

# Downtown Livability Initiative



## Planning Commission Study Session

*April 13, 2016 – Height and Form Meeting #3*



# Overall – Where We Are Now

## PUBLIC ENGAGEMENT

Work of Council-Appointed  
Citizen Advisory Committee (CAC)

Council  
Receives  
CAC Recs.

Planning Commission  
Review and Refinement  
Early Wins Ord.  
6277 3/7/16

Council  
Consideration  
for Adoption



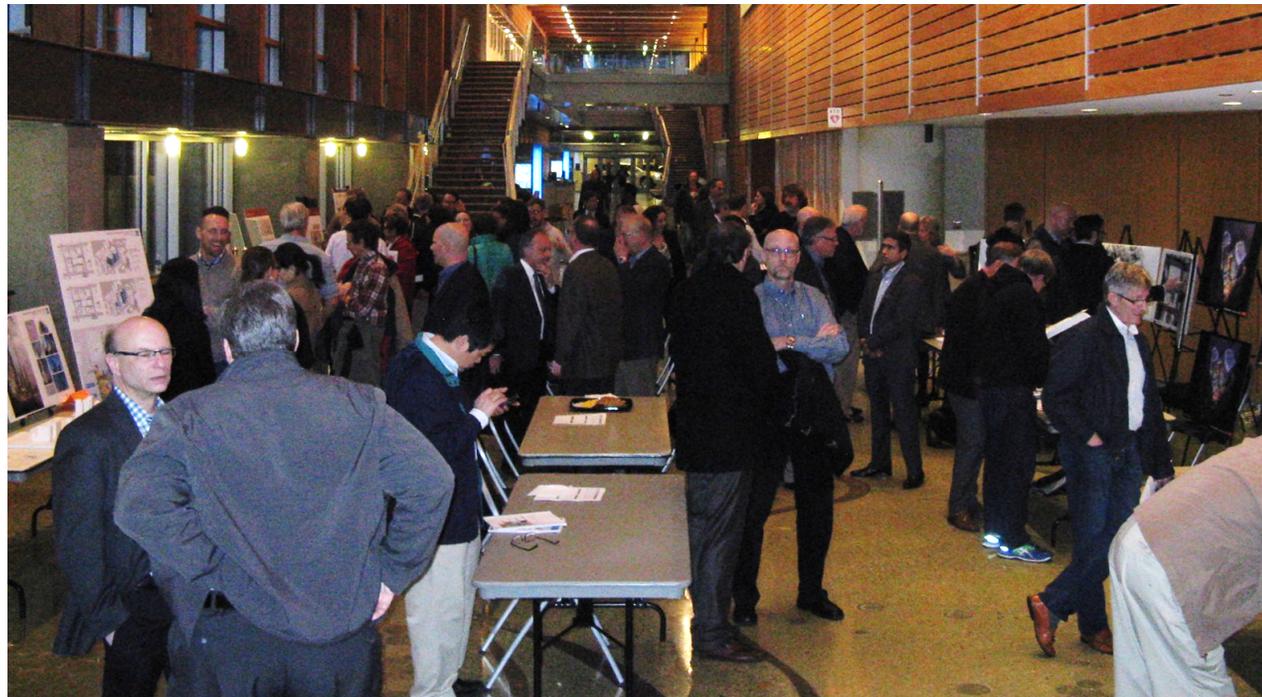
★  
**We Are Here**

### Major Council Direction to Date:

- Overall Downtown Livability Scope and Project Principles
- Council Charge to Planning Commission for Review of CAC Recommendations (5/2015)
- Council Direction on Incentive Zoning (1/2016)

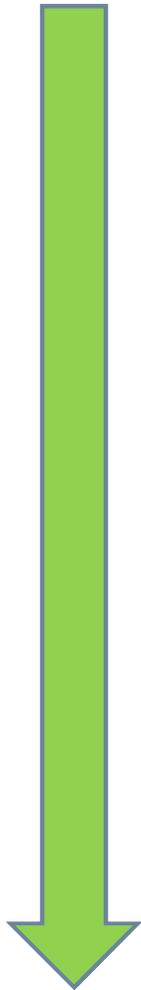
# Stakeholder/Public Engagement

- Planning Commission meeting focused on Livability every 2nd Wednesday
- Staff continues to meet with broad range of stakeholders/community members
- Well-attended Stakeholder Exhibits & Open House, March 9
- Will continue these efforts and explore alternative approaches for effective public input



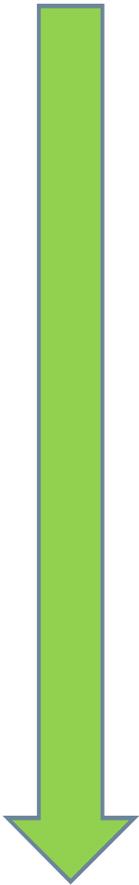
# Jan 2015 – March 2016 Milestones

City Council		Planning Commission	
Jan 2015	Council receipt of CAC Transmittal		
May 2015	Council direction on scope of Commission review	Apr 2015	Commission/Public Walking Tour
		Jun 2015	Community Open House/Check-in; Commission Orientation/Kick-off for Downtown Livability,
		Jul 2015	Commission review of CAC Report and Recommendations
		Sep 2015	Commission/Public Walking Tour; Initiate work on "Early Wins"
		Oct 2015	Commission work on "Early Wins"
Nov 2015	<i>Joint Council/Commission workshop on Incentive Zoning</i>		
		Nov 2015	Commission work on "Early Wins"; de-brief on Nov. 9 Incentive Zoning Workshop
		Dec 2015	Public Hearing on "Early Wins"
Jan 2016	Council principles on Incentive Zoning	Jan 2016	Commission Review: District Identity, Street Character
		Feb 2016	Commission Review: Building Height & Urban Form
Mar 2016	Council adoption of "Early Wins"; Public View Corridor of Mount Rainier	Mar 2016	Stakeholder Exhibits & Open House; Commission Review: Building Height & Urban Form



# Focus on April 2016 – Dec 2016

City Council		Planning Commission	
	<b>WE ARE HERE</b> ▶	<b>Apr 2016</b>	Building Height & Form
<b>Apr/May 2016</b>	Continued discussion of Public View Corridor of Mount Rainier	<b>May 2016</b>	Incentive Zoning Methodology and Amenity List; Process Departures
<b>Jun 2016</b>	Council check-in on Incentive Zoning	<b>Jun 2016</b>	Code Standards and Design Guidelines
		<b>Jul 2016</b>	Incentive Zoning Calibration; Subarea Plan
<b>Early Aug</b>	Council check-in on Incentive Zoning Economic Modeling	<b>Sep 2016</b>	Consolidated Code Packet; Open House
		<b>Oct 2016</b>	Target for Public Hearing, Commission Deliberations
		<b>Nov 2016</b>	Finalize Commission Recs. on Land Use Code Amendments
<b>Dec 2016</b>	Target for Commission transmittal of Code Amendment Recs. to Council		



## Height & Form Discussion #3

- **Recap of Height and Form**  
(Feb. 10<sup>th</sup> and March 9<sup>th</sup> )
- **DT-OLB/1 – NE 4<sup>th</sup> to NE 8<sup>th</sup> Street**

**Tonight - Staff is asking Planning Commission for direction regarding Height and Form Preliminary Recommendations**

# Height and Form - Principles from CAC

- **additional height or density would result in a better urban design outcome**
- **distinguish the special market niche of Downtown**
- **deliver additional amenities that enhance the livability**
- **Address any impacts that may result from the additional height or density**
- **provide for appropriate transitions between Downtown and adjoining residential neighborhoods**

# Height and Form - Relationship to Livability

- **more light and air between buildings**
- **more ground-level open space**
- **variability in building heights**
- **reinforce district identity**
- **add “lift” to incentive system**
- **more distinctive skyline**
- **interesting and memorable architecture**
- **add density around light rail transit investment**

# Downtown – Wide: Tower Spacing

## Recommendation

- Increased Tower Separation from 40' to 80'
  - Applicable to all buildings over 70' in height
  - Departures allowed

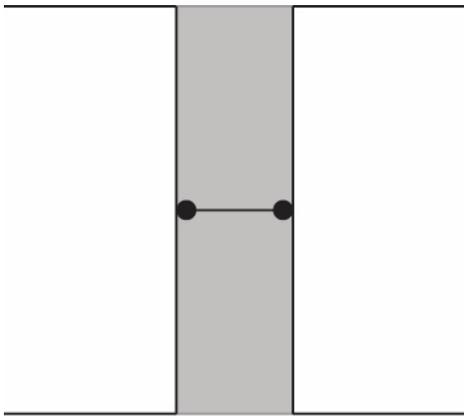


Example: MU - Residential

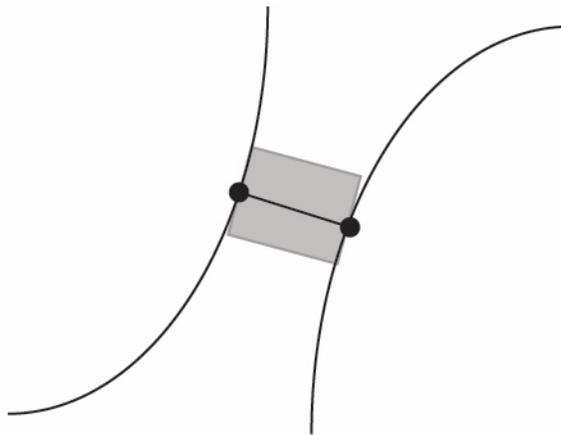
# Downtown – Wide: Tower Spacing

## Recommendation

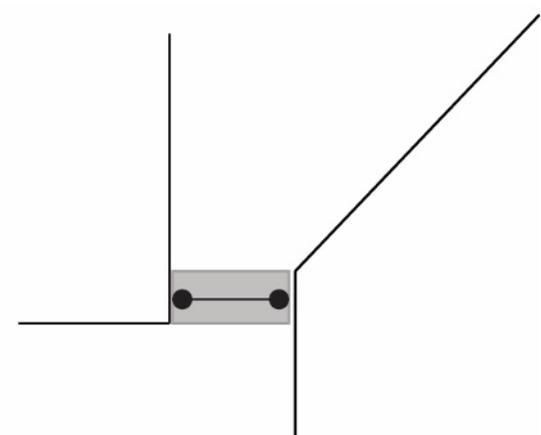
- Departures allowed for Fluid/Slender/Unique Forms



Parallel Facades



Curved Facades



Angled/Irregular Facades

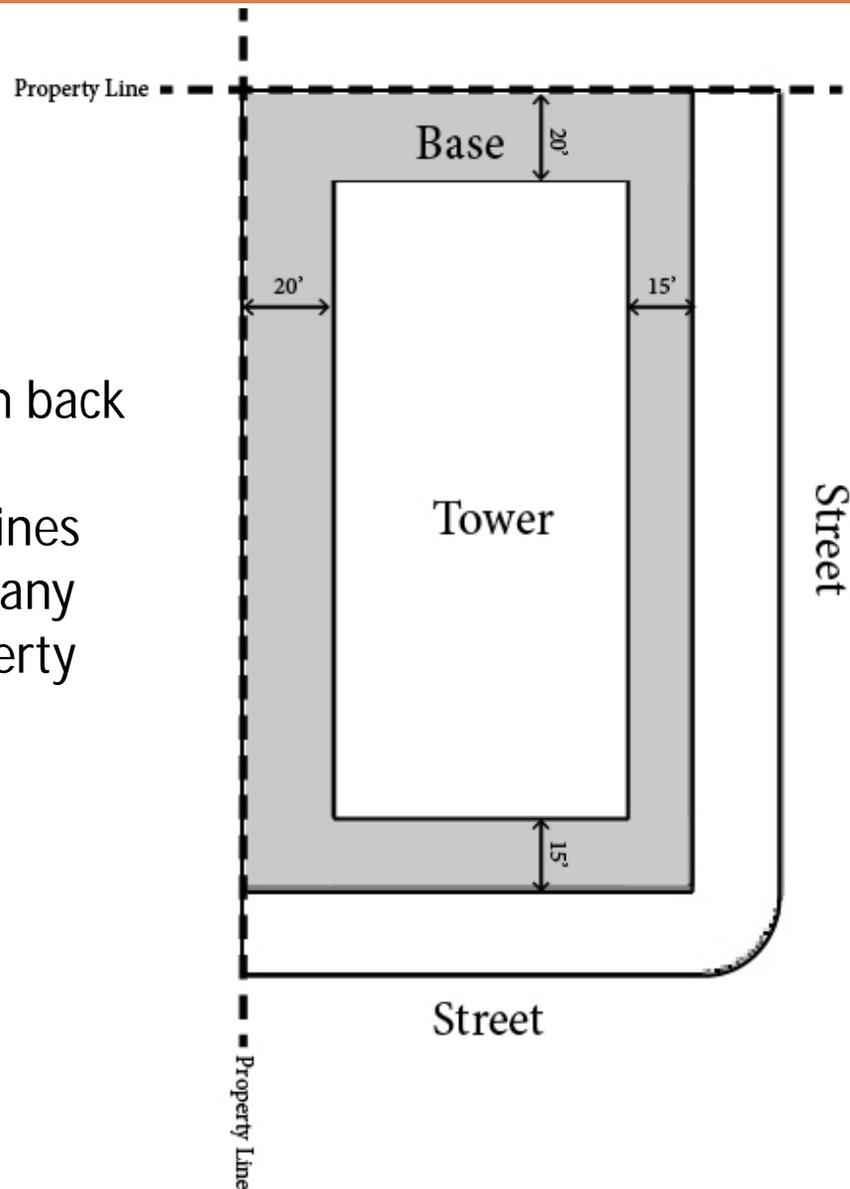
# Downtown – Wide: Tower Spacing

## Small Sites

*Sites under 30,000 sf*

## Recommendations

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

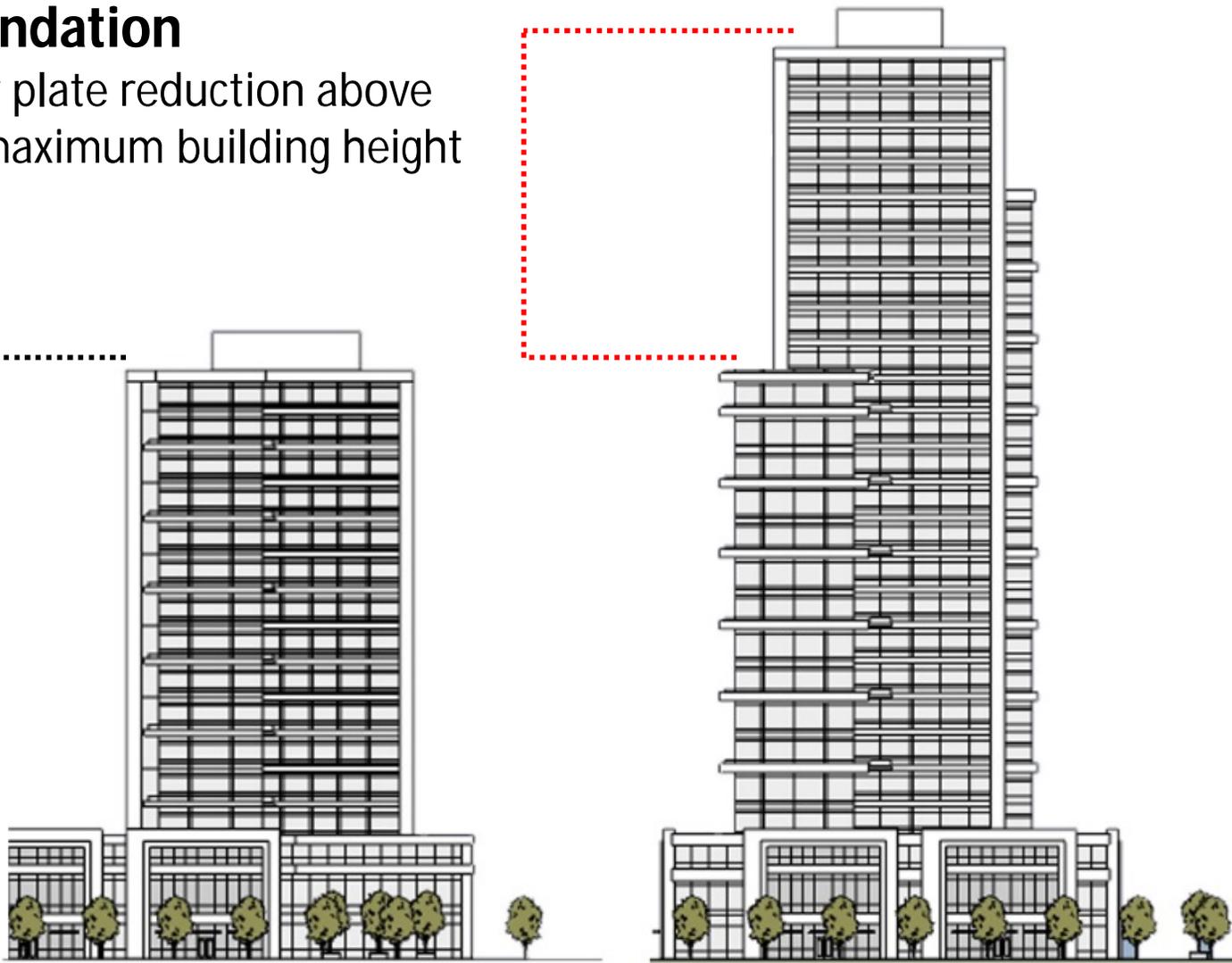


# Downtown–Wide: Floor Plate Reduction

## Recommendation

- 20% floor plate reduction above existing maximum building height

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”
- Departures allowed



Existing

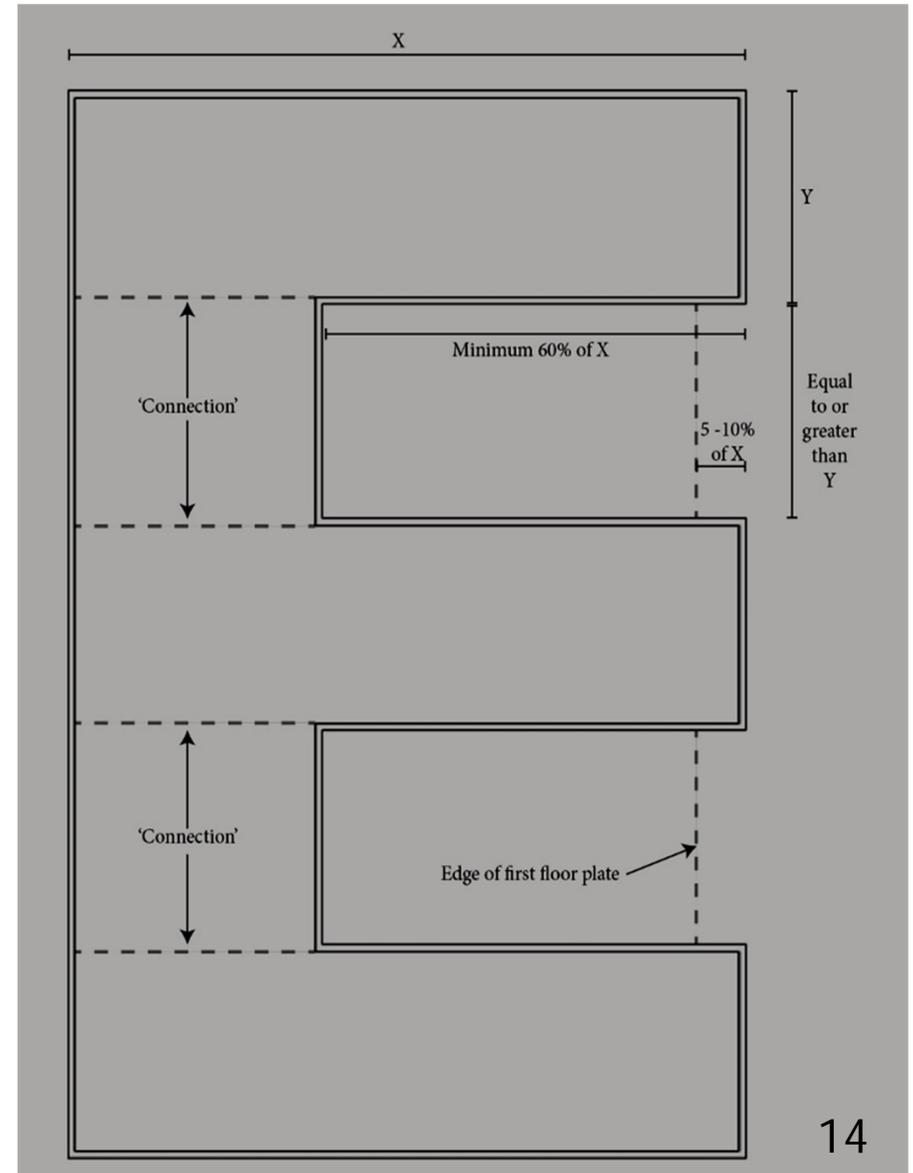
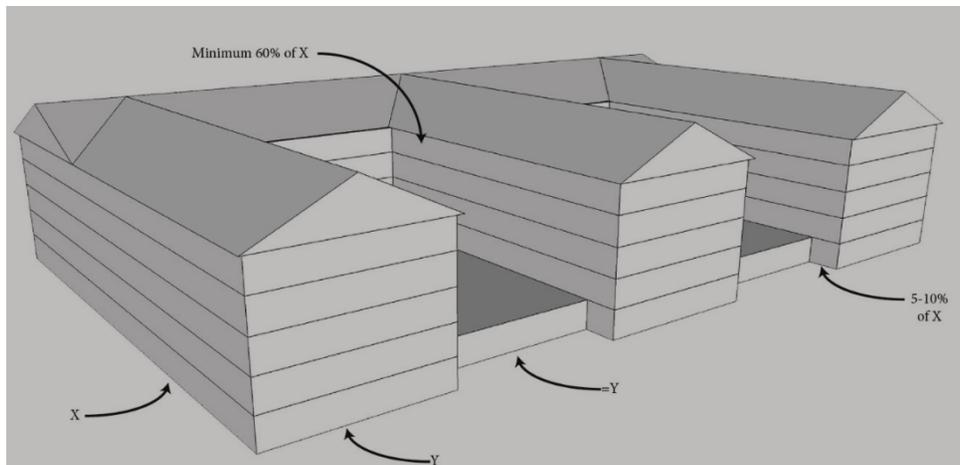


Proposed

# Downtown – Wide: Connected Floor Plates

## Recommendations for Typical Sites

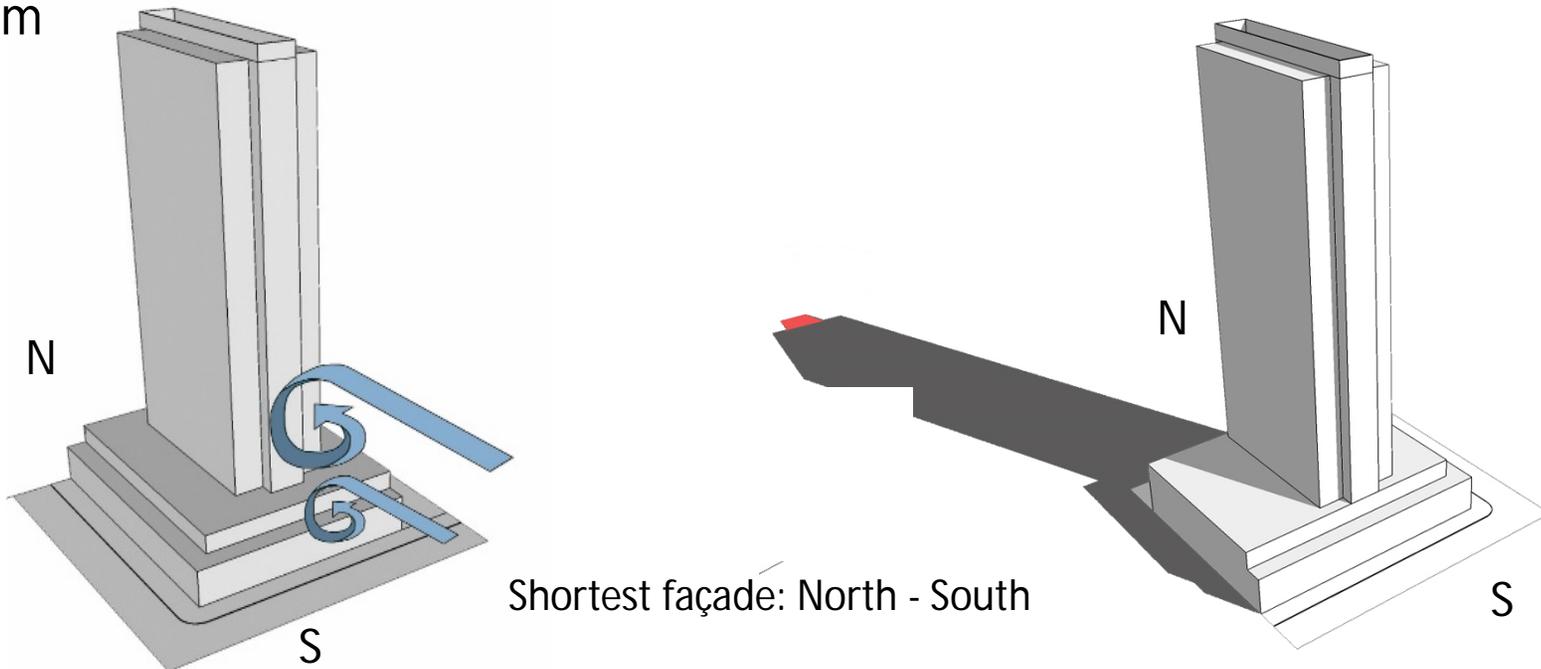
- Separation that establishes an aesthetic of distinctly separate buildings
- Enhance modulation
  - Entrances
  - Stoops
  - Recesses
  - Protrusions



# Downtown – Wide: Wind/Shade/Shadow

## Recommendations

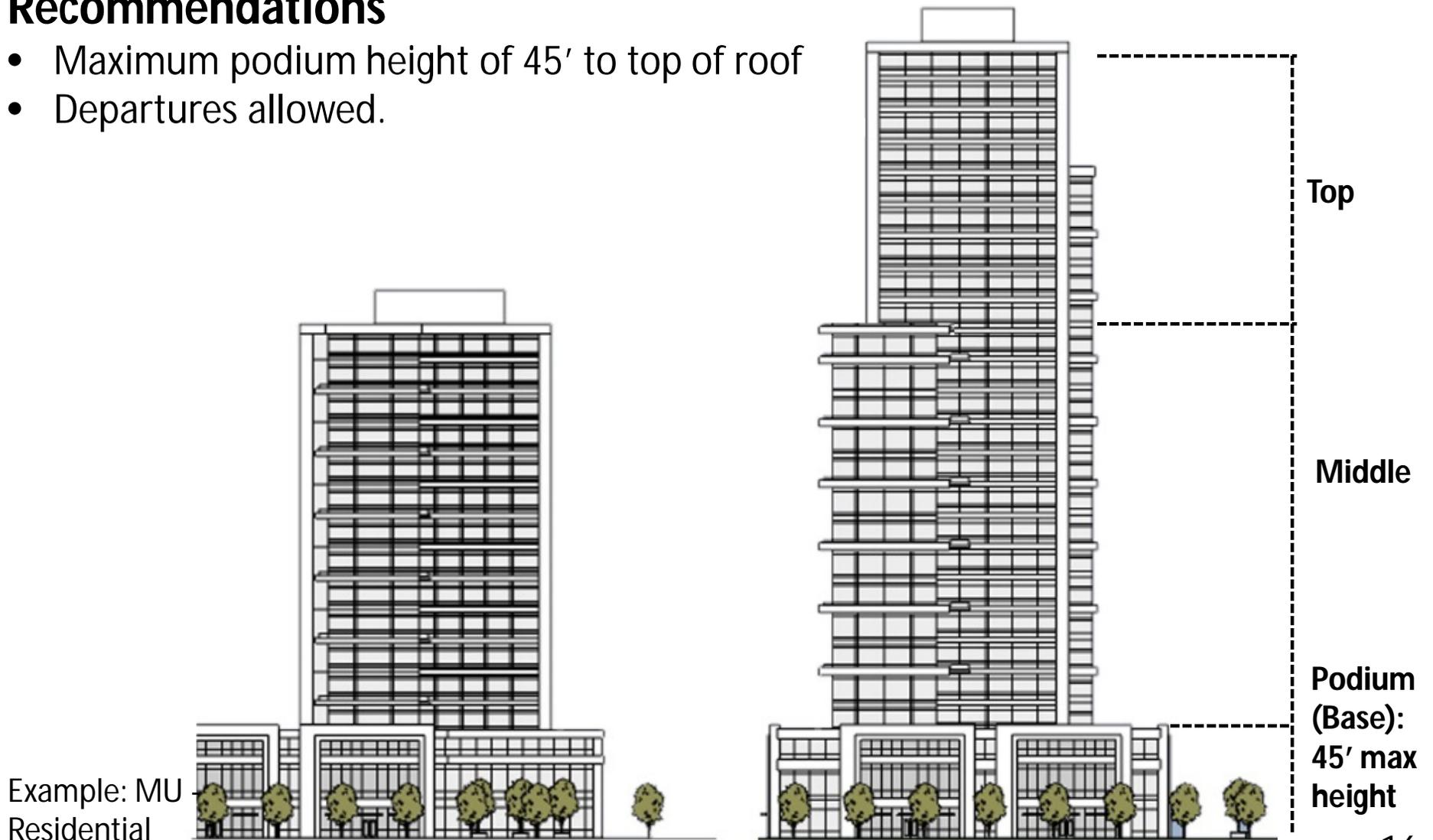
- Orient building with shortest facades north and south
- Provide setbacks on all facades oriented towards public space
- Require any public space earning FAR Amenity Incentive System points to conduct shade/shadow study
  - Impact during peak usage 11 am – 2 pm
- Provide awning, marquee, or canopy on all facades facing the public realm



# Downtown – Wide: Tripartite (Base, Middle, Top)

## Recommendations

- Maximum podium height of 45' to top of roof
- Departures allowed.



Example: MU  
Residential

# Downtown – Mixed Use: DT-MU

## FLOOR AREA RATIO

### CAC Direction:

- Consider up to 5.0 res/nonres

### Staff Analysis and Recommendations:

- Supports CAC

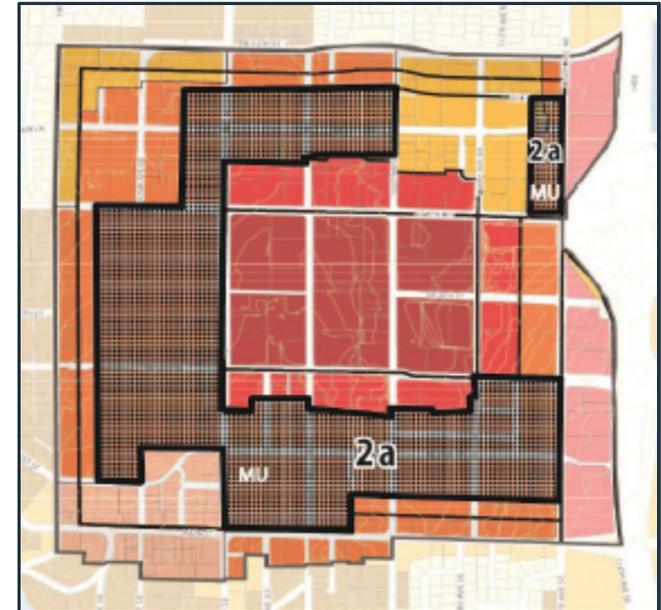
## BUILDING HEIGHT

### CAC Direction:

- Consider up to 300' res & 200' nonres
- Use DG's for public views, shadows, tower spacing, transition and effects on ped level

### Staff Analysis and Recommendations:

- Supports CAC
- Require open space, more tower spacing, reduced floor plates if exceeding current max
- 15' for mechanical equipment (existing code) with departures for up to 25' for high-rises. Rely on Screening & Location criteria



# Downtown – Mixed Use (DT-MU) w/ “C” Overlay

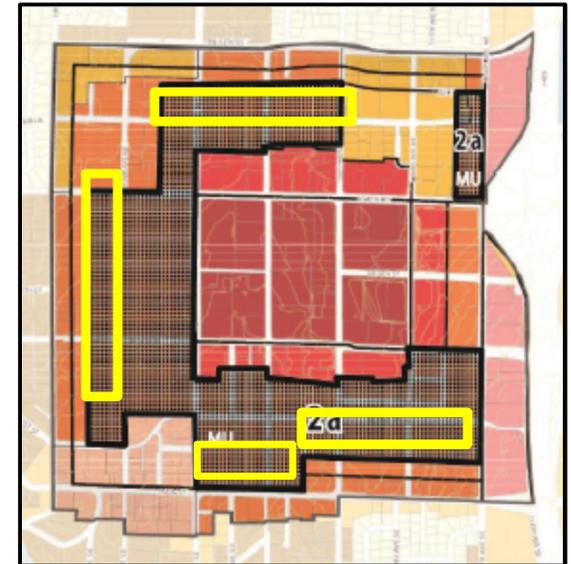
## PERIMETER DESIGN DISTRICT

### CAC Direction:

- Not addressed

### Staff Analysis and Recommendation:

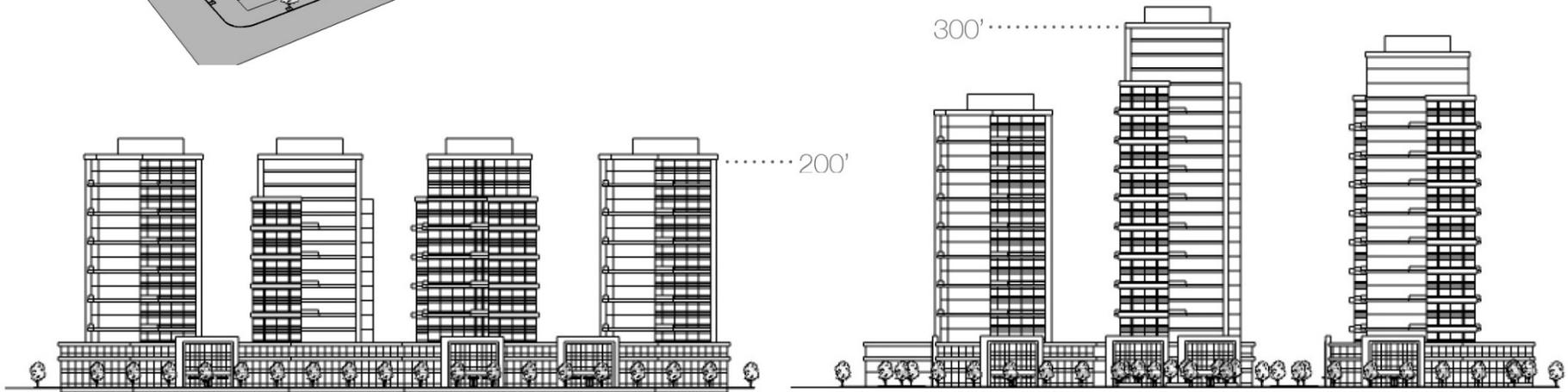
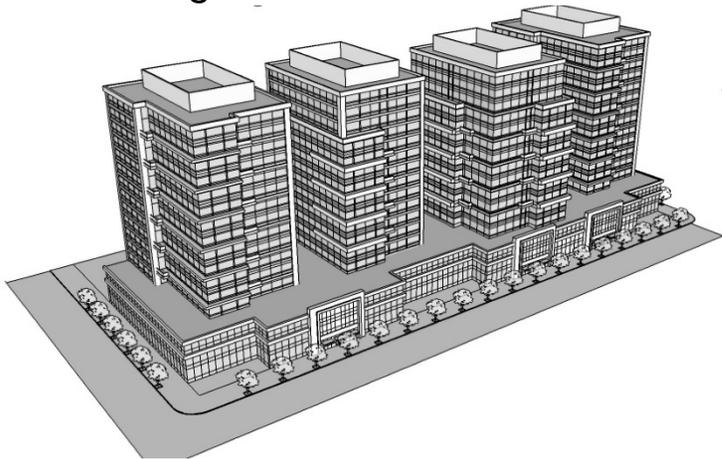
- The “C” overlay of the Perimeter Design District has the same dimensional requirements as the underlying “MU”.
- The Code stipulates max FAR and height may be reached by providing neighborhood services (food, retail, personal services, etc.) These uses are now being amply provided without this criteria based on market demand. 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 people and the market is provide a wealth of neighborhood services on its own
- Eliminate “C” overlay. Rely on DG’s and market demand. Height and form criteria covered in general MU district criteria.



# Downtown Mixed-Use DT-MU, Residential

## Recommendations

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



Existing

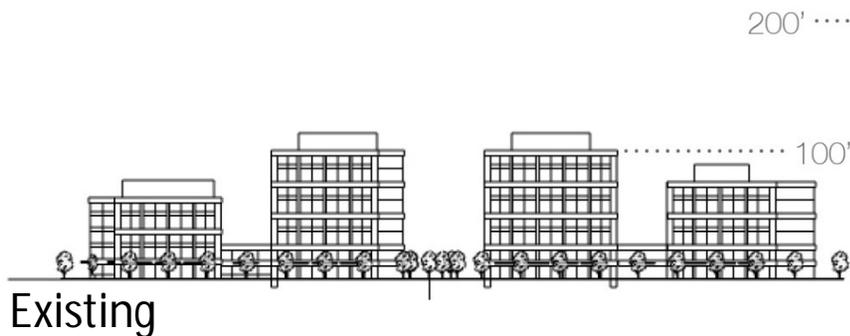
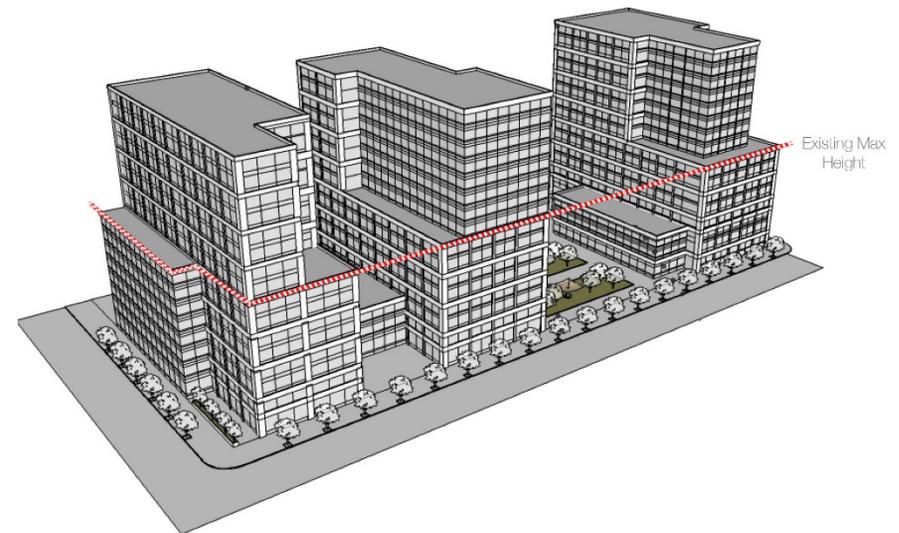
CAC Recommendations

\* 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.

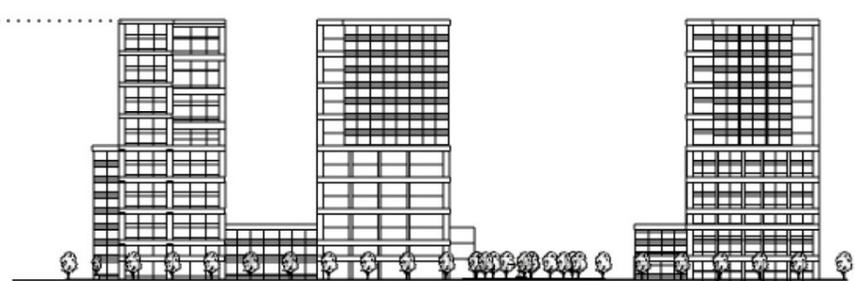
# Downtown Mixed-Use DT-MU, Nonresidential

## Recommendations

- 5.0 FAR
- 200 ft height limit\*



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: “Deep B”

## FLOOR AREA RATIO

### CAC Direction:

- No change

### Staff Analysis/Recommendation:

- Supports CAC

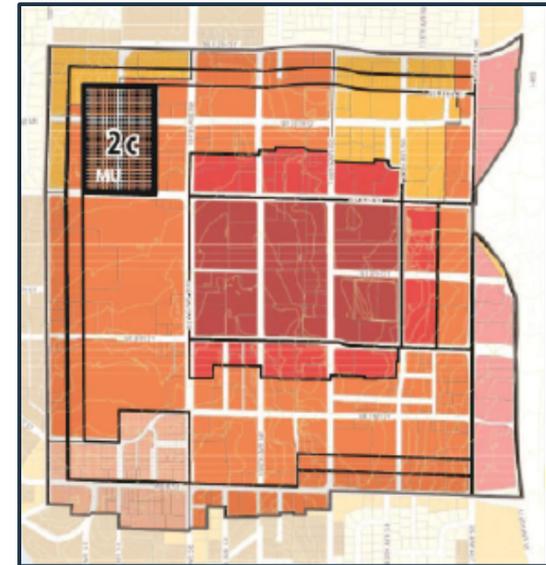
## BUILDING HEIGHT

### CAC Direction:

- Consider up to 160' – 240' w/ 200' average – residential only
- Use DG's for public views, shadows, tower spacing, transition and effects on ped level

### Staff Analysis/Recommendation:

- Supports CAC
- Require open space, more tower spacing, reduced floor plates if exceeding current max
- 160' for single tower height limit
- Multiple building projects using additional height require a Development Agreement



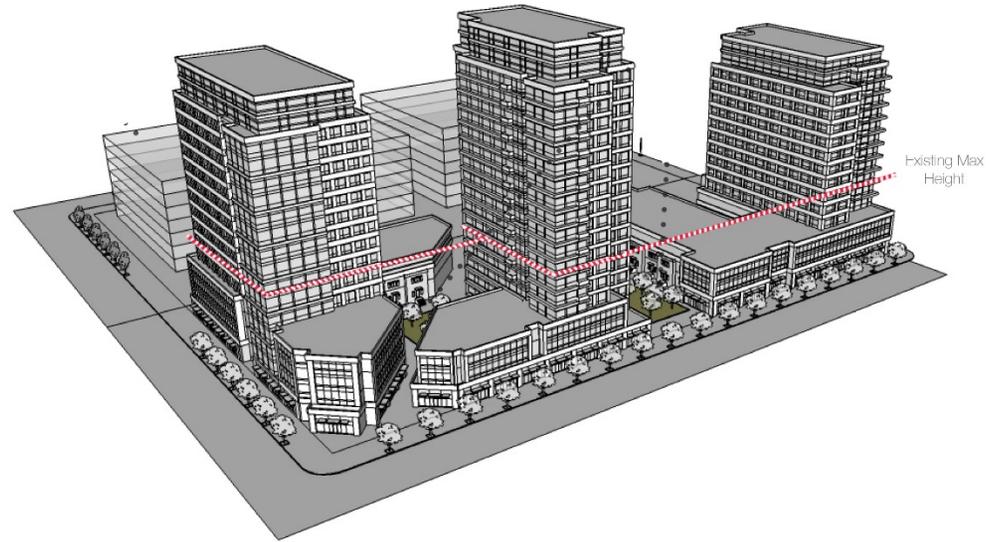
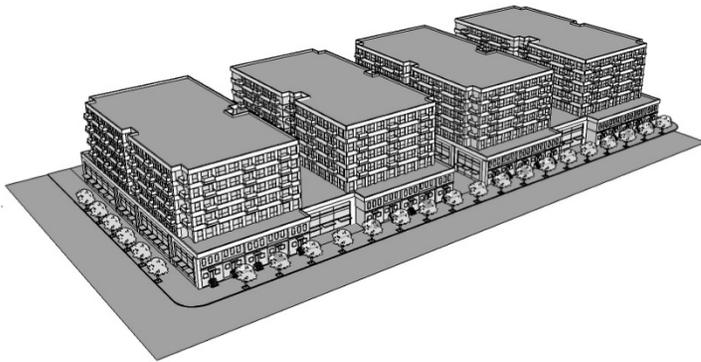
# Downtown: "Deep B" - Residential

## Recommendations

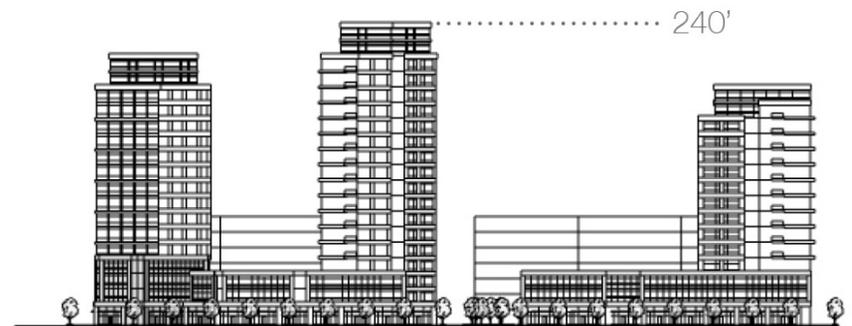
5.0 FAR (no change)

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 – Mixed Use: DT-MU Civic Center

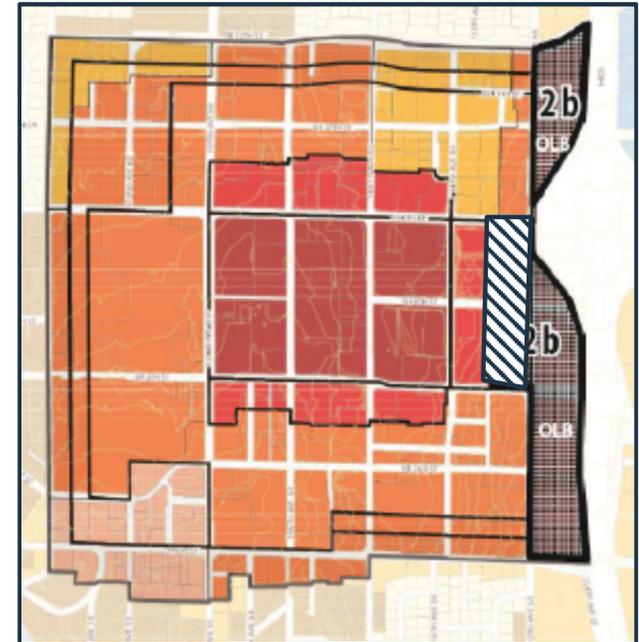
## FLOOR PLATES

### CAC Direction:

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

### Staff Analysis and Recommendations:

- Supports CAC direction
- Use current Code opportunity to average floor plates. For floor above 40' the gross floor plate per floor may be averaged unless the "diminishing floor plate\*" alternative is used
- As long as light, air, permeability from the freeway and effect on pedestrians is mitigated
- 15' for mechanical equipment (existing code) with departures for up to 25' for high-rises. Rely on Screening & Location criteria



\* In 01, 02, MU, and OLB floor plates above 40' may be 30,000 sf if floors with conditions for above being diminished by 20%)

# Downtown: "A" Overlay (DT-MU, OB & R)

## FLOOR AREA RATIO

### CAC Direction:

- No change

### Staff Analysis and Recommendations:

- Supports CAC

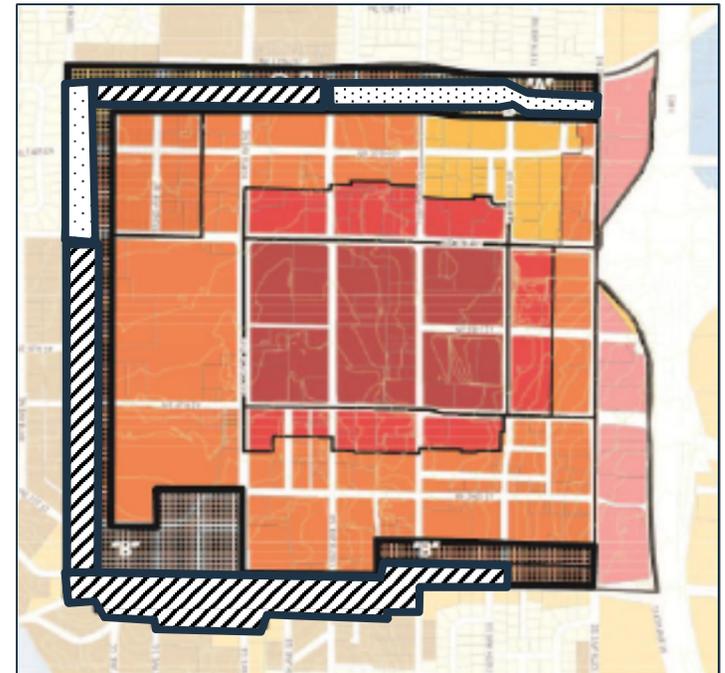
## BUILDING HEIGHT

### CAC Direction:

- Consider up to 70' for residential only.
- Use DG's for public views, shadows, tower spacing, transition and effects on ped level.

### Staff Analysis and Recommendations:

- Maintain 55' height limit for residential where Downtown is across from single family zoned property.
- Supports up to 70' for residential where Downtown boundary is across from or multi-family or commercial.
- Buildings exceeding 55' must have upper level stepback above 40' and special open space requirements.
- Use DG's to address any impacts from additional height.
- No change to 15' max mechanical equipment height.



# 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: "A" & "B" Overlay DT-MU/East Main

## FLOOR AREA RATIO

### CAC Direction:

- No Change

### Staff Analysis and Recommendations:

- 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 if result is better than status quo w/ special approval.

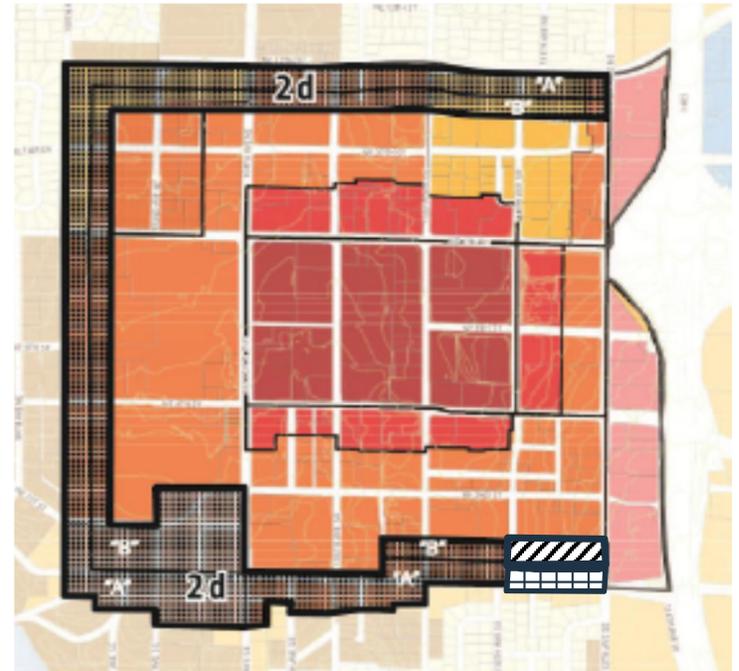
## BUILDING HEIGHTS

### Direction from CAC:

- Consider up to 70' for residential in A. No change to B.

### Staff Analysis and Recommendations:

- Supports up to 70' for residential where Downtown boundary is across from or abuts multi-family or commercial. Buildings exceeding 55' subject must have upper level stepback above 40' and special open space.
- Recommends 200' in B. Buildings exceeding 90' subject to additional tower spacing, diminishing floor plates, and special open space requirements.
- Eliminate 15' max height in B for mechanical equipment in B. Rely Mechanical Equipment Screening and Location requirements.
- Maintain 15' max height in A for mech equip to minimize impact on surrounding properties.



# Downtown: DT-01

## FLOOR AREA RATIO

### CAC Direction:

No change to FAR (maintain 8.0 FAR max nonres.)

### Staff Analysis and Recommendations:

- Unlimited FAR OK for res. that does not exceed 450'.
- 10.0 max FAR for res. that exceeds 450'. 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.

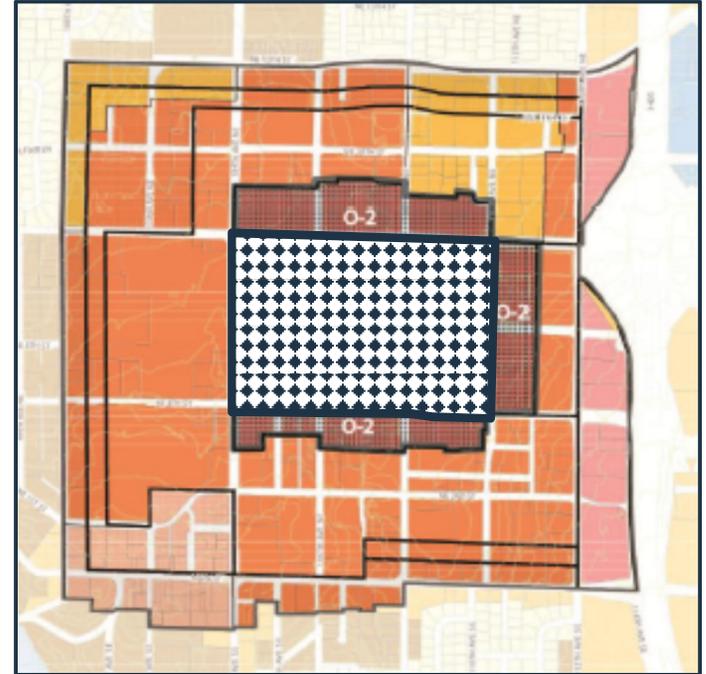
## BUILDING HEIGHT

### CAC Direction:

- Consider up to 600' res/nonres
- Use DG's for public views, shadows, tower spacing, transition and effects on ped level

### Staff Analysis and Recommendations:

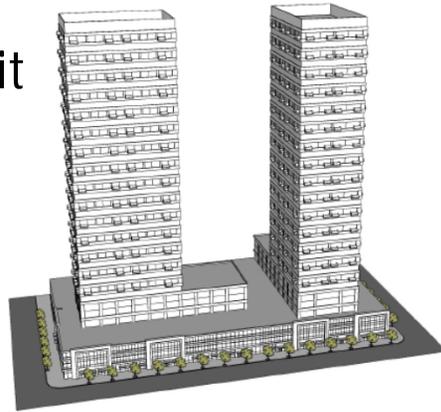
- Supports CAC direction
- Buildings exceeding 450' must be iconic in nature, subject to additional tower spacing, diminishing floor plates, and special open space requirements.
- Maintain current code requirement that all building elements must fit within the maximum height allowed.



# Downtown: DT-01, Residential

## Recommendations

- 10.0 FAR for res.
- 600 ft height limit
- All elements fit within 600' max

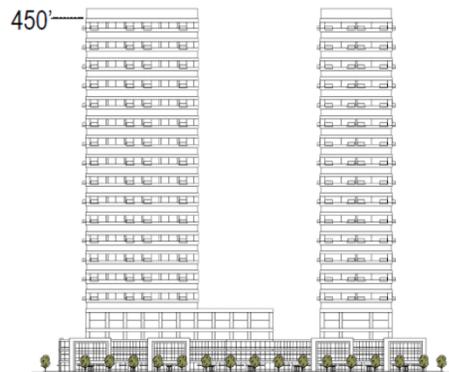


Existing Maximum Height

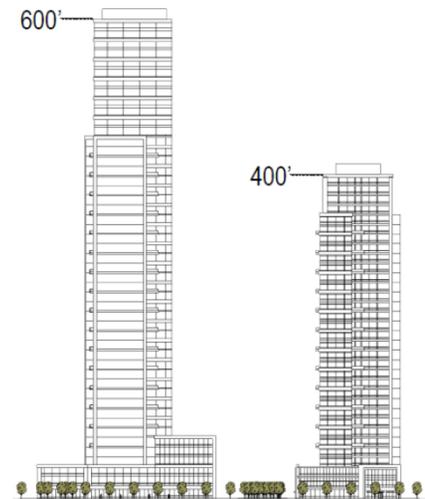


CAC Recommended Height

## Elevation



Existing Maximum Height



CAC Recommended Height

# Downtown: DT-02 – North of NE 8<sup>th</sup> Street

## FLOOR AREA RATIO

### CAC Direction:

No change to FAR (maintain 6.0 FAR max)

### Staff Analysis and Recommendations:

- Supports CAC

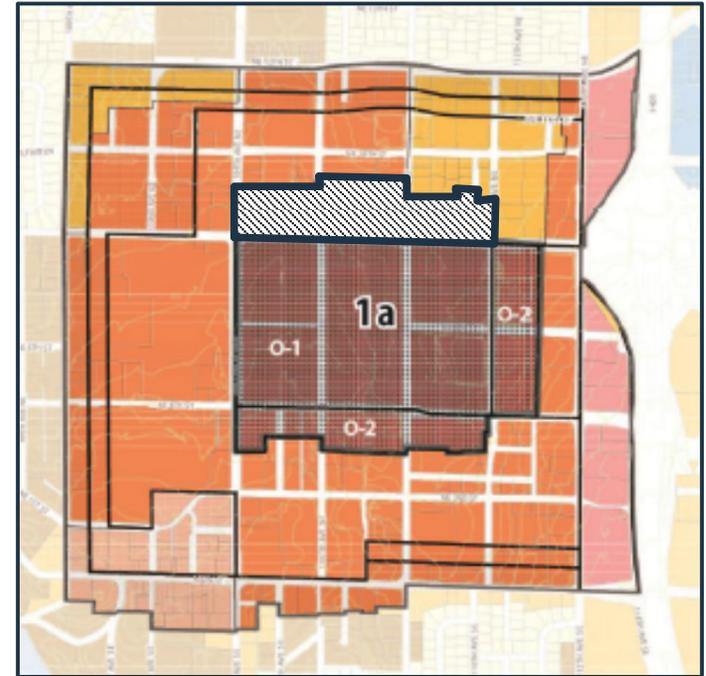
## BUILDING HEIGHT

### CAC Direction:

- Consider up to 300' res/nonres
- Use DG's for public views, shadows, tower spacing, transition and effects on ped level

### Staff Analysis and Recommendations:

- Allow up to 400' for res/nonres to accentuate “wedding cake” and transition from MU to O1 with no additional density.
- Buildings exceeding 250' subject to additional tower spacing, diminishing floor plates, and special open space requirements.
- 15' for mechanical equipment (existing code) with departures for up to 25' for high-rises. Rely on Screening & Location criteria.



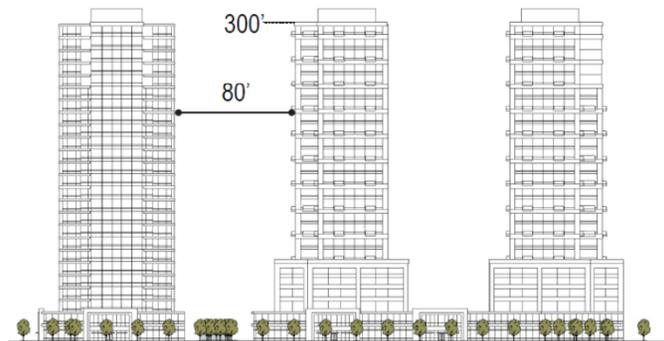
# Downtown: DT-02 North of NE 8th Street, Residential

## Recommendations

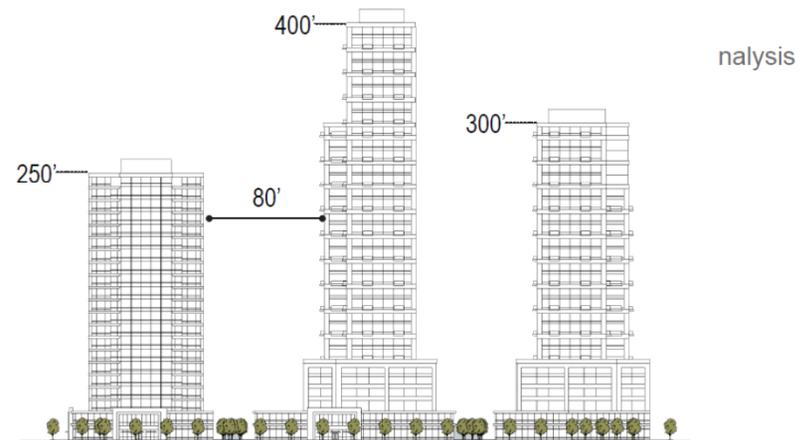
- 6.0 FAR (no change)
- 400 ft height limit\*



## 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. 30

# Downtown: DT-02 – South of NE 4<sup>th</sup> Street/ East of 110<sup>th</sup>

## FLOOR AREA RATIO

### CAC Direction:

No change to FAR (maintain 6.0 FAR max)

### Staff Analysis and Recommendations:

- Supports CAC

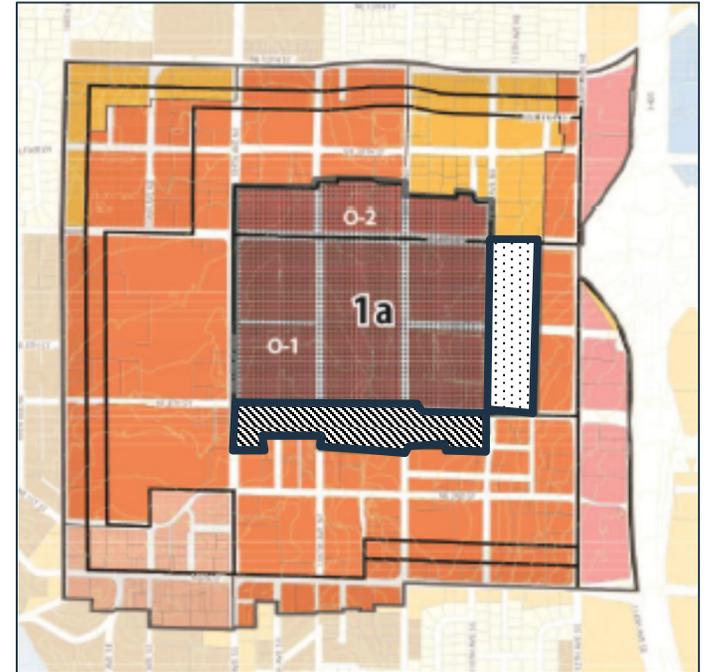
## BUILDING HEIGHT

### Direction from CAC:

- Consider up to 300' res/nonres south of 4<sup>th</sup>.
- Use appropriate mitigation to address tower design, separation, and transition issues and the effect of added height at pedestrian level and at larger scale.
- Address impacts from additional height with DG's for address public view tower spacing, and others.

### Staff Analysis and Recommendations:

- Supports CAC direction but buildings exceeding 250' must have additional tower spacing, diminishing floor plates, and special open space requirements.
- Maintain current max height of 350' east of 110<sup>th</sup>. Area is part of the Civic Center and is developed as City Hall and will be included a portion of the NE 6<sup>th</sup> Light Rail Station.
- Eliminate 15' max height for mech equip. Rely on Mechanical Code and Mechanical Equipment Screening and Location criteria.



# Downtown: - DT-02 South of NE 4th Street, Residential

## Recommendations

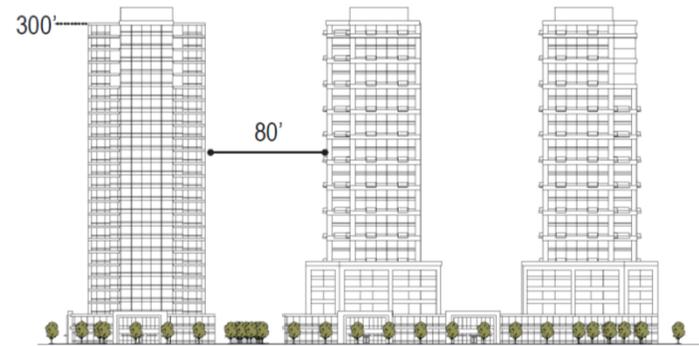
- 6.0 FAR (no change)
- 300 ft height limit\*



Existing Maximum Height  
**Elevation**



CAC Recommended Height



\* 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. 32

# Downtown: OLB/1 – NE 4<sup>th</sup> St. to NE 8<sup>th</sup> St.

## FOOR AREA RATIO

### CAC Direction:

- Up to 6.0 FAR res/nonres
- Take advantage of freeway access and proximity to light rail

### Staff Analysis and Recommendations:

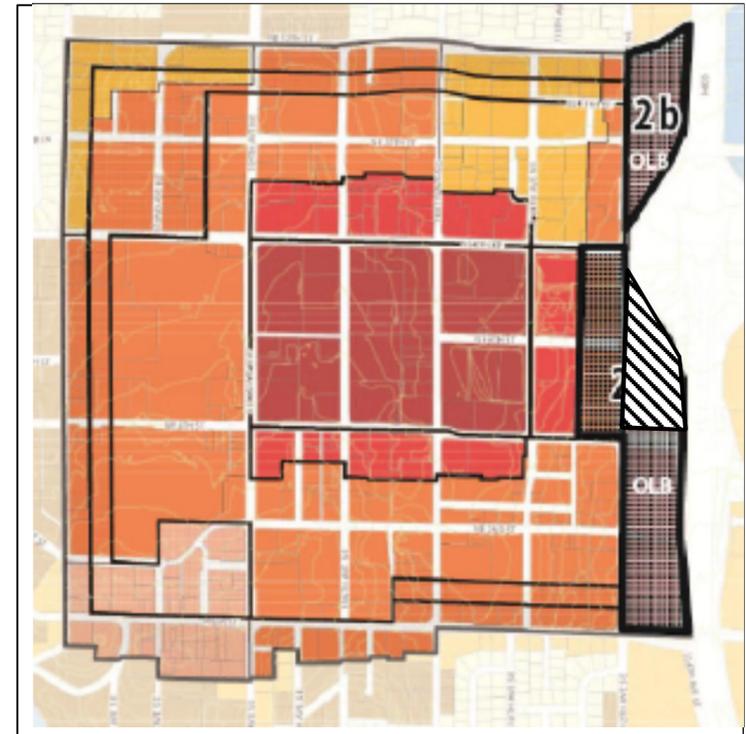
- Supports CAC direction

## BUILDING HEIGHT

- Up to 350 ft res/nonres

### Staff Analysis and Recommendations:

- Consider public views and Grand Connection vision as needed
- Use current Code opportunity to average floor plates above 40' for larger floorplates
- As long as light, air, permeability from the freeway and effect on pedestrians is mitigated
- 15' for mechanical equipment (existing code) with departures for up to 25' for high-rises. Rely on Screening & Location criteria





Q & A



# Existing Height and Density Framework (Nonres/Res)

