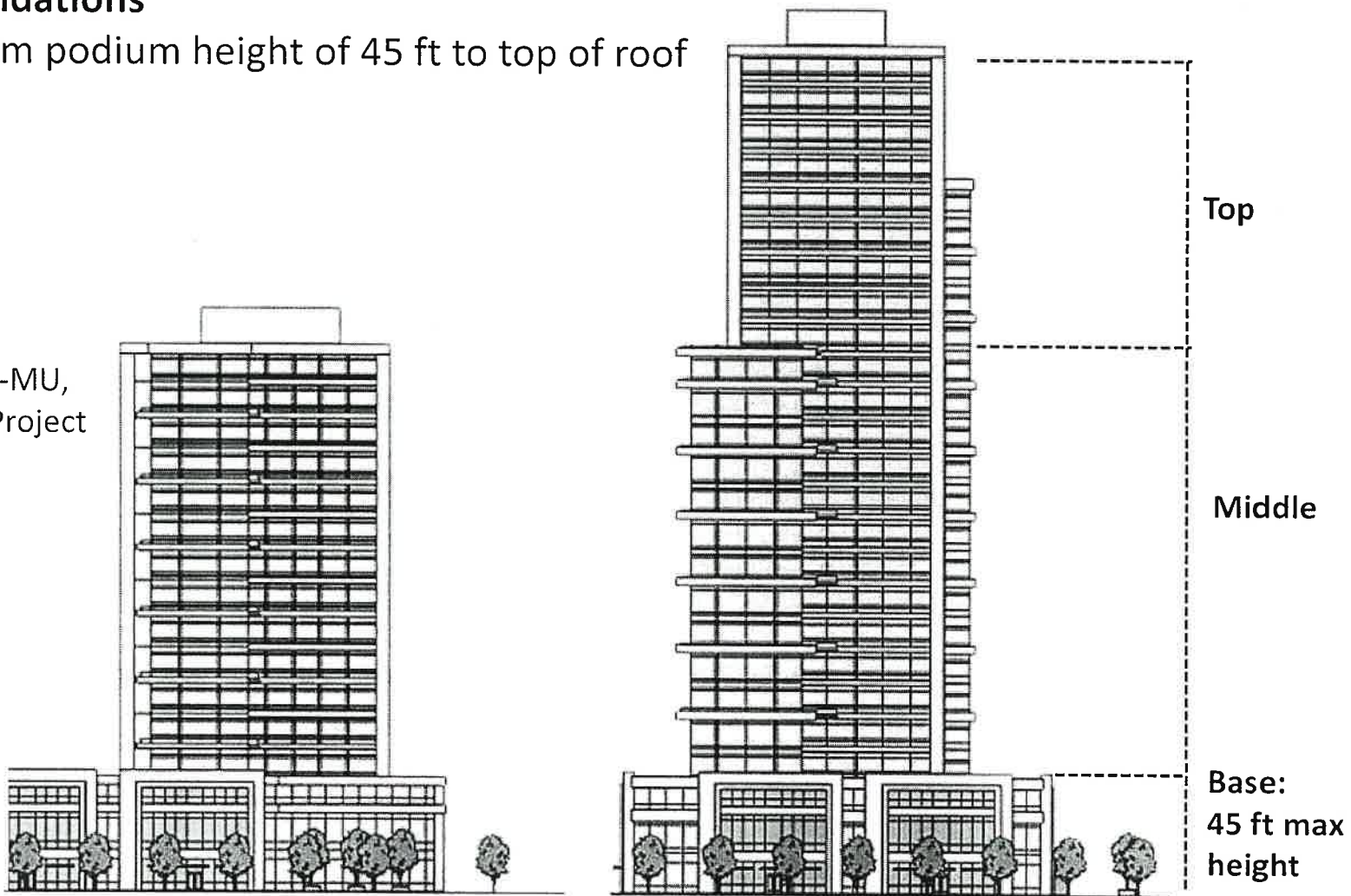
Downtown-Wide: Tripartite (Base, Middle, Top)

Recommendations

- Maximum podium height of 45 ft to top of roof

30

Example: DT-MU,
Residential Project



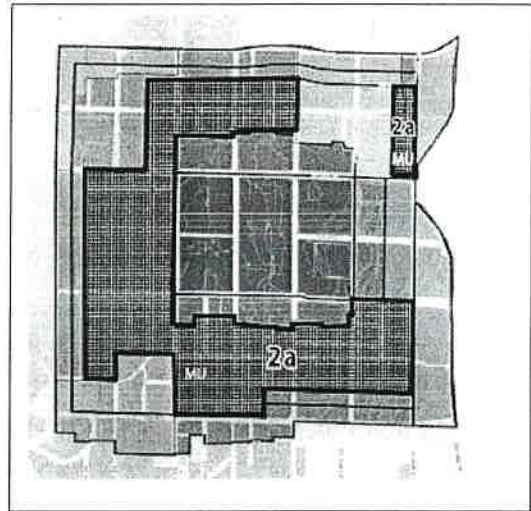
Downtown Livability Height and Form Recommendations

Downtown MU

CURRENT CODE

- FAR: 5.0 res / 3.0 nonres / NA parking structure
- Height: 200' res / 100' nonres / 60' parking structure
- Lot Coverage: 100% res & nonres / 75% parking structure

Previously discussed on Feb. 10, 2016



District Specific Provisions

Floor Area Ratio

Direction from CAC:

- Consider up to 5.0 residential and nonresidential

Staff Analysis and Recommendation:

- Supports CAC direction.

Building Heights

Direction from CAC:

- Consider up to 300 ft residential, 200 ft nonresidential, No change to parking structures.
- Use appropriate mitigation to address tower design, separation, permeability from freeway, connectivity with Wilburton, transition issues, the effect of added height at pedestrian level and at larger scale, and localized transportation impacts.
- Address any impacts that may result from additional height or density (e.g. via design guidelines to address public views, shadows, tower spacing, and others).
- Building off the 15%/15 ft³ rule, allow departure for increased building height if it is needed to accommodate mechanical equipment and/or interesting roof form.

Staff Analysis and Recommendations:

- Supports CAC direction with the provision that any building exceeding current code maximum heights (200 ft residential and 100 ft nonresidential) is subject to additional tower spacing, diminishing floor plate, and special open space requirements.
- Current code allows 15 ft additional height for mechanical equipment which can take up between 25% and 50% of the roof area for elevator overrun, cooling towers, etc. Staff recommendation is to allow a new departure for up to 25 ft for high-rise buildings relying on LUC criteria for Mechanical Equipment Screening and Location.
- See "Downtown-wide" recommendations for more detail on tower design, transition, and pedestrian scale.

³ 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in "A" overlay and limited to 10% (9 ft) in "B" overlay.

Downtown Livability Height and Form Recommendations

Eliminate Perimeter Design District - "C" Overlay

Direction from CAC:

- Not addressed

Staff Analysis and Recommendations:

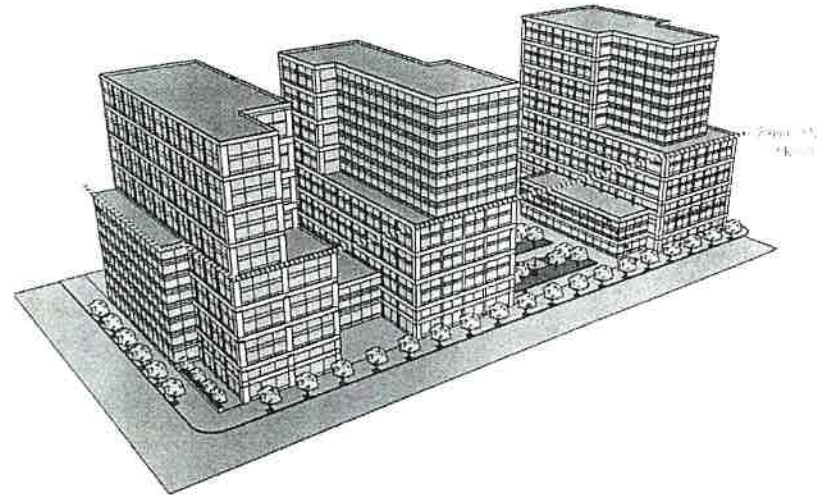
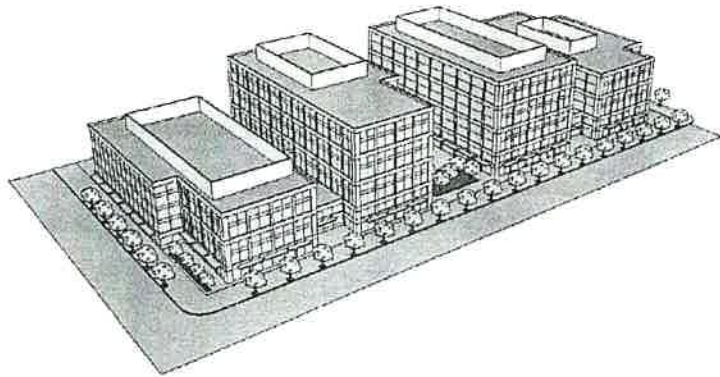
- The "C" overlay has the same dimensional requirements as the underlying "MU". The Code currently states that max FAR and height may be reached by providing food, retail, personal services, hardware, gas stations, child care, or garden supplies. These uses are being amply provided Downtown based on market demand without this criteria.
- This Code provision was adopted at a time when Downtown was losing its traditional neighborhood services. In the interim years, the Downtown residential population has grown to 11,000 residents and the market provides a wealth of neighborhood services on its own.
- Height and form standards are covered in the 'MU' district criteria. Neighborhood services and neighborhood oriented design can be achieved through market demand and Design Guidelines.
- Eliminate "C" overlay.

Downtown Mixed-Use (DT-MU), Nonresidential

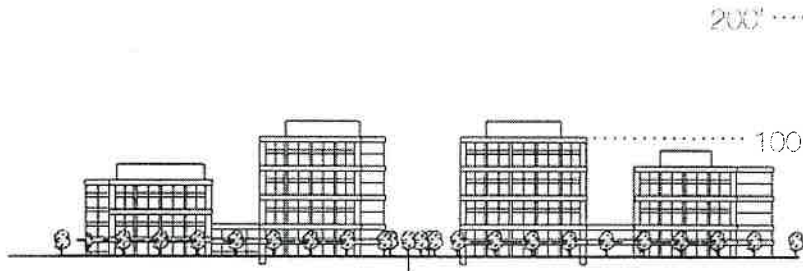
Recommendations

- 5.0 FAR
- 200 ft height limit*

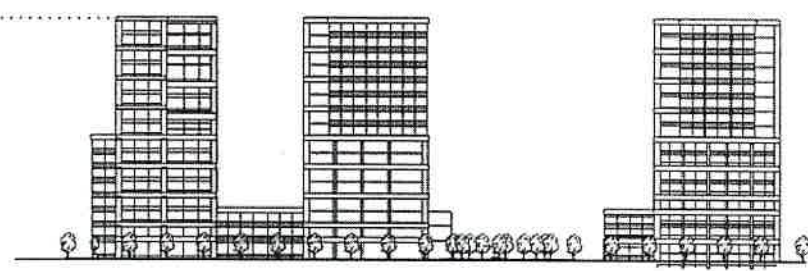
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Existing



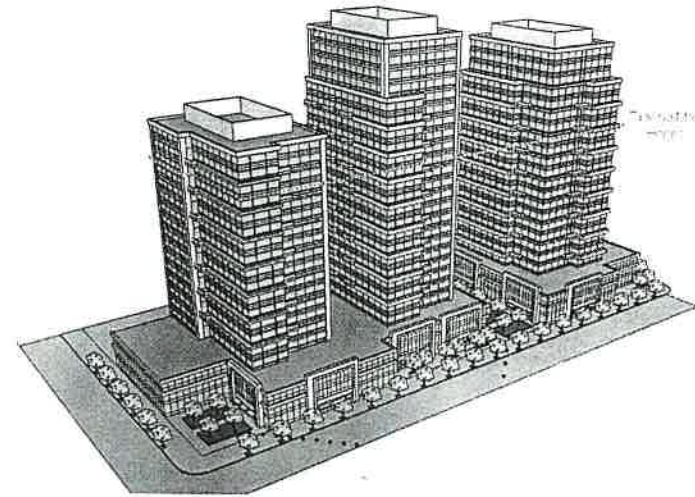
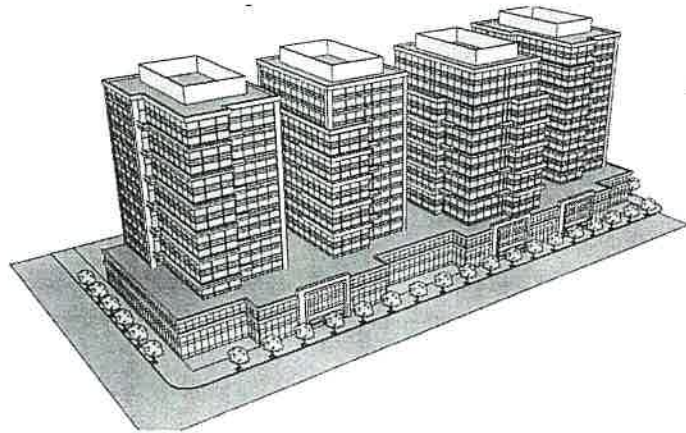
CAC Recommendations

* Current code allows that height may be increased by 15% or 15 ft whichever is greater , if additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plant modulation, façade modulation or other unique features.

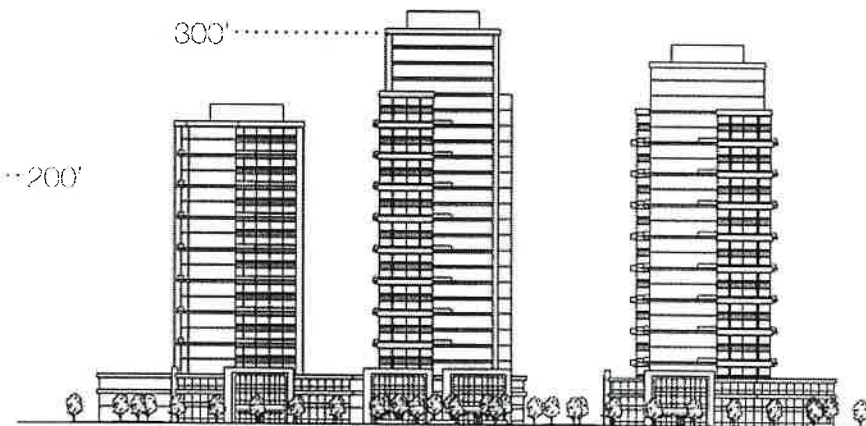
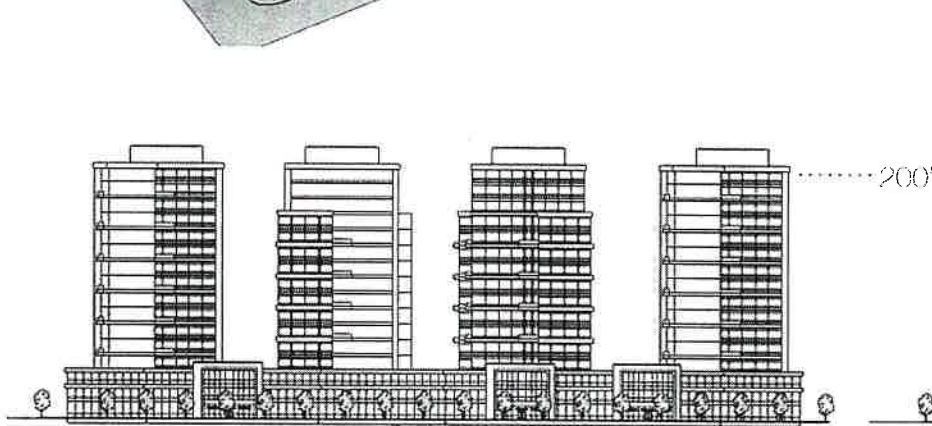
Downtown Mixed-Use (DT-MU), Residential

Recommendations

- 5.0 FAR (no change)
- 300 ft height limit*



34



Existing

CAC Recommendations

* Current code allows that height may be increased by 15% or 15 ft whichever is greater , if additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plant modulation, façade modulation or other unique features.

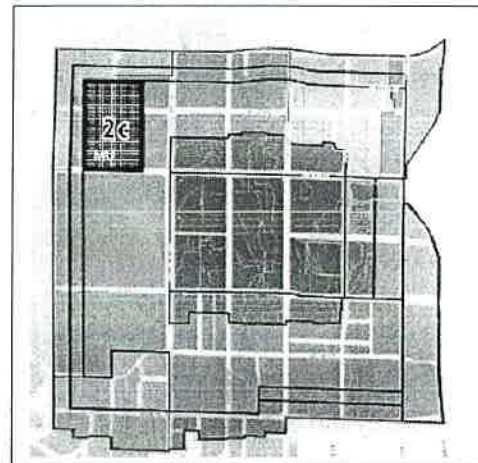
Downtown Livability Height and Form Recommendations

Downtown Deep “B”

CURRENT CODE

- FAR: 5.0 res MU & R / 1.5 nonres MU / 0.5 nonres R / NA parking structure
- Height: 90' res / 65' nonres / 40' parking structure
- Lot Coverage: 75%

Previously discussed on Feb. 10, 2016



District Specific Provisions

Floor Area Ratio

Direction from CAC:

- No change recommended.

Staff Analysis and Recommendations:

- Supports CAC direction.

Building Heights

Direction from CAC:

- Consider up to 160 ft – 240 ft w/ 200 ft average residential buildings.
- No change to nonresidential or parking structures.
- Use appropriate mitigation to address tower design, separation, and transition issues and the effect of added height at pedestrian level and at larger scale.
- Variable heights compared to a predominant pattern of 90 ft tall buildings would be preferable and could add significantly to district character and allow more public open space through alleys with addresses.
- Use appropriate mitigation to address tower design, separation, transition issues, the effect of added height at pedestrian level and at larger scale, and localized transportation impacts.
- Address any impacts that may result from additional height or density (e.g. via design guidelines to address public views, shadows, tower spacing, and others).
- Building off the 15%/15 ft⁴ rule, allow departure for increased building height if it is needed to accommodate mechanical equipment and/or interesting roof form.

Staff Analysis and Recommendations:

- Supports CAC direction with the provision that any building exceeding current code maximum (90 ft) is subject to additional tower spacing, diminishing floor plate, and special open space requirements.
- Supports no change to nonresidential and parking structures.
- Current code allows 15 ft additional height for mechanical equipment which can take up between 25% and 50% of the roof area for elevator overrun, cooling towers, etc. Staff recommendation is to allow a new departure for up to 25 ft for high-rise buildings relying on LUC criteria for Mechanical Equipment Screening and Location.
- Single tower height limited to 160 ft.
- Multiple building projects with variable heights of 160 ft – 240 ft w/ 200 ft average residential buildings require special approval such as a Master Development Plan as well as Design Review.

⁴ 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in “A” overlay and limited to 10% (9 ft) in “B” overlay.

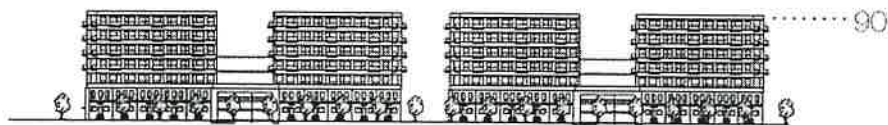
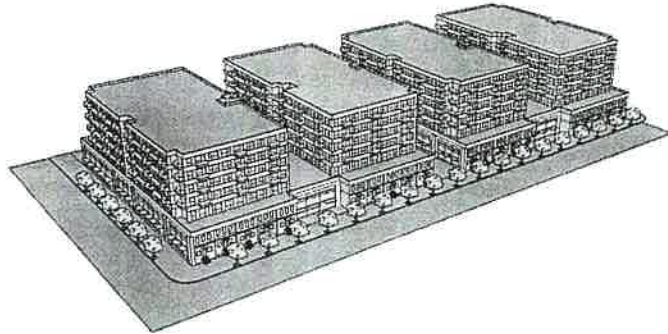
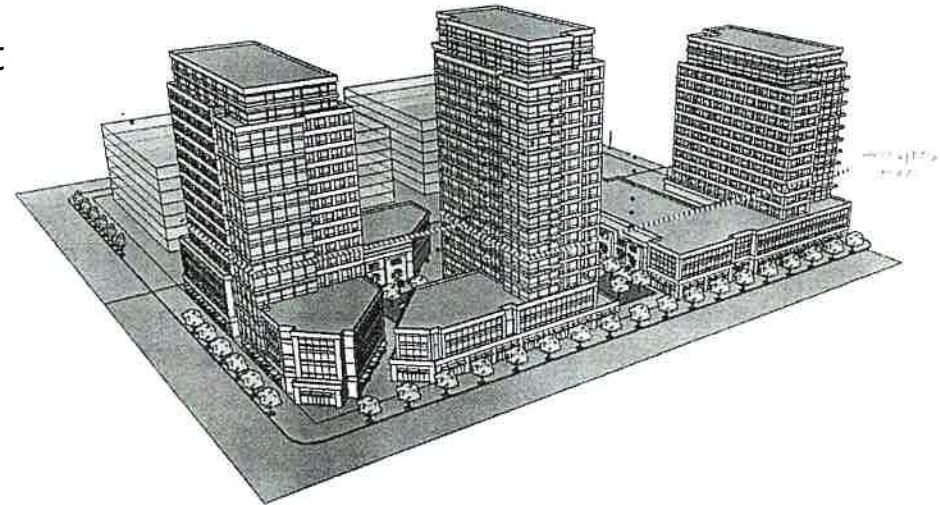
Downtown – Deep “B”, Residential

Recommendations

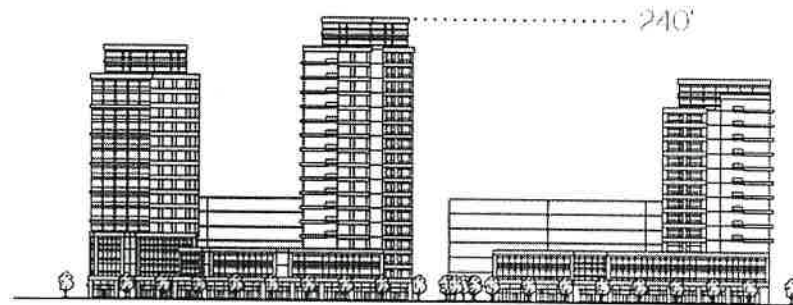
5.0 FAR (no change)

160-240 ft w/ 200 ft average height limit

160 ft for single building project*



Existing



CAC Recommendations

* Current code allows that height may be increased by 15% or 15 ft whichever is greater, if additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plan modulation, façade modulation or other unique features.

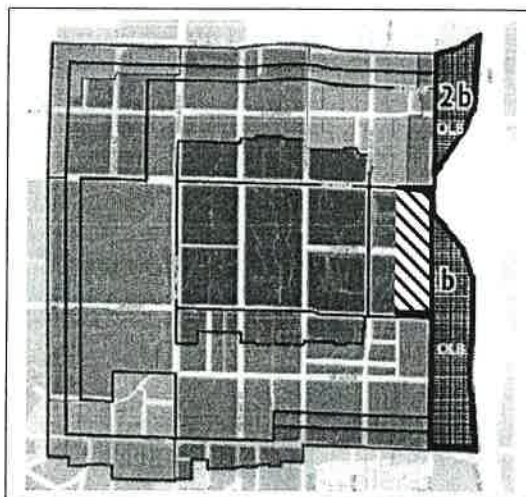
Downtown Livability Height and Form Recommendations

Downtown MU (Civic Center)

CURRENT CODE

- FAR: 5.0 res / 3.0 nonres / NA parking structure
- Height: 250' res / 200' nonres / 60' parking structure
- Lot Coverage: 100% res/nonres / 60% parking structure

Previously discussed on Feb. 10, 2016



District Specific Provisions

Floor Area Ratio

Direction from CAC:

- Consider up to 6.0 residential / nonresidential.
- Take advantage of freeway access and proximity to light rail.
- PC to identify appropriate mitigation to address tower design and separation, permeability from the freeway, connectivity with Wilburton, effect on pedestrian level and localized transportation impacts.

Staff Analysis and Recommendations:

- Supports CAC direction.

Building Heights

Direction from CAC:

- Consider up to 350 ft residential/nonresidential.
- No change to parking structures.
- Use appropriate mitigation to address tower design, separation, permeability from freeway and connectivity with Wilburton, transition issues, the effect of added height at pedestrian level and at larger scale, and localized transportation impacts.
- Building off the 15%/15 ft⁵ rule, allow departure for increased building height if it is needed to accommodate mechanical equipment and/or interesting roof form.

Staff Analysis and Recommendations:

- Supports CAC direction with the provision that any building exceeding current code maximum (250 ft residential and 200 ft nonresidential) is subject to additional tower spacing, diminishing floor plate, and special open space requirements.
- Develop accommodations for protection of public view corridors of mountains as necessary.
- Incorporate Grand Connection vision into future Code amendments.
- Eliminate 15 ft maximum height limit for mechanical equipment. Rely on Mechanical Code for technical requirements and on LUC Mechanical Equipment Screening and Location for design guidance.
- Current code allows 15 ft additional height for mechanical equipment which can take up between 25% and 50% of the roof area for elevator overrun, cooling towers, etc. Staff recommendation is to allow a new departure for up to 25 ft for high-rise buildings relying on LUC criteria for Mechanical Equipment Screening and Location
- See "Downtown-wide" recommendations for more detail on tower design, transition, and pedestrian scale.
- Departures allowed.

⁵ 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in "A" overlay and limited to 10% (9 ft) in "B" overlay.



Downtown Livability Height and Form Recommendations

- Use current Code opportunity to average floor plates above podium/base as long as light, air, permeability from the freeway and effect on pedestrians is mitigated.⁶

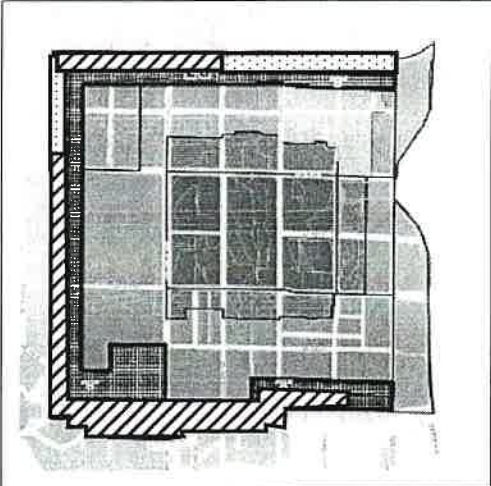
⁶ Currently floors above 40 ft, gross square feet per floor may be averaged unless an applicant takes advantage of the diminishing floor plates alternative. The diminishing floor plate provision is being proposed to be removed. Minimum tower spacing provisions result in reduced floor plates.

Downtown Livability Height and Form Recommendations

Downtown – “A” Overlay

-  Area across from single family zoned property
-  Area across from or abutting multifamily or commercial zoned property

Previously discussed on March 9, 2016



CURRENT CODE

- FAR: 3.5 res / 0.5 nonres / NA parking structures
- Height: 55' res/ 40' nonres / 40' parking structures
- Lot coverage: 75% except 100% in Old Bellevue
- Setback: 20' buffer back of sidewalk and where Downtown boundary abuts non-Downtown property

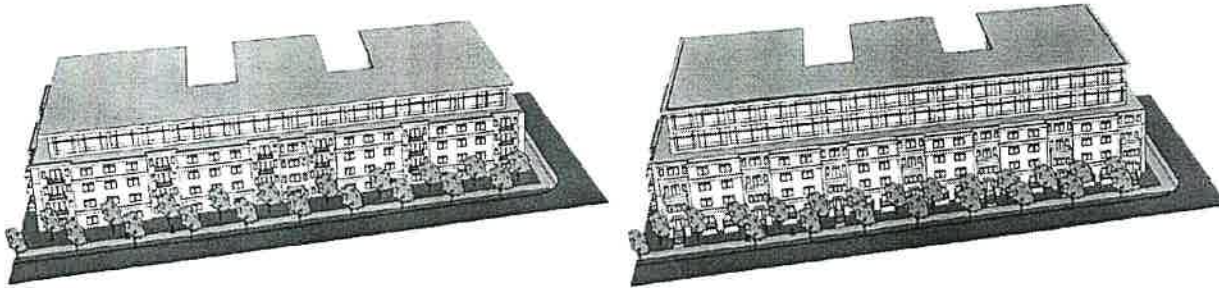
District Specific Provisions
Floor Area Ratio
<p>Direction from CAC:</p> <ul style="list-style-type: none"> • No change.
<p>Staff Analysis and Recommendation:</p> <ul style="list-style-type: none"> • Supports CAC direction.
Building Heights
<p>Direction from CAC:</p> <ul style="list-style-type: none"> • Consider up to 70 ft for residential. No change to nonresidential or parking structures. • 15 ft increase could result in better urban design outcomes for wood frame over concrete/steel construction • More functional floor to ceiling heights. • PC to address transition issues with surrounding neighborhood; guidelines to orient buildings to address view blockage, prevent shading of residences, attractive streetscapes comfortable pedestrian access into Downtown. • Additional amenities that support the neighborhoods such as open space.
<p>Staff Analysis and Recommendation:</p> <ul style="list-style-type: none"> • Supports CAC direction for no change to nonresidential or parking structures. • Maintain 55 ft height limit for residential where Downtown is directly across from single family zoned property. • Supports up to 70 ft for residential where Downtown Boundary is directly across from or abuts multi-family or commercial property with the provision that any building exceeding the current max height (55 ft) is subject to current requirement for upper level stepback above 40 ft and special open space requirements. • Address any impacts that may result from additional height (e.g. via design guidelines). • Maintain 15 ft maximum height limit for mechanical equipment to minimize impact on surrounding properties. Rely on LUC Mechanical Equipment Screening and Location for design guidance. • See “Downtown-wide” recommendations for more detail on tower design, transition, and pedestrian scale.
Setbacks / Stepbacks
<p>Direction from CAC:</p> <ul style="list-style-type: none"> • Not addressed
<p>Staff Analysis and Recommendation:</p> <ul style="list-style-type: none"> • Allow flexibility for landscape and site improvements within required 20 ft linear buffer back of sidewalk to promote neighborhood character, and ground floor residential entries via design guidelines.

Downtown – “A” Overlay, Residential

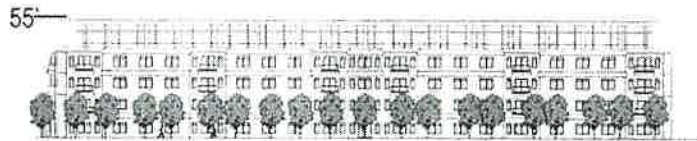
Recommendations

- 55 ft next to single family
- 70 ft next to commercial or multi family

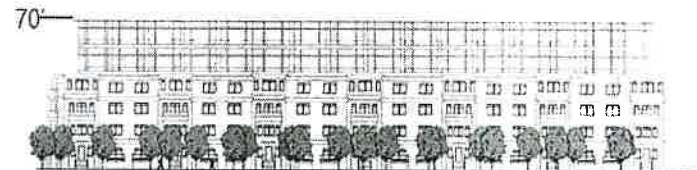
Perspective



Elevation



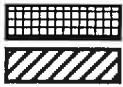
Existing Maximum Height



CAC Recommended Height

Downtown Livability Height and Form Recommendations

Downtown MU – “A” & “B” Overlay 112th Ave NE to 110th Ave NE (close proximity to East Main Light Rail Station)

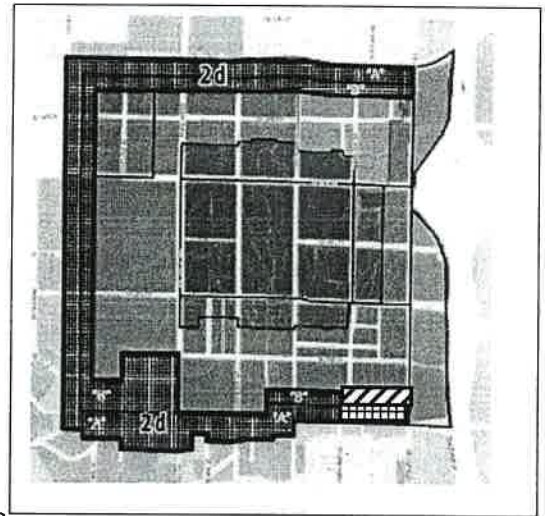


“A” Overlay



“B” Overlay

Previously discussed on March 9, 2016



CURRENT CODE

- FAR: 3.5 A/res, 5.0 B/res, 1.0 A/nonres, 1.5/B nonres, NA/ parking structures
- Height: 55' A/res, 90' B/res, 45' A/res, 65' B/nonres, 40'/parking structures
- Lot coverage: 75% all
- Setback: 20' buffer back of sidewalk north side of Main Street

District Specific Provisions

Floor Area Ratio

Direction from CAC:

- No change

Staff Analysis and Recommendation:

- Recommends increase to 5.0 in “A” to take advantage of freeway access and proximity to light rail.
- Maintain 5.0 FAR in “B”.
- Allow transfer of FAR within project limits to provide for better urban design outcome, gateway feature and special open space requires special approval if result is better than status quo (i.e. Development Agreement or Master Development Plan).

Building Heights

Direction from CAC:

- Consider up to 70 ft residential in “A”. No change to nonresidential or parking structures. No change to “B”.
- 15 ft increase could result in better urban design outcomes for wood frame over concrete/steel construction.
- More functional floor to ceiling heights.
- Use appropriate mitigation to address tower design, separation, and transition issues and the effect of added height at pedestrian level and at larger scale.
- Building off the 15%/15 ft⁷ rule, allow departure for increased building height if it is needed to accommodate mechanical equipment and/or interesting roof form.

Staff Analysis and Recommendation:

- Supports CAC direction for no change to nonresidential or parking structures.
- Supports up to 70 ft in “A” for residential where Downtown Boundary is directly across from or abuts multi-family or commercial property with the provision that any building exceeding the current max height (55 ft) is subject to current requirement for upper level stepback above 40 ft and special open space requirements.
- Recommends 200 ft in “B” with provision that any building exceeding the current max height (90 ft) is subject to additional tower spacing, diminishing floor plates, and special open space requirements.
- In “A” - Maintain 15 ft maximum height limit for mechanical equipment to minimize impact on surrounding properties. Rely on LUC Mechanical Equipment Screening and Location for design guidance.

⁷ 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in “A” overlay and limited to 10% (9 ft) in “B” overlay.

Downtown Livability Height and Form Recommendations

- In "B" - Current code allows 15 ft additional height for mechanical equipment which can take up between 25% and 50% of the roof area for elevator overrun, cooling towers, etc. Staff recommendation is to allow a new departure for up to 25 ft for high-rise buildings relying on LUC criteria for Mechanical Equipment Screening and Location.
- Apply 15%/15 ft rule in "B" only.
- Current code allows 15 ft additional height for mechanical equipment which can take up between 25% and 50% of the roof area for elevator overrun, cooling towers, etc. Staff recommendation is to allow a new departure for up to 25 ft for high-rise buildings relying on LUC criteria for Mechanical Equipment Screening and Location.
- Maintain 15 ft maximum height limit for mechanical equipment in "A" to minimize impact on surrounding properties. Rely on LUC Mechanical Equipment Screening and Location for design guidance.
- Aligns with East Main CAC recommendation that increased FAR and height are appropriate for Transit Oriented Development within the ¼ mile walkshed of the East Main Light Rail Station.
- See "Downtown-wide" recommendations for more detail on tower design, spacing, transition, and pedestrian scale.

Setbacks / Stepbacks

Direction from CAC:

- Not addressed

Staff Analysis and Recommendation:

- Allow flexibility for landscape and site improvements within required 20 ft linear buffer back of sidewalk to promote neighborhood character, and ground floor residential entries or gateway entry to Downtown and to promote Main Street as a segment of the Lake to Lake Greenway and a Shopping Street (Comp Plan).
- Accommodates Building Sidewalk ROW Designs Guidelines.

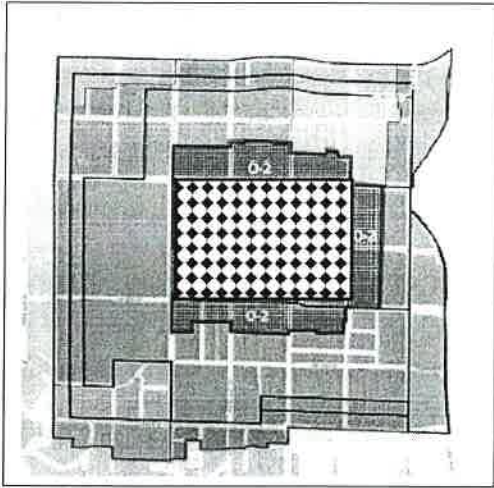
Downtown Livability Height and Form Recommendations

Downtown-01



NE 4th to NE 8th
Bellevue Way to 110th

Previously discussed on March 9, 2016



CURRENT CODE

- FAR: Unlimited res/ 8.0 nonres/ NA parking structures
- Height: 450' res/nonres / 100' parking structures
- Lot Coverage: 100% all

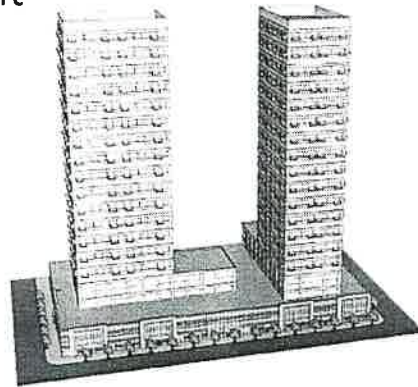
District Specific Provisions	
Floor Area Ratio	
Direction from CAC:	
<ul style="list-style-type: none"> • No change 	
Staff Analysis and Recommendation:	
<ul style="list-style-type: none"> • Supports CAC direction to maintain nonresidential FAR max at 8.0. • Maintain "unlimited FAR" for residential buildings that do not exceed current max height (450 ft). • Cap FAR at 10.0 for residential buildings that exceed current max height (450 ft). This reflects an achievable FAR within current max floor plate and max building height limits and ensures slender towers with separation for additional light and air between buildings. 	
Building Heights	
Direction from CAC:	
<ul style="list-style-type: none"> • Consider up to 600 ft residential/nonresidential. No change to parking structures. • PC to identify appropriate mitigation to address tower design, separation, and transition issues, and the effect of added height at pedestrian level and at larger scale as well as any localized transportation impacts. • Building off the 15%/15 ft⁸ rule, allow departure for increased building height if it is needed to accommodate mechanical equipment and/or interesting roof form. 	
Staff Analysis and Recommendation:	
<ul style="list-style-type: none"> • Supports CAC direction with the provision that any building exceeding the current maximum height (450 ft) is subject to additional tower spacing, diminishing floor plates, and special open space requirements. • Maintain current code requirement that all building elements must fit within maximum height allowed. • See "Downtown-wide" recommendations for more detail on tower design, spacing, transition, and pedestrian scale. 	

⁸ 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in "A" overlay and limited to 10% (9 ft) in 'B' overlay.

Downtown-01, Residential

Recommendations

- 10.0 FAR
- 600 ft height limit

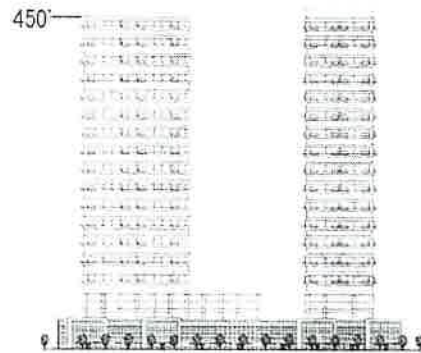


Existing Maximum Height

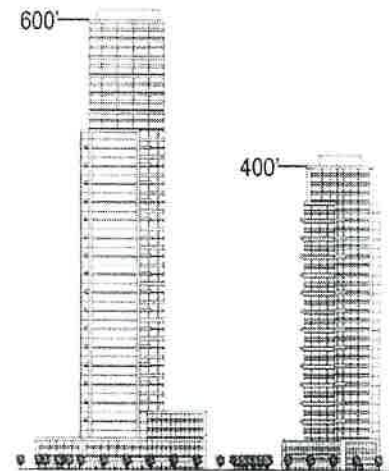


CAC Recommended Height

Elevation



Existing Maximum Height



CAC Recommended Height

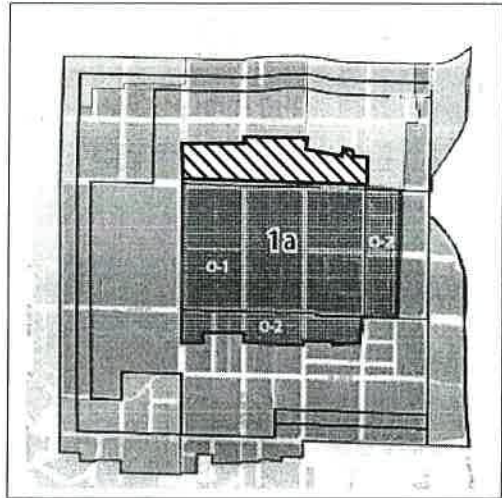
Downtown Livability Height and Form Recommendations

Downtown-02



North of NE 8th Street

Previously discussed on March 9, 2016



CURRENT CODE

- FAR: 6.0 res & nonres / NA parking structures
- Height: 250' res & nonres / 100' parking structures
- Lot coverage: 100%FAR

District Specific Provisions

Floor Area Ratio

Direction from CAC:

- 6.0 residential/ nonresidential
- PC to identify appropriate mitigation to address tower design and separation, permeability from the freeway, connectivity with Wilburton, effect on pedestrian level and localized transportation impacts.

Staff Analysis and Recommendation:

- Supports CAC direction.

Building Heights

Direction from CAC:

- Consider up to 300 ft residential/nonresidential. No change to parking structures.
- Use appropriate mitigation to address tower design, separation, transition issues, the effect of added height at pedestrian level and at larger scale, and localized transportation impacts.
- Building off the 15%/15 ft⁹ rule, allow departure for increased building height if it is needed to accommodate mechanical equipment and/or interesting roof form.

Staff Analysis and Recommendation:

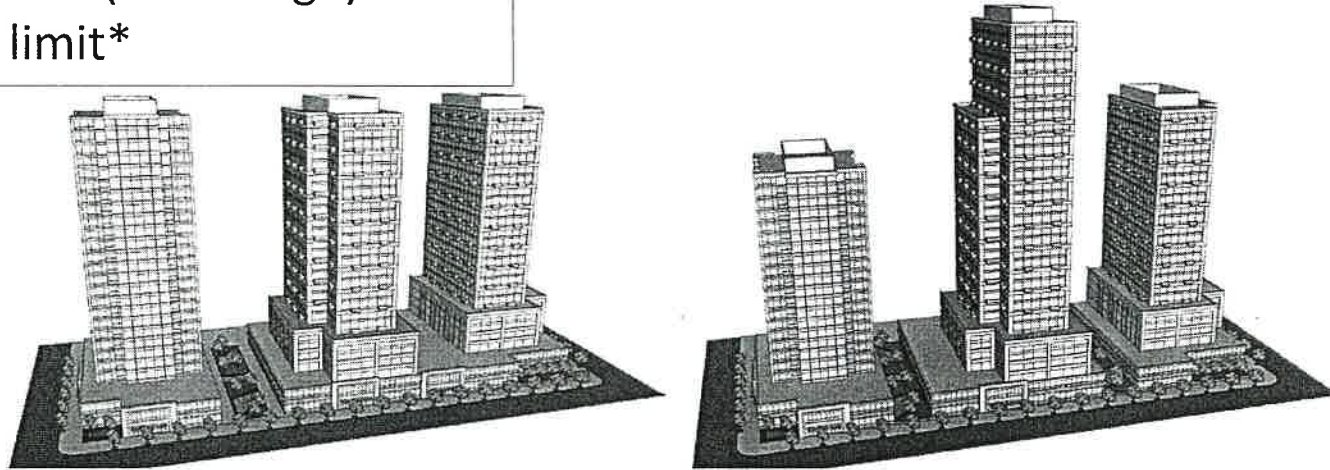
- Supports CAC direction for use of 15%/15 ft rule and no change to parking structures.
- Allow up to 400 ft with the provision that any building exceeding the current max height (250 ft) is subject to additional tower spacing, diminishing floor plates, and special open space requirements.
- Current code allows 15 ft additional height for mechanical equipment which can take up between 25% and 50% of the roof area for elevator overrun, cooling towers, etc. Staff recommendation is to allow a new departure for up to 25 ft for high-rise buildings relying on LUC criteria for Mechanical Equipment Screening and Location.
- Consider permeability from the north.
- See "Downtown-wide" recommendations for more detail on tower design, spacing, transition, and pedestrian scale.
-

⁹ 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in "A" overlay and limited to 10% (9 ft) in "B" overlay.

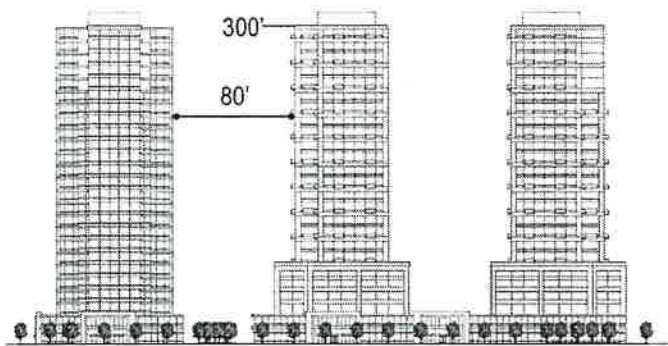
Downtown-O2 North of NE 8th Street, Residential

Recommendations

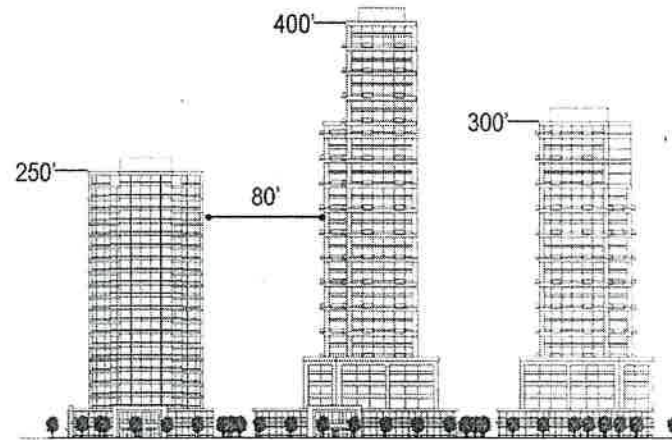
- ~~7.0 FAR~~ 6.0 FAR (no change)
- 400 ft height limit*



Elevation



CAC Recommended Height




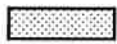
400' Additional Height Consideration Analysis

Achieving maximum FAR would result in building height variation

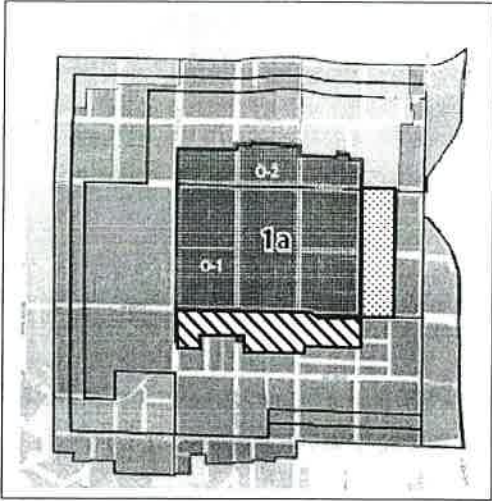
* Current code allows that height may be increased by 15% or 15 ft whichever is greater, if additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plan modulation, façade modulation or other unique features.

Downtown Livability Height and Form Recommendations

Downtown-02

-  South of NE 4th
-  East of 110th Ave NE

Previously discussed on March 9, 2016



CURRENT CODE

- FAR: 6.0 res & nonres / NA parking structures
- Height: 250' res & nonres / 100' parking structures
- Lot coverage: 100% all

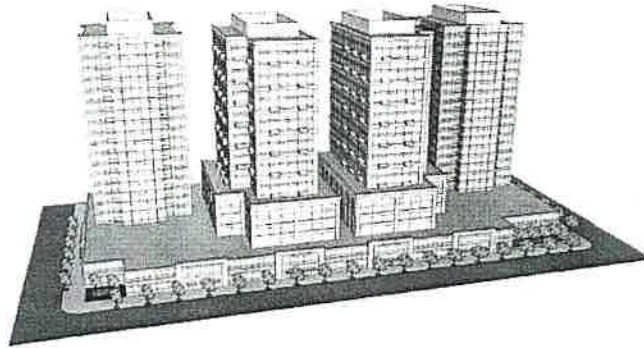
District Specific Provisions
Floor Area Ratio
<p>Direction from CAC:</p> <ul style="list-style-type: none"> • No change <p>Staff Analysis and Recommendations:</p> <ul style="list-style-type: none"> • Supports CAC direction.
Building Heights
<p>Direction from CAC:</p> <ul style="list-style-type: none"> • South of NE 4th - Consider up to 300 ft residential / nonresidential. • East of 110th - Not addressed but intent was to maintain current height of 350 ft and continue this height east for OLB between NE 4th and NE 8th for residential / nonresidential. • No change to parking structures. • Use appropriate mitigation to address tower design, separation, permeability from freeway and connectivity with Wilburton, transition issues, the effect of added height at pedestrian level and at larger scale, and localized transportation impacts. • Address any impacts that may result from additional height (e.g. via design guidelines to address public view tower spacing, and others). • Building off the 15%/15 ft¹⁰ rule, allow departure for increased building height if it is needed to accommodate mechanical equipment and/or interesting roof form. <p>Staff Analysis and Recommendations:</p> <ul style="list-style-type: none"> • South of 4th - Supports CAC direction with the provision that any building exceeding current code max (250 ft) is subject to additional tower spacing, diminishing floor plates, and special open space requirements. • East of 110th - Supports CAC recommendation of maintaining current max height of 350 ft east of 110th. This area is part of the Civic Center neighborhood and is developed as City Hall and will be included a portion of the NE 6th Light Rail Station. • Current code allows 15 ft additional height for mechanical equipment which can take up between 25% and 50% of the roof area for elevator overrun, cooling towers, etc. Staff recommendation is to allow a new departure for up to 25 ft for high-rise buildings relying on LUC criteria for Mechanical Equipment Screening and Location. • See "Downtown-wide" recommendations for more detail on tower design, spacing, transition, and pedestrian scale.

¹⁰ 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in "A" overlay and limited to 10% (9 ft) in 'B' overlay.

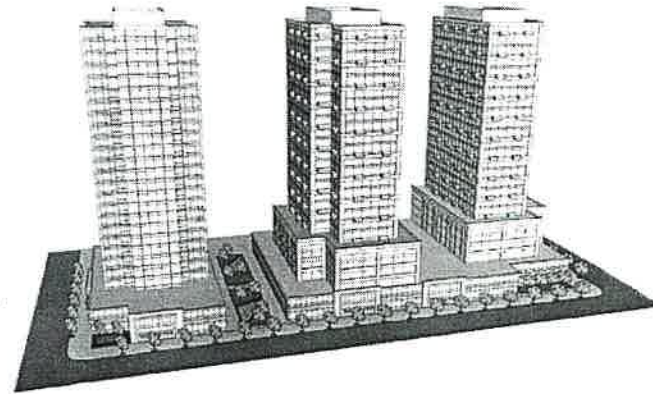
Downton-O2 South of NE 4th Street, Residential

Recommendations

- 6.0 FAR (no change)
- 300 ft height limit*

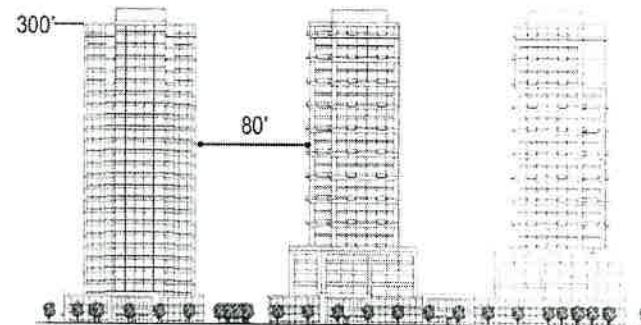
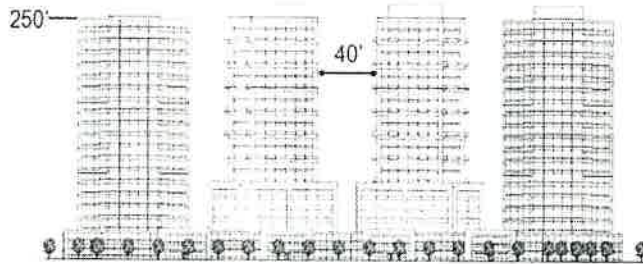


Existing Maximum Height



CAC Recommended Height

Elevation



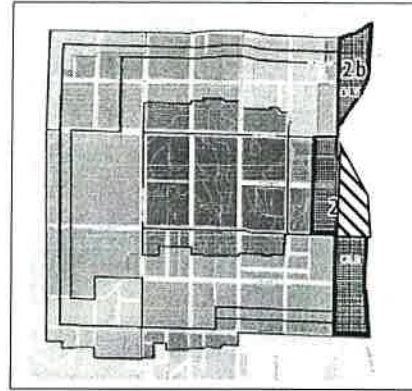
* Current code allows that height may be increased by 15% or 15 ft whichever is greater , if additional height provides architecturally integrated mechanical equipment, interesting roof from, significant floor plant modulation, façade modulation or other unique features.

Downtown Livability Height and Form Recommendations

Downtown OLB/1 – NE 4th to NE 8th

CURRENT CODE

- FAR: 3.0 res & nonres / NA parking
- Height: 90' res / 75' nonres / 45' parking
- Setbacks: 20' all sides
- Lot coverage: 75% res/ 60% nonres / 75% parking



District Specific Provisions

Floor Area Ratio

Direction from CAC:

- 6.0 residential / nonresidential
- Take advantage of freeway access and proximity to light rail
- PC to identify appropriate mitigation to address tower design and separation, permeability from the freeway, connectivity with Wilburton, effect on pedestrian level and localized transportation impacts

Staff Analysis and Recommendation:

- Supports CAC direction.

Building Heights

Direction from CAC:

- 350 ft residential / nonresidential.
- No change to parking.
- Use appropriate mitigation to address tower design, separation, and transition issues and the effect of added height at pedestrian level and at larger scale.
- Building off the 15%/15 ft¹¹ rule, allow departure for increased building height if it is needed to accommodate mechanical equipment and/or interesting roof form.

Staff Analysis and Recommendation:

- Supports CAC direction with the provision that any building exceeding current code maximum (90 ft residential and 75 ft nonresidential) is subject to additional tower spacing, diminishing floor plate, and special open space requirements.
- Current code allows 15 ft additional height for mechanical equipment which can take up between 25% and 50% of the roof area for elevator overrun, cooling towers, etc. Staff recommendation is to allow a new departure for up to 25 ft for high-rise buildings relying on LUC criteria for Mechanical Equipment Screening and Location.
- Develop accommodations for protection of public view corridors of mountains as necessary
Incorporate Grand Connection vision into future Code amendments.

Floor Plates

Direction from CAC:

- Consider opportunities to expand floorplate allowances where topography drops away towards I-405

Staff Analysis and Recommendation:

- Supports CAC direction
- Allow 30,000 square foot floor plates between 40 ft and 80 ft for permeability from I-405 and public views above 80 ft.

¹¹ 15%/15 ft rule = Height may be increased by 15% or 15 ft, whichever is greater, if the additional height provides architecturally integrated mechanical equipment, interesting roof form, significant floor plate modulation, façade modulation, or other unique architectural features. Not applicable in "A" overlay and limited to 10% (9 ft) in "B" overlay.

Downtown Livability Height and Form Recommendations

Setbacks / Stepbacks

Direction from CAC:

- Not addressed

Staff Analysis and Recommendation:

- Eliminate 20 ft setback all sides to accommodate recommended density increase and accommodate Building Sidewalk ROW Designations Guidelines.
- Develop accommodations for protection of public view corridors of mountains as necessary.
- Incorporate Grand Connection vision into future Code amendments.

Lot Coverage

Direction from CAC:

- Not addressed

Staff Analysis and Recommendations:

- Increase to 100% residential/nonresidential, 60% parking to align with "MU" across 112th and accommodate density increase and Building Sidewalk ROW Designation Guidelines.