

UPTOWN

urban design framework

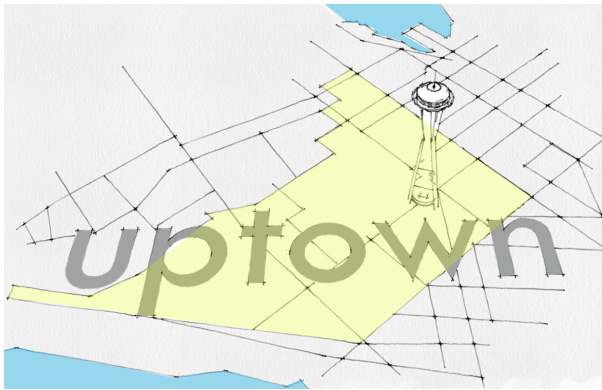


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UPTOWN

urban design framework

EXECUTIVE SUMMARY

This Urban Design Framework (UDF) is the result of a multi-year effort by the Uptown Community to define a clear vision for an active and dynamic Uptown and to identify those actions necessary to implement that vision. Guiding principles, discussed in Section 1, are the basis of the recommendations of this UDF. These guiding principles include:

- Uptown is a growing Urban Center.
- Uptown encourages the development of a diverse range of housing types and affordability levels.
- Uptown is a regional hub connecting adjacent neighborhoods and major employers.
- Uptown values its history.
- Uptown celebrates Seattle Center as a vital part of the neighborhood.
- Uptown is best served by a robust multi-modal Transportation system.
- Uptown's open space supports healthy Uptown residents.
- Uptown is a vibrant emerging Arts and Culture District.

Using these guiding principles, the Uptown UDF sets out guidelines for the physical development of the neighborhood, makes specific recommendations for subareas within the neighborhood, and identifies actions necessary to advance these recommendations in an implementation section.

The map on the next page identifies key recommendations for quick reference.

Dedicated to John Coney

The Uptown Urban Design Framework is dedicated to the memory of John Coney whose vision and leadership helped make Uptown and Queen Anne a better place to live work and play.



John Coney at January Design Charrette

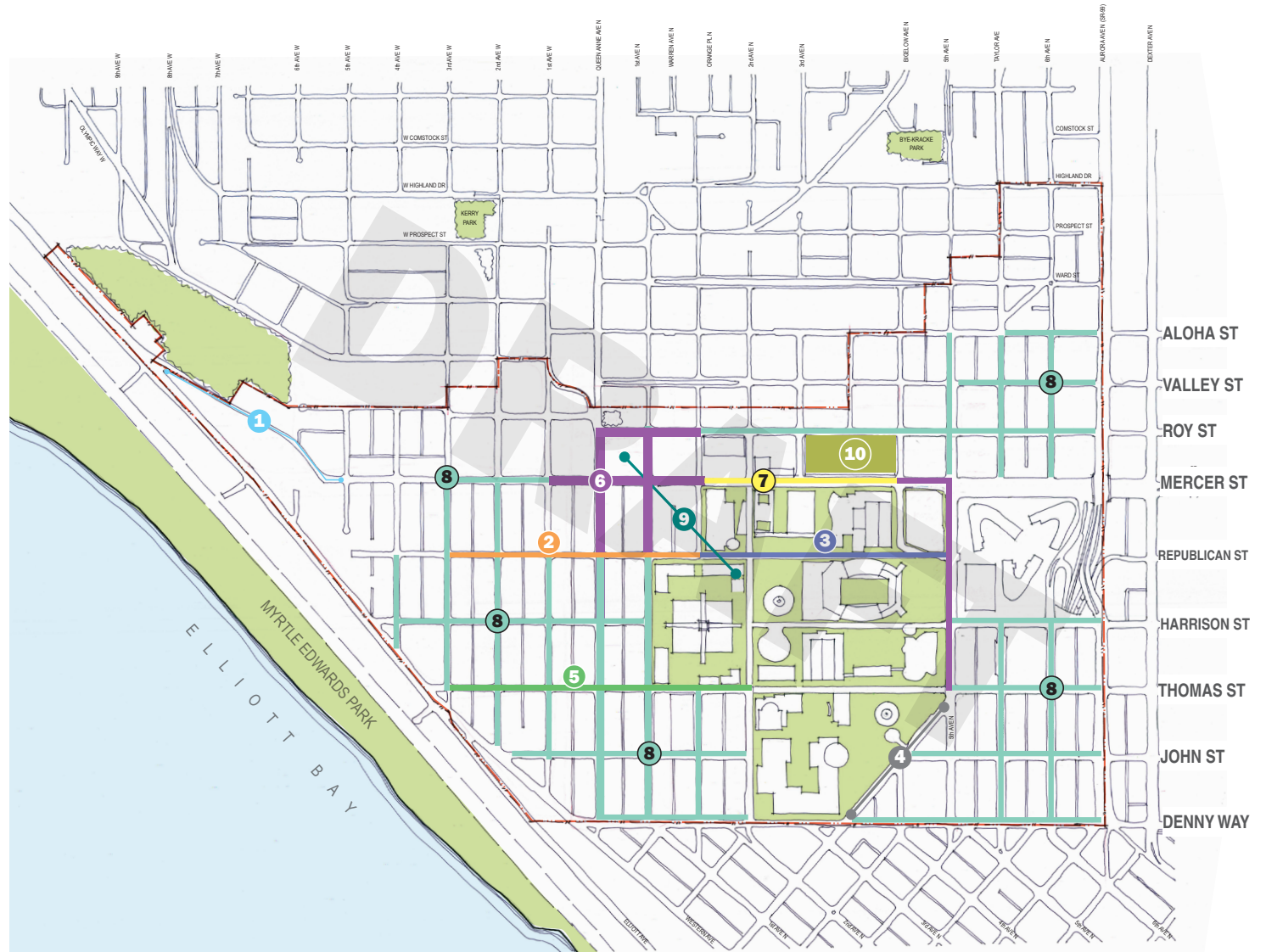
1. W. Mercer Place/Ped Improvement
2. Republican Festival Street
3. Seattle Center Bike Facility
4. Broad Street Redesign
5. Implementation of Thomas Street Streetscape Plan
6. Class I Pedestrian Street
7. Class II Pedestrian Street
8. Class III Pedestrian Street
9. Downtown/Ballard High Capacity Transit Station
10. Redevelopment of Mercer Garage

Implement Seattle Center Master Plan

Grow theater district into Neighborhood wide Arts and Culture district

Consider changing NC3 zoning to SM

Implement Housing Affordability and Livability Agenda



IN PROGRESS DRAFT



1.0 OVERVIEW

The Uptown Urban Design Framework (UDF) sets out a shared community vision for the neighborhood character and urban form that will take shape as Uptown grows. Guiding this vision is recognition of the neighborhood's central place in the City. Uptown is a destination for visitors from throughout the region, a home to Seattleites seeking to live close to downtown, a center for the performing arts, a place for families and the location of a growing workforce.

The Guiding Principles below anchored the discussion. Initially, they brought balance to a diverse conversation centering on the impact of a growing population. But soon they transformed into a vision that captured the assets and needs of a neighborhood with a generous spirit that:

- Welcomes families and a growing workforce seeking to live affordably in a downtown neighborhood
- Depends on a multi-modal transportation system
- Desires a community center, schools, and more open space to expand its close living quarters
- Supports its retail core in the "Heart of Uptown"
- Welcomes guests from throughout the world visiting Seattle Center
- Values its concentration of arts and culture organizations

The Uptown UDF takes stock of existing conditions and emerging opportunities to advance the community's goals. The City can

work with the neighborhood to implement the UDF using:

- Land use and housing policy
- Streetscape design
- Transit investments
- Arts and culture branding
- Strategic redevelopment of public property

The Uptown UDF is about action. It is a tool to coordinate planning and investment in the neighborhood across City departments. The Coordinated Implementation Strategy (Section 7) identifies specific actions, the neighborhood goals these actions advance, and who has responsibility for these implementation actions. For example, in developing streetscape concept plans, the Office of Planning and Community Development (OPCD) and the Seattle Department of Transportation (SDOT) are identified as the departments responsible for these actions.

Implementation also requires the community to advocate for those actions that reflect their priorities. The UDF provides focus for these

How is an Urban Design Framework Used?

Community: The UDF sets out a shared community vision with specific implementation actions to focus community advocacy efforts.

City Departments: City departments use the Urban Design Framework to coordinate interdepartmental work plans to advance the shared community vision.

Developers: Provides guidance to developers considering projects in Uptown.

advocacy efforts and demonstrates that the community has clear priorities.

Advocacy includes sharing this vision with developers and civic partners considering new projects in Uptown and working with the City to help ensure investments in facilities and services advance their priorities.



Rapid ride routes connect Uptown to Ballard and Downtown.



Multifamily housing in Uptown on John St.

1.1 Guiding Principles

The community vision and implementation actions in this Urban Design Framework are based on the following Guiding Principles:

Uptown is a growing Urban Center.

Uptown possesses a growing concentration of housing, jobs and major attractions of regional significance. It is estimated that by 2035, Uptown will gain 3,000 households and 3,500 jobs. Sustaining this role requires continued investment, both private and public, to support its residents, workers and visitors.

Uptown values equity.

Uptown values diversity and inclusivity. Uptown seeks expanded housing, employment, cultural and recreational opportunities for all of Seattle's residents regardless of race or economic status.

Uptown encourages the development of a diverse range of housing types and affordability levels.

Uptown continues to expand the type and number of housing choices in order to meet the growing demand for:

- Families and singles
- Workers and retirees
- Its local arts and culture workforce
- New arrivals working in nearby neighborhoods

Uptown's goals are supported by the Housing Affordability and Livability (HALA) recommendations to increase the number of affordable units available.

Uptown is a regional hub connecting adjacent neighborhoods and major employers for residents from all of Seattle's neighborhoods.

Uptown connects directly by sidewalk, street, bridge, and bus to Downtown, Belltown, South Lake Union, the Waterfront and Queen Anne:

- The new two-way Mercer Corridor provides a spine not only for cars but also cyclists and pedestrians and connects to the "Heart of Uptown" retail corridor (the area north of Republican Street, South of Roy Street between 1st Avenue N., and 1st Ave W.)
- Reconnecting the grid between South Lake Union and Uptown will also reconnect these two neighborhoods
- Gates Foundation, Amazon and future Expedia headquarters offer employment anchors
- Thomas Overpass and Helix Bridge provide direct connections to the waterfront
- Seattle Center connects these assets with its open space campus

Uptown celebrates Seattle Center as a vital part of the neighborhood.

Working together, Seattle Center and the Uptown neighborhood share a vision for

economic vitality, arts and culture, and a balance that supports this successful urban institution implementing its Century 21 Master Plan.

Uptown is best served by a strong multi-modal Transportation system.

Investments in bike, pedestrian, road and transit infrastructure are necessary to balance Uptown's future capacity to grow with safety and livability. Multi-modal choices allow residents from throughout the city and region to live, work and play in Uptown without reliance on automobiles.

Uptown's open space supports healthy Uptown residents.

Open spaces provide valuable outdoor space for many of the City's residents. The Seattle Center campus, Counterbalance Park, and Kinnear Park greenbelt welcome people to spend more time out of doors. Future development needs to build on this open space network and expand it to include its alleys, rights of way, and on-site open space as part of a building design.

Uptown is a vibrant emerging Arts and Culture District.

Uptown possesses one of the largest concentrations of arts and culture organizations in the region, many of them on the Seattle Center campus. Future development should leverage this unique asset and integrate the neighborhood and Seattle Center with wayfinding, activation of open space and branding.

Uptown values its history.

Uptown features brick buildings from the 1920's, 1930's and 1940's. Preservation of those that may qualify as landmarks and identification of strategies to preserve buildings from throughout Uptown's history will serve as an ongoing reminder of the neighborhoods heritage.

1.2 How was the Urban Design Framework developed?

Development of the Uptown UDF is the result of advocacy by the Uptown Alliance. The Uptown Alliance formed an Urban Design Framework Committee to begin early work on the process in 2012. Through a series of meetings and design workshops, this initial group expanded to include more residents and community members, the Seattle Center, the Space Needle, the Lake2Bay Coalition, and others. The group is interested in creating a shared community vision for the future of Uptown in both its character and urban form as a thriving neighborhood and regional urban center.

In 2013, the Uptown Alliance began discussions with the City of Seattle's Office of Planning and Community Development regarding updating the themes and ideas that guide the development of Uptown in the Queen Anne Neighborhood Plan. This plan was developed in 1997, when Uptown was designated in Seattle's Comprehensive Plan as



Teatro ZinZanni performer



Looking up the counterbalance on Queen Anne Avenue



UDF Charrette

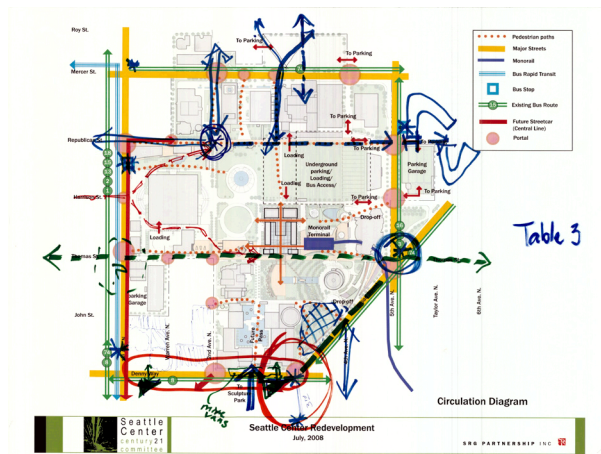
one of six (6) urban centers within the City of Seattle. Discussions in 2013 led to the decision to create an Urban Design Framework (UDF) for the Uptown Urban Center.

To develop the UDF, the City convened an advisory group to serve as a sounding board for ideas and concepts that together became the Uptown Urban Design Framework. The goal for the advisory group was not necessarily to achieve consensus but rather to identify opportunities, trade-offs, and community priorities that shape the community vision and ultimately the Urban Design Framework.

neighborhoods, urban form and street character, transit oriented development opportunities and neighborhood connections to the Seattle Center.

Design Charrettes

A charrette process engaged a broad cross section of community stakeholders and neighbors to identify challenges and opportunities in the neighborhood. The Charrettes included many neighborhood stakeholders including residents, arts organizations, neighbors, members of community groups, and developers. In three day-long sessions, participants worked through a set of key questions with the goal of developing creative ideas to guide future growth in the neighborhood.



Map prepared by Charrette participants

These meetings informed the recommendations in this Urban Design Framework (Section 2, below). Charrette topics included an overall evaluation of the neighborhood and how it functions, connections through Uptown and to adjacent

2.0 PLANNING CONTEXT

Setting out a vision to guide future development in Uptown requires an understanding of both existing neighborhood conditions and emerging opportunities.

2.1 Existing Conditions

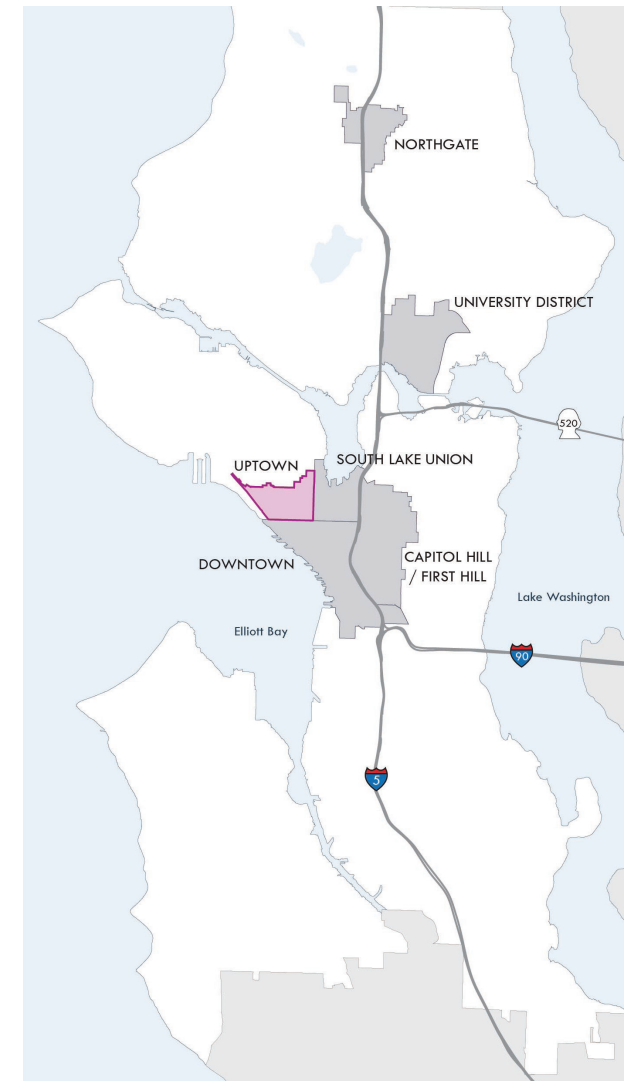
Seattle's Uptown neighborhood is one of the City's oldest neighborhoods. Initially settled by the Denny family in the late 1800's, the neighborhood has been shaped by several significant development periods, including the World's Fair of 1962 which established Seattle Center. Uptown today is home to the Bill and Melinda Gates Foundation and is a thriving hub for arts and culture. With high employment density neighbors such as South Lake Union and the future Expedia Campus in Interbay, the neighborhood serves as an important multi-family housing resource and jobs center for the City.

Seattle and King County's Comprehensive Plans designate Uptown as one of six Urban Centers in the City. The Urban Center designation means that as the City grows, the neighborhood will continue to grow and be a location for jobs and housing of regional significance and the City will support this growth through investments in infrastructure and other public services. The Uptown Urban Center is approximately 297 acres in size and is home to approximately 9,300 residents and 15,000 jobs.

2.1.1 Land Use

Uptown has a broad range of residential housing types and styles including detached single family residences, townhomes, a rich collection of 20's, 30's and 40's era apartment buildings and a rapidly growing number of new mixed-use apartments and condominiums. Residential areas are located in the northeast and northwest corners of the urban center, whereas commercial and mixed uses are more predominant in the southwest and southeast.

Neighborhood Commercial 3 (NC3) is the primary zoning designation for most of the Uptown Urban Center. Neighborhood Commercial 3 zones are typically large pedestrian-oriented shopping districts that serve the surrounding neighborhood and a broader community, citywide or regional clientele. Land uses include supermarkets, restaurants, offices, and hotels, general retail, and business support services. Key Arena, theaters, the Seattle Center and residences add to the area's mixed-use character. Building types are single-purpose commercial structures, multi-story mixed use and residential structures. Shops typically occupy the street fronts.





Ground related housing



Queen Anne commercial district



Mercer Street

Low-rise and mid-rise multifamily zoning predominates the northern portion of the Urban Center. Low-rise zones are typically comprised of 2 to 3-story apartment building or townhouses while mid-rise projects can be as tall as 10 stories.

Uptown's southeast corner is designated Seattle Mixed (SM), a zone that provides for a wide range of uses, of higher density and mixed-use development.

Along Uptown's western edge is a narrow General Commercial zone. General Commercial zones (C1 and C2) are typically auto-oriented, characterized by larger lots, surface parking, and a wide range of commercial uses serving community, citywide or regional markets, such as warehouses, wholesale, research and development, and manufacturing uses. Residential uses are allowed in C1 zones, but only as conditional uses in C2 zones.

2.1.2 Neighborhood Plan

Growth and investment in the Uptown Urban Center is also guided by goals and policies in the Comprehensive Plan's Neighborhood Planning element. These goals and policies emerged from a neighborhood planning process that occurred in the 1990s. That planning process addressed both the Uptown Urban Center and the Queen Anne Residential Urban Village. Goals and policies relevant to the Uptown Urban Center addressed:

- Housing
- Transit
- Economic Vitality
- Open Space
- Historic Preservation

It is a recommendation of this Urban Design Framework that the Neighborhood Plan goals and policies that apply to Uptown be moved into an Uptown Center Neighborhood Plan.

Goals and policies from the Neighborhood Planning Element of the Comprehensive Plan are aspirational in nature but serve as a useful guide to evaluate neighborhood successes and areas for improvement. At the end of this chapter, the relevant urban center goals and policies are excerpted. Below is a summary of policy objectives of the neighborhood planning element goals and policies excerpted from the Queen Anne Neighborhood Plan for the Uptown Urban Center and related investments and/or planning activities to achieve them.

Housing

The Uptown neighborhood is an important resource for a diversity of multifamily housing opportunities. The central location of the neighborhood provides access to jobs throughout the center city and reinforces the increasing supply of housing— both in terms of affordability and size. Key housing facts include:

- Housing in Uptown is predominantly rental
- 75% of housing units are studios or 1-bedroom (higher than the city average)
- Half of the rental units have been built in the last 8 years
- New construction in Uptown has rents that are among the highest in the city

Neighborhood plan policies support conservation of the historic character of development along Roy Street and

development of a range of housing types that includes residences for families.

Transportation

Neighborhood plan goals and policies for Uptown promote development of a transportation system with many options to serve both residents and visitors to the neighborhood. The plan emphasizes non-single occupancy vehicular modes of transportation as a method to better manage traffic congestion. Goals and policies support high capacity transit such as light rail or rapid bus to serve the neighborhood and Seattle Center by connecting residents to employment centers and to bring visitors to the neighborhood. Policies also advise the integration of pedestrian and bike facilities throughout the neighborhood, and transportation options that are consistent with the historic character of the neighborhood.

The Seattle Comprehensive Plan establishes goals for the number of trips made by different modes of transportation for the city as a whole, and for each urban center. In 2000, the share of Uptown residents commuting to work by means other than single occupancy vehicles (SOV) was 64%. The goals set out in the Comprehensive Plan established non-SOV targets of 70% for 2010 and 75% for 2020. These aggressive goals complement the neighborhood plan goals of developing a high-capacity multi-modal transportation system.



Key Arena



Uptown commercial district



Kerry Park, courtesy Seattle Parks & Recreation



Housing diversity

Economic Vitality

Seattle Center and Key Arena influence the economic health of the commercial corridor along Queen Anne Avenue N. However the neighborhood is also home to a substantial number of employers that are independent of these influences. The neighborhood plan identifies the need to provide affordable space for commercial uses, distinct character for the different business districts in the neighborhood, and employment opportunities in the neighborhood to create a true mixed use character.

Open Space

Seattle Center serves as the primary open space within the neighborhood. Additional open space is provided by the Counterbalance Park in the “Heart” of Uptown, and Kinnear Park with its urban forest. The neighborhood plan envisions a broader view of open space and encourages design of streets such as Queen Anne Boulevard and the neighborhood’s residential streets to serve as open spaces as well. Development of a diverse open space network in the neighborhood overlaps with transportation policies that advance the goal of providing pedestrian trails that serve as active public spaces throughout the neighborhood.

Historic Preservation

The neighborhood plan recognizes the historic character of the Uptown neighborhood. Specific policies promote new development

that is complementary with the historic character of Queen Anne Ave N and suggest the creation of a conservation district to retain the art deco influenced multi-family housing along Roy Street. This overlaps with the goals identified through the UDF process to preserve buildings of character throughout the neighborhood.

2.1.3 Development Potential

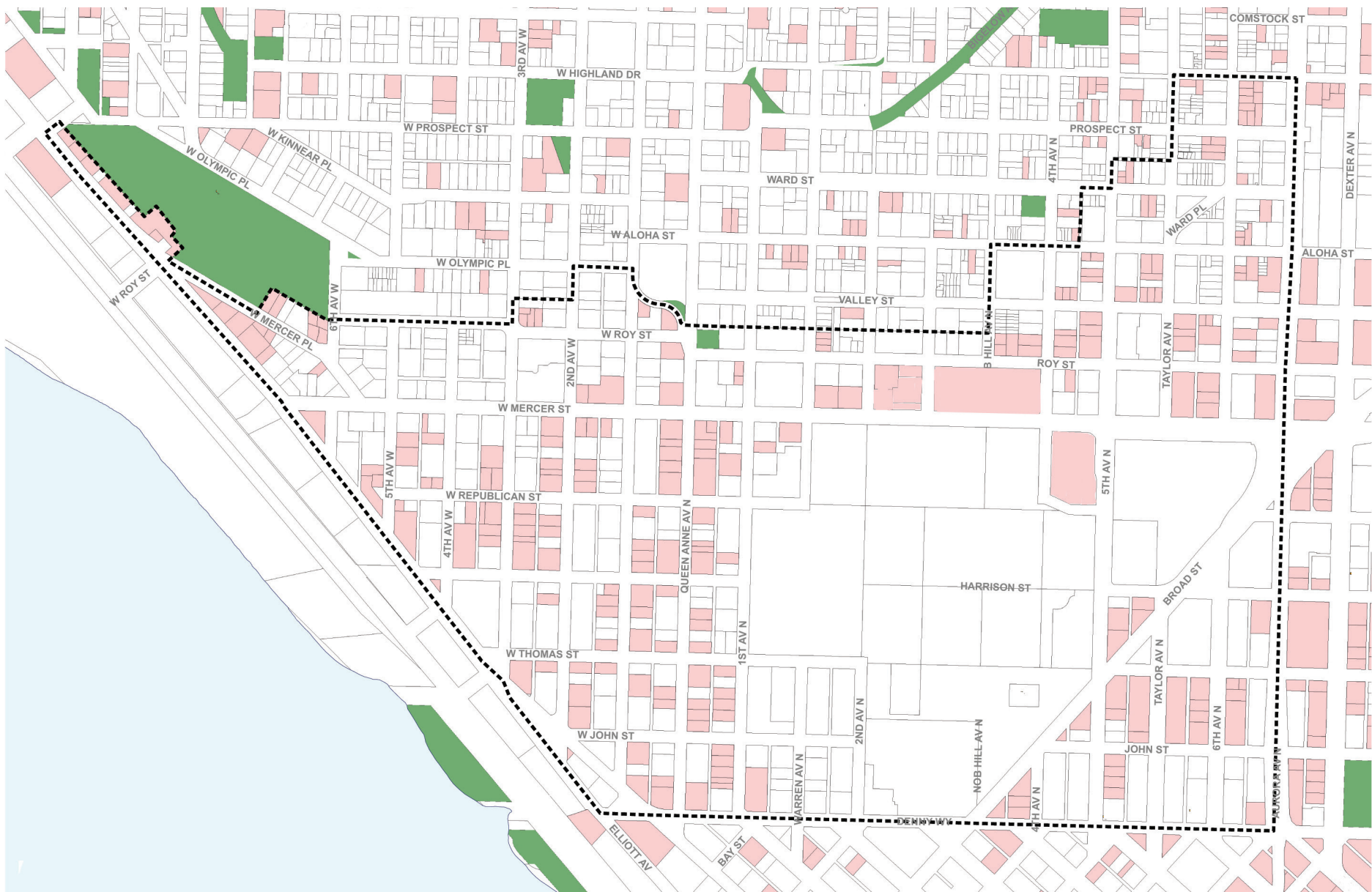
The map on page 16 shows where future development in the neighborhood is likely to take place. The pink lots are considered to be potentially redevelopable. The definition of redevelopable relates to the level of development on the lot compared with what could be developed under current zoning. Other factors may influence if the lot actually redevelops. However this approach provides a starting point to understand how the neighborhood could change in the future.

2.2 Emerging Issues

This UDF is an opportunity to identify and address emerging issues and to leverage new opportunities to advance the goals of the guiding principles to increase housing opportunities, enhance the multi-modal transportation system, and establish the neighborhoods identity as an Arts and Culture District.

2.2.1 Diversity of Housing Opportunities

As an Urban Center, development of a range of housing types and affordability are an



The pink lots are properties that could redevelop over time



Mercer garage



Surface parking

important goal of the community and the City in an effort to achieve equitable communities. Specific housing goals identified by the community, including increased affordability of housing for families, encouraging housing at key transit nodes, and preservation of existing supplies of affordable housing. One opportunity is to evaluate building height as a method to increase the number of affordable housing units provided through mandatory housing affordability requirements that are part of the Mayor's Housing Affordability and Livability Agenda (HALA).

2.2.2 Transportation Projects

Important infrastructure investments are underway or are being studied that will change how people get to and from Uptown. These include the reconnection of the street grid across Aurora at John, Thomas, and Harrison Streets as the north portal of the SR99 tunnel is completed, and planning for high capacity transit and stations as part of Sound Transit 3. The resulting opportunities for improved multi-modal connections, well-designed streets and pedestrian and bicycle facilities are an important part of the recommendations in this UDF.

2.2.3 Parking

Currently, the City is conducting a parking strategy to address the long-term parking strategies to meet the needs of Seattle Center and the neighborhood. Parking is a

complicated issue in Uptown. Home to Seattle Center, Key Arena, and numerous performing arts venues, Uptown experiences surges in parking demand. To meet this demand, Seattle Center and the Pacific Science Center each own parking facilities in the neighborhood. Although there are no requirements that new development provide parking in Uptown, there is a large supply of off-street parking provided by numerous surface parking lots throughout the neighborhood. These conditions result in excessive parking supply during non-event periods. Conversely, during special events at the Center, parking demand places a hardship on residents and businesses in Uptown by exceeding the supply of parking available.

The unusual nature of parking demand in Uptown also affects the physical development of the neighborhood. The Seattle Center parking facilities on Mercer Street, as they currently exist, limit the development potential of the Mercer Roy Corridor. The prevalence of special event oriented parking demand serves as a disincentive to redevelop the numerous surface parking lots found throughout Uptown. One part of the solution rests with implementation of the Seattle Center Master Plan which would relocate some existing parking under the redeveloped Memorial Stadium eliminating the need for the Mercer Street Garage. Another part of this solution rests with increasing transit to the neighborhood to provide alternatives to

driving.

Arts and Culture District

One of Uptown's greatest assets is the concentration of arts organizations located in and around Seattle Center. The neighborhood is eager for the rich cultural assets of Seattle Center to reach out to the community and align with cultural organizations such as On the Boards and SIFF to grow Seattle Center's Theater District into a neighborhood-wide Arts and Culture District. Strategies for the new cultural district include way finding, marketing, and other opportunities including expanding affordable housing for performers and workers at arts facilities, and generally to leverage existing resources to create a strong identity for Uptown.

2.2.4 Seattle Center Master Plan

Implementation of the Seattle Center Master Plan is a baseline assumption for many of the recommendations in this UDF. Redevelopment of the Memorial Stadium, Mercer Arena and the KCTS site will open opportunities that align with community goals voiced during the UDF process. These goals include redevelopment of the Mercer Roy Corridor and improvements to the bicycle and pedestrian network to and through Seattle Center along August Wilson Way connecting to Republican Street east and west of the Seattle Center.

3.0 URBAN FORM RECOMMENDATIONS

Well-designed buildings, open spaces, and streets will advance the guiding principles of the Uptown UDF to achieve growth and livability. This section sets out urban design goals for the physical development of the neighborhood. The concepts in this section are applied through a set of specific recommendations for each neighborhood subarea (see subarea map on next page) in Section 4 of this Urban Design Framework.

It is important to note that this section is focused on the urban form of the neighborhood. Many of these recommendations are reflected in the Uptown Urban Design Guidelines. Strategies to support future growth with the affordable housing, transportation, cultural and other public amenities necessary to achieve both growth and livability are addressed in the following section discussing subareas and in the Land Use section.

3.1 Neighborhood Design Elements

New buildings can contribute to the greater neighborhood rather than be stand-alone projects. Uptown is comprised of subareas some of which are primarily residential, mixed use, or lively pedestrian oriented commercial areas. Buildings should be designed to reinforce the surrounding character of each subarea.

- In mixed use commercial areas, buildings should reinforce pedestrian movement and activity through a building design that is oriented to the street and provides ground level open space. When the ground floor is a commercial use, building design should create visual interest through transparency and variation at the street level.
- In pedestrian oriented commercial areas the street level uses should support and generate pedestrian activity.

- In residential areas, buildings should promote a quieter street life.



Expo - Uptown



Aloha/Taylor sidewalk dining



Ground-level open space

3.2 Mixed Use Commercial Areas

Mixed-use commercial areas within Uptown include the Mercer/Roy Corridor, the Uptown Triangle and to a lesser extent parts of the Uptown Park and Aloha/Taylor subareas. Projects in these areas should contribute to a lively pedestrian environment through a mix of activities and building design. Key design considerations:

- Street facing facades. Emphasize the first 30 feet of a building. Building facades should offer a high degree of transparency and uses that provide visual interest. Façade heights should contribute to a street wall that is proportional to the width of the right-of-way.
- Use high quality materials that create a sense of permanence. Brick, stone, tile, and limited wood as opposed to wood or stucco.
- Screen above grade parking with ground level uses facing the street.
- Use exterior lighting as an architectural element to add visual interest and light the public realm.
- In pedestrian areas include overhead weather protection along the right-of-way.

Open Space

The guiding principles of this UDF recognize that open space is more than Uptown's parks and the Seattle Center. Open space includes sidewalks, ground level open space of buildings, mid-block crossings and alleys.

Specific ways that an open space network can grow in Uptown include:

- Ground level open space as part of new development.
- Mid-block passages that provide ease of pedestrian movement through the neighborhood.
- Street designs that accommodate pedestrian movement through wider sidewalks and landscaping.
- Residential open space can be provided through courtyards and mid-block passages. Ground floor residential units should be oriented towards these open spaces.
- Alley activation and design can improve pedestrian movement through active pedestrian areas.

3.3 Building Height

The guiding principles of this UDF call for a greater diversity of housing types. This means increased housing for families, singles, local artists and that is affordable to all income levels. An important variable to consider in advancing this principle is the role building height plays in providing different types and affordability of housing.

Most of Uptown is zoned for buildings between 40 and 85 feet in height. In some areas the neighborhood may benefit from future development of taller buildings amid the existing lower structures.

In Seattle, buildings up to 75 feet in height are typically constructed from wood above a concrete base. This type of “wood frame” construction is regarded as more affordable. As a result, residential units within wood frame structures are often relatively more affordable. However, lower wood frame buildings generally require more land, limiting opportunities for creative designs, landscaping and public spaces at the ground level.

Seattle’s fire code requires buildings greater than 85 feet in height to be constructed of concrete and steel. This type of construction results in a more expensive building. However taller buildings use less land and can contribute to street activation by opening the pedestrian environment to more light and air and provide greater opportunities for ground level open space and other opportunities for street activation.

This UDF recommends studying a range of heights in the neighborhood to determine how best to advance the goals of increasing housing and employment density, promoting a diversity of housing options, and achieving a scale and quality of development that contributes to the pedestrian environment.

The City’s municipal code sets out criteria for setting building height limits. The general intent is to:

1. Set building heights at levels that encourage the types of employment

and housing that Uptown seeks without displacing existing housing and employment resources that the neighborhood would like to retain.

2. Preserve important views and land forms. Seattle’s hills, valleys and lakes give it identity—consider the impacts of taller buildings.
3. Ensure new height limits are compatible with the neighborhood as it has developed already. Not all properties will redevelop and compatibility between old and new should be considered.

Consider building heights of adjacent neighborhoods or provide a transition to a different scale rather than an abrupt drop or increase.

4. Advance goals established by the neighborhood through its neighborhood plan.

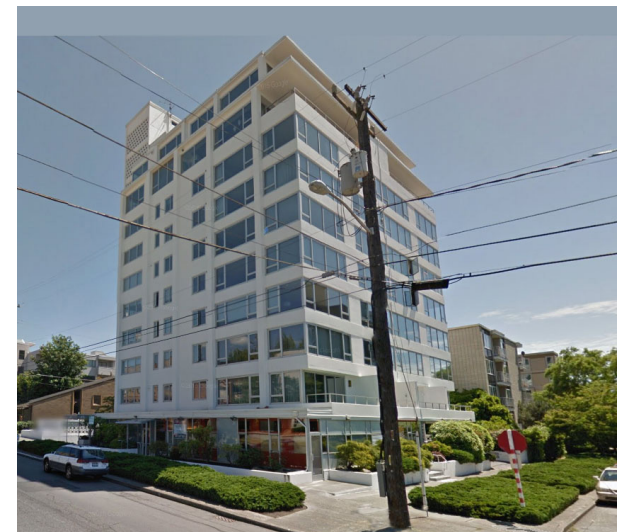
These criteria are not absolute rules but they do provide guidance and help to illustrate the tradeoffs between different height limits in a neighborhood. Section 6 recommends a set of height alternatives to be studied in an Environmental Impact Statement as the first step in considering if heights in some areas should be increased.

3.4 Street Character

Uptown’s streets and rights-of-way play an important role in enhancing neighborhood character. Well-designed streets support a



Sixty-five-foot-tall apartment building



One-hundred-foot-tall condominium



Active streetfront



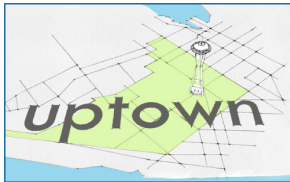
Residential street

full range of transportation options while enlivening the public realm. Thoughtfully landscaped residential streets complement adjacent homes, and commercial streets with generous pedestrian amenities promote successful retail.

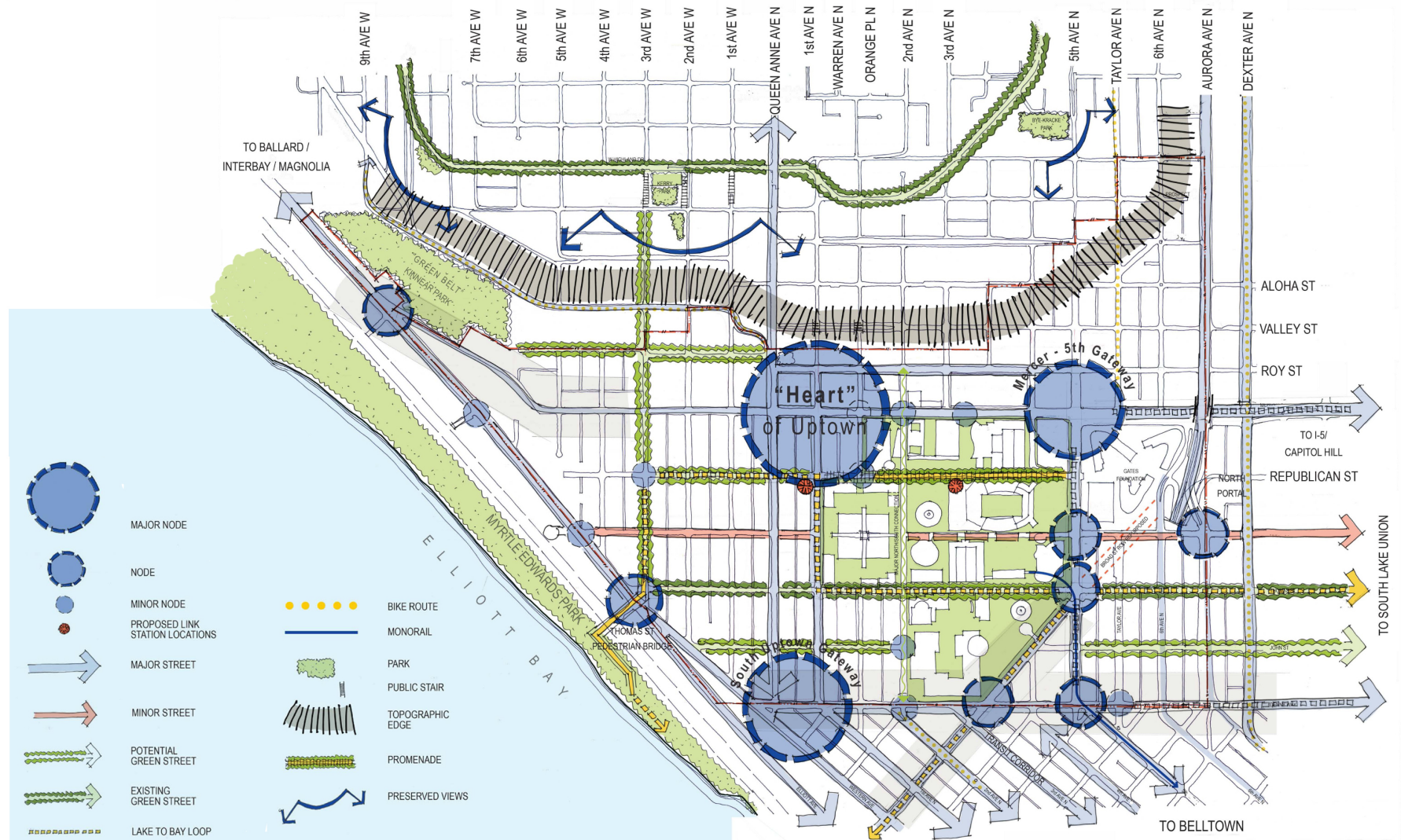
Good street design also promotes safety. Community members strongly supported improvements to increase the safety and comfort of pedestrians and cyclists – both along streets and particularly at intersections.

This UDF sets out recommendations for street design or improvements for specific subareas of Uptown in the next section. These concepts include:

- A recommendation for a future Sound Transit light rail station in the vicinity of 1st Ave N and Republican.
- As transportation investments are made in Uptown, work with SDOT to consider elimination of 1st Avenue N and Queen Anne Avenue N couplet.
- Redesign of Republican Street between Seattle Center and Queen Anne Boulevard as a 'festival street' with a bike facility.
- West of Queen Anne Ave redesign Republican Street as a key bike corridor providing access to the Thomas Street Bridge.
- Implementation of the West Thomas Street Concept Street Plan to continue the pedestrian street design that extends from Eastlake Avenue East, across Seattle Center, and ending at Elliott.
- A redesign of Broad Street to compliment the 'Broad Street Green'.



DESIGNING A FRAMEWORK FOR UPTOWN'S FUTURE



4.0 SUBAREA RECOMMENDATIONS

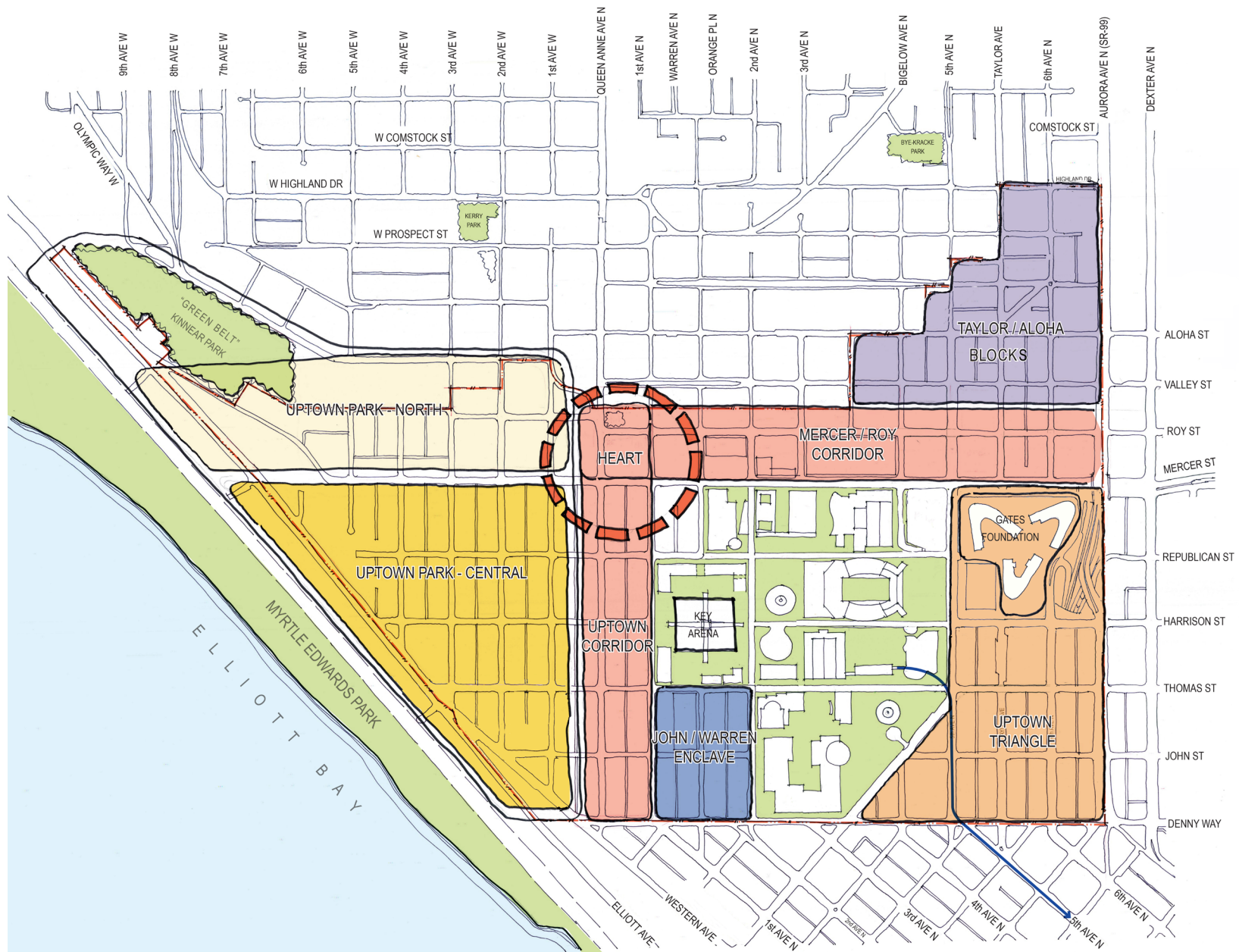
The focus of this UDF is on the future physical development of Uptowns' public and private realm. By articulating an aspirational community vision for the neighborhood and identifying specific actions to advance this vision, future public investments and private development actions will work together to create a high quality urban environment.

The Uptown Urban Center represents an opportunity to increase residential and employment density while encouraging well-designed public spaces and great residential and commercial development that is consistent with the character of subareas within the neighborhood.

4.1 Uptown Subareas

Six distinct subareas comprise the Uptown Urban Center. These subareas are defined by use, character of development, geographic features, and emerging opportunities. While in some cases the following recommendations that follow apply to the neighborhood in its entirety, some are subarea specific.

1. Uptown Park
2. Heart of Uptown
3. Mercer Roy Corridor
4. Aloha/Taylor
5. Uptown Triangle: John/Warren Enclave
6. Aloha/Taylor Blocks



UPTOWN NEIGHBORHOOD CHARACTER

4.1.2 Uptown Park

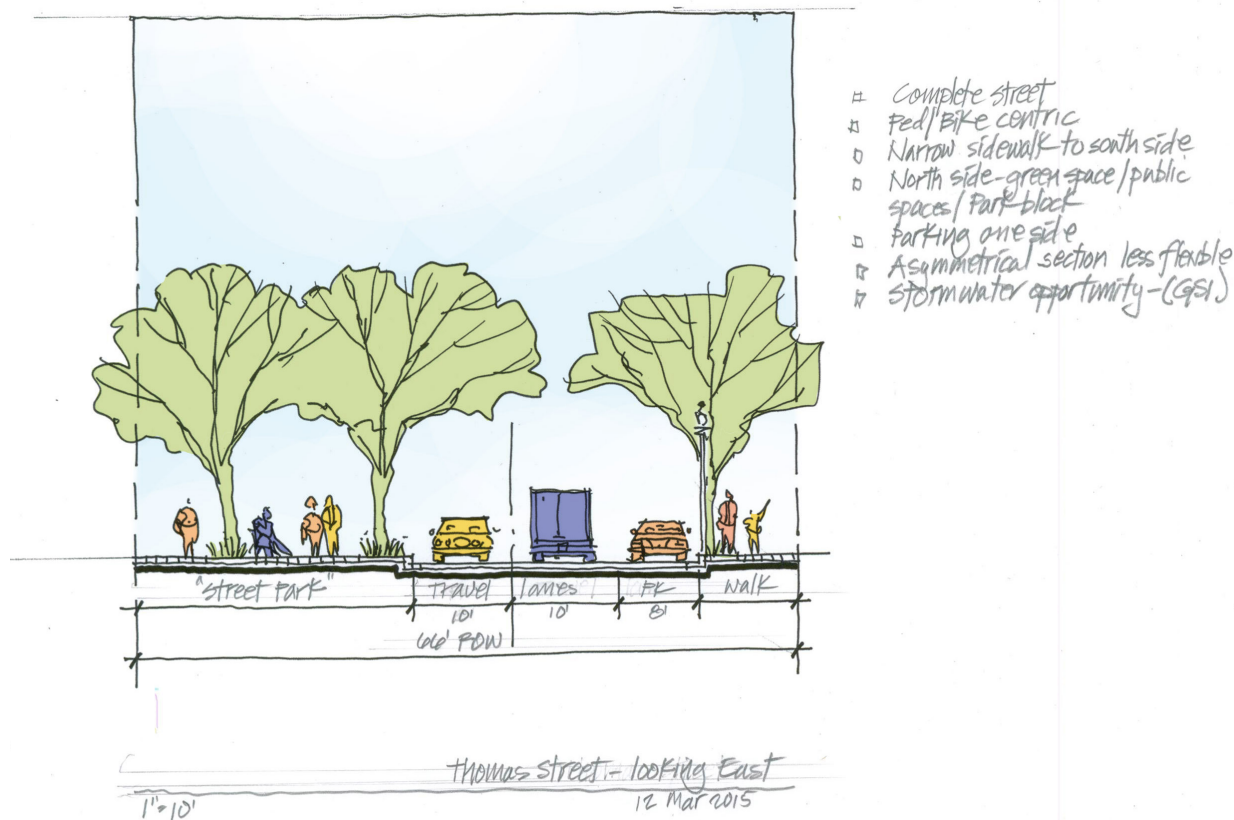
Uptown Park sits between Seattle Center and Elliott Bay, Queen Anne Hill and Denny Way. Here is where most of Uptown's homes and jobs are located. Participants of the design charrettes identify the mid and southern portion of Uptown Park for a mix of employment and residential development and transitioning to a primarily residential feel in the north portion of the subarea.

The north portion of Uptown Park, roughly from W. Roy Street to Mercer Street, is developed with 3 to 4 story multifamily projects in a mix of architectural styles. Mercer Street becomes W. Mercer Place on the western edge of this subarea completing the connection from Elliott to the I-5. Although an important transportation connection, bike and pedestrian safety are major concerns on this street. Roy Street is a well-landscaped street developed

primarily with multifamily housing that terminates at the eastern entrance to Kinnear Park. In the mid-section of this subarea, roughly south of Mercer the neighborhood is primarily mixed-use with commercial uses at the edges closer to Elliott Avenue and Queen Anne Avenue. At Thomas Street and Elliott Way a pedestrian bridge provides an important connection between Uptown, the Seattle Center, and the waterfront.

Key Opportunities

- Improve bicycle and pedestrian safety of West Mercer Place. This street is an important connection to 15th from the Uptown neighborhood. There are no facilities for pedestrians and bicycles and the line of sight is obstructed by a curve where the street turns and becomes Mercer Street.
- Implement Thomas Street Streetscape Plan. Thomas Street is to be developed as a pedestrian street connecting Uptown to South Lake Union and the Waterfront.
- Develop a 'Festival Street' on Republican as a connection to and from Seattle Center. The design for this street should allow the street to read easily as a connection between Seattle Center and the heart of Uptown and be designed for periodic closures for festivals and other activities.
- Evaluate zoning and building height to increase residential and employment

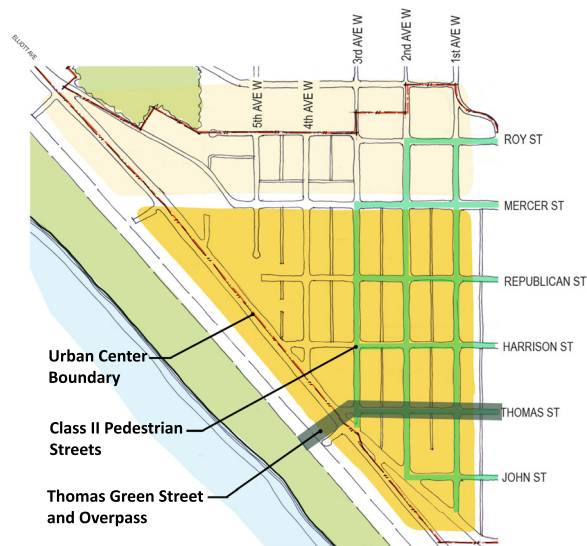


Thomas Street pedestrian concept plan

density. Increasing height could also advance neighborhood goals of providing diversity of housing opportunities, support for the emerging arts and culture district by providing housing for arts related professions and cultural space, and potentially providing other neighborhood amenities.

4.1.3 Heart of Uptown

The heart of Uptown anchors the neighborhood serving as both a transportation crossroads and the focus of pedestrian and retail activity. Well- served by transit, the Heart of Uptown is how many experience the Uptown Neighborhood – whether it is their destination, they are passing through

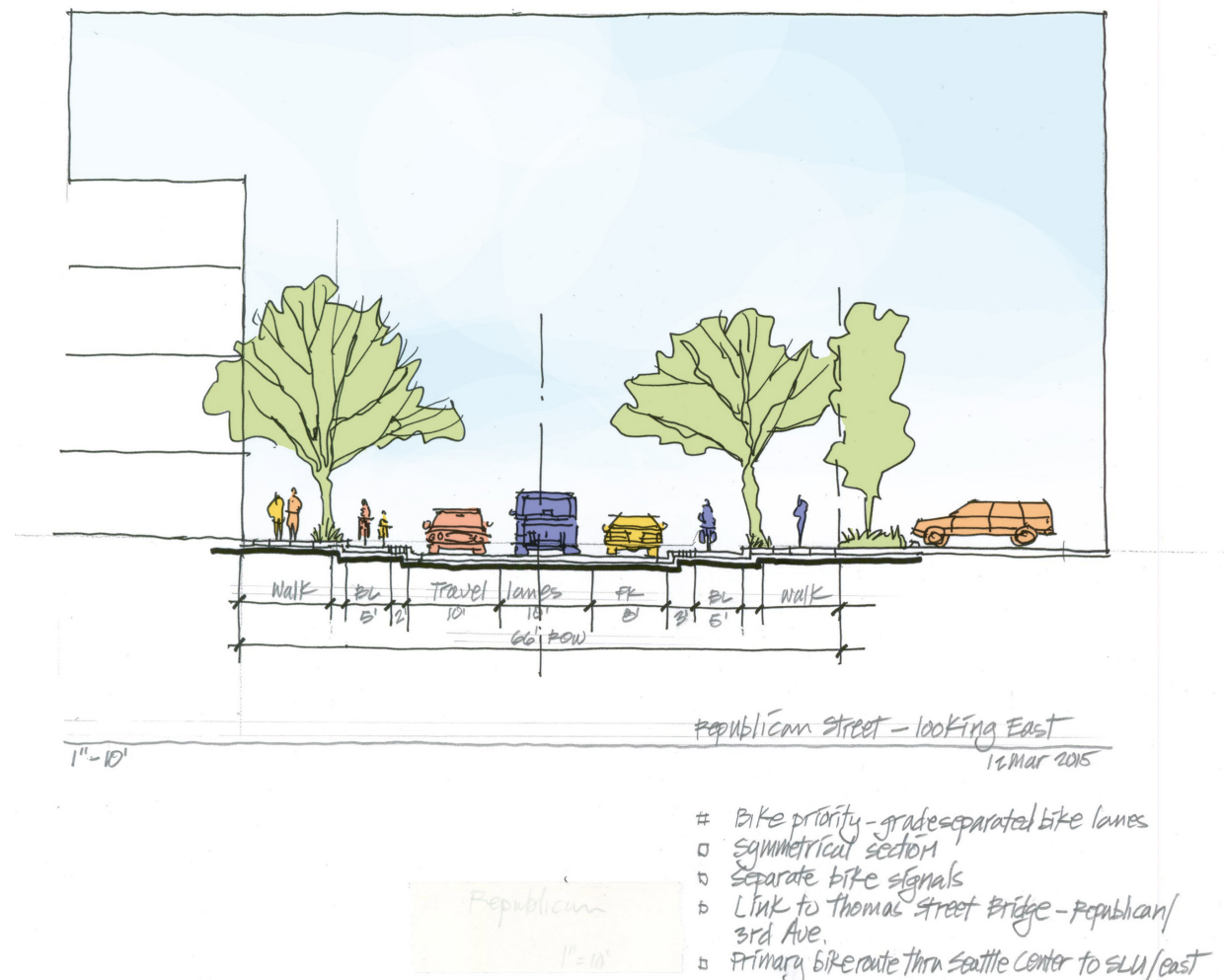


Uptown Park

or they are on their way to Seattle Center. Development consists of 2 to 3 story structures with some single story buildings.

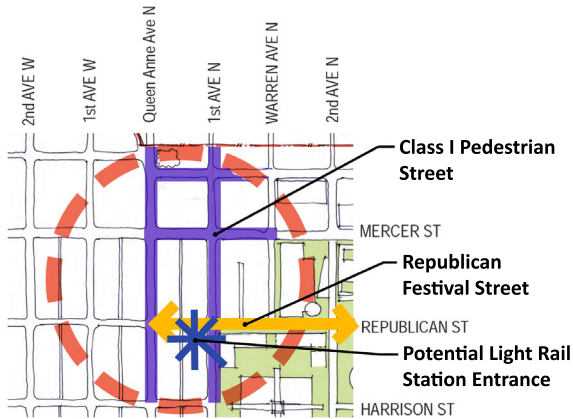
In addition to being the identifiable neighborhood center of Uptown, this subarea

provides the neighborhood with the bulk of goods and services for the residents and workers. However, despite its central location and access to transit the business climate in this area has been challenging over the years. Future development should continue



Republican Street west of Queen Anne Ave.

Heart of Uptown



Breezeway at the Republican Street entrance to Seattle Center

building on its pedestrian character and improve connections to and from Seattle Center. Developers should be encouraged to develop sites to their full potential with a mix of commercial, residential, and cultural spaces.

Key Opportunities

- Connect to and from Seattle Center on Republican Festival Street. This festival street between Queen Anne Avenue and the new breezeway to be constructed at the Republican Street entrance to Seattle Center will draw people between Seattle Center and the Heart of Uptown (see discussion above in Uptown Park).
- Future high-capacity transit oriented development. A transit facility serving both the Uptown Neighborhood and Seattle Center should be located in the vicinity of 1st and Republican. This has the benefit of providing access to residents and employees of the neighborhood, providing access to the Heart of Uptown businesses, and improving access to Seattle Center lessening the need for parking.
- High quality streetscape and pedestrian environment. Through pedestrian lighting, landscaping, improved sidewalks, alley activation ease of pedestrian movement and an attractive environment can support the business district.
- When studying potential height increases, ensure development standards that promote pedestrian oriented environment

including solar access and open space adjacent to sidewalks to promote pedestrian movement.

- Evaluate zoning and building height to increase residential units at key nodes.

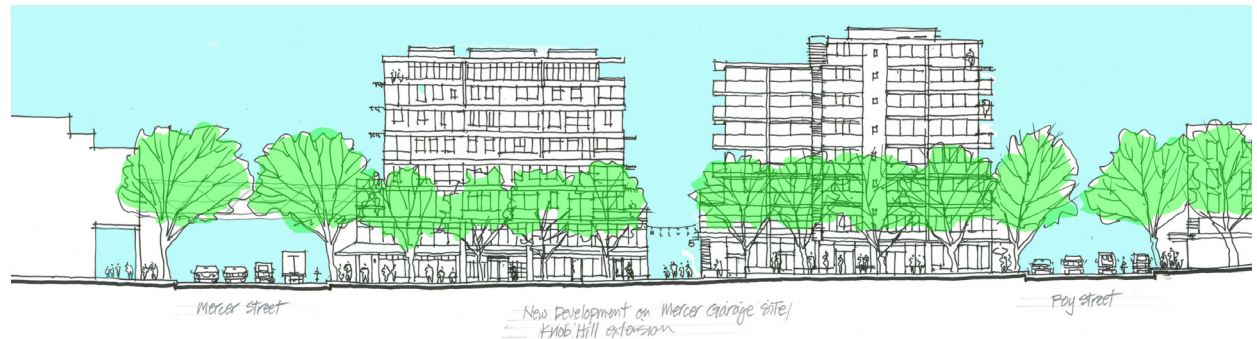
4.1.4 Mercer/Roy Corridor

The Mercer/Roy Corridor between Queen Anne Avenue N and Aurora Avenue represents an important redevelopment opportunity. Its location adjacent to Seattle Center and the Theater District and Mercer Street's critical function as the major east/ west transportation corridor in Uptown make this area the 'front porch' of Seattle Center. Implementation of Seattle Center's Master Plan will free up two blocks currently used for a parking garage on the north side of Mercer and revitalize the southern edge of Mercer. Additionally redevelopment of property owned by the Seattle Opera and the Mercer Arena expands the potential for new development in this area.

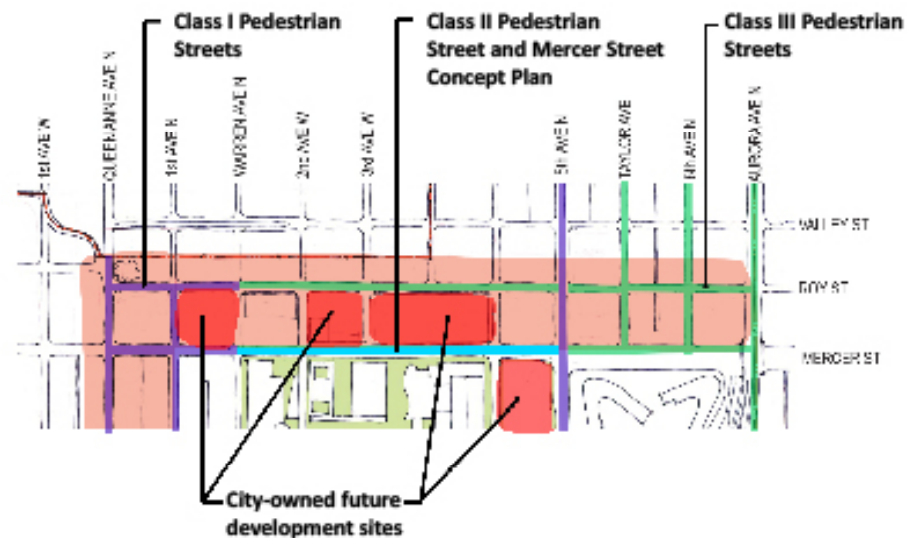
Redevelopment of underdeveloped property in this corridor should encourage new commercial uses oriented toward Mercer Street and activate Mercer Street with pedestrian oriented uses. Residential uses should be oriented toward Roy Street. The elimination of the Mercer/Roy couplet in favor of new 2-way streets and future implementation of the Seattle Center Master Plan will unlock the potential of this subarea to provide new civic, housing and commercial uses that reinforce Uptown as a prominent Arts and Cultural District. As a major east west connection with other neighborhoods, Mercer Street plays a critical role in redevelopment of the Mercer Garage and other nearby parcels.

Key Opportunities

- Redevelopment of Mercer Garages and Seattle Opera Properties. As the Century 21 Master Plan is implemented and alternative parking facilities are developed, removal of the Mercer Garages and development of the Seattle Opera site represent a major opportunity to change the character of Mercer Street and further integrate Seattle Center with the neighborhood.
- As properties redevelop along Mercer Street, street activations commensurate with the prominence this street has in Uptown is critical. Future development should include street level uses and transparency to make the corridor more visually interesting. A streetscape concept plan that reinforces the active cultural uses in this corridor should be prepared that envisions a lively pedestrian right of way.



Potential redevelopment of Mercer Street garage



Mercer/Roy corridor



Aloha/Taylor Blocks

- Increasing height to promote residential and arts related commercial uses. Increasing height in this corridor could be one way to provide additional affordable housing, and uses that reinforce growth of the theater district into a neighborhood-wide Arts and Culture District.

4.1.5 Aloha Taylor

Located in the northwest corner of Uptown, this area is emerging as a truly mixed use area featuring residential and commercial uses. Taylor Avenue is an active transit corridor connecting Uptown and the Queen Anne neighborhood to downtown Seattle and serves as the spine of this subarea. Future development should include greater density of residential uses and residential serving commercial uses.

Key Opportunities

- Design Taylor Avenue as a pedestrian/transit priority street.
- Support continued emergence of mixed use development. Additional height in this area may provide an incentive to add additional housing while maintaining ground-level commercial uses.

The subarea is a possible location for increased density.

4.1.6 Uptown Triangle

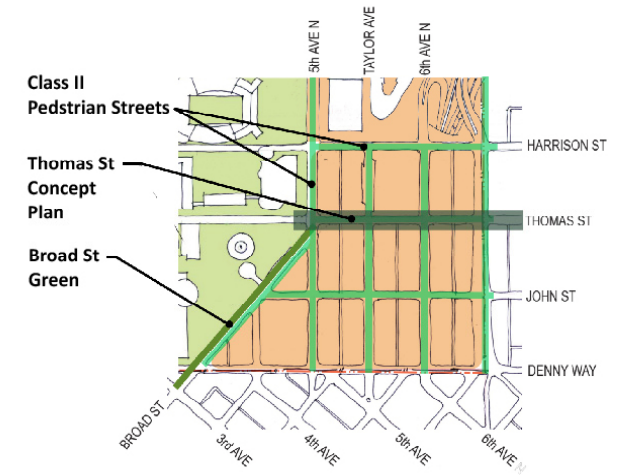
This subarea was formerly defined in part by the former Broad Street right-of-way and is

home to a number of hotels and commercial uses, the Gates Foundation and the north terminal of SR99 tunnel. Once the SR 99 tunnel is complete at-grade connections of John, Thomas and Harrison, Streets at Aurora Avenue means this area will be reconnected to the South Lake Union Neighborhood and be a major point of entry to Seattle Center. Future development in this neighborhood with mixed use commercial and residential uses, and well-designed streetscapes will continue to activate this emerging node.

Key Opportunities

- Implement the Thomas Street Streetscape Plan. Thomas Street provides a pedestrian connection that once reconnected at Aurora Avenue, will provide an important transportation link from Eastlake Ave through the Seattle Center to the waterfront via the Thomas Street Bridge.
- Implement the Lake 2 Bay streetscape concept plan. This plan provides a comprehensive design and connection from Lake Union to the Waterfront. This plan intersects the Uptown neighborhood at Thomas Street in the Uptown Triangle and Broad Street abutting Seattle Center and complements The Broad Street Green.
- Improve access to the Pacific Science Center through an improved entrance on Broad Street or Denny Way.
- Study this area as a potential location for

increases in height and density.



Uptown Triangle



Seattle Center playground



People at Seattle Center

5. SEATTLE CENTER

Seattle Center provides a unique opportunity to be a 'playground' for all - all lifestyles, ages, economic means, and cultures. Seattle Center's 44 acres of open space, performing arts venues, museums and educational resources make it an important regional destination for residents of Seattle and visitors from all over the world. Its arts and cultural festivals are accessible to people throughout Seattle. Seattle Center also provides employment for many Seattle residents. As part of the Uptown Urban Center, the activities at the Center and physical development of the Seattle Center campus influence development in the neighborhood in many ways.

Uptown residents use the Center as an important open space and cultural resource. Activities at Seattle Center provide support for the businesses in the neighborhood and working in partnership with the neighborhood, Seattle Center can help shape the character of future development in Uptown.

5.1 Seattle Center is a Resource for all of Seattle's Residents

As a primary arts and cultural hub for the region, and a local gathering place for the Uptown community, Seattle Center plays an increasingly important role in the City's efforts to build race and social equity. The campus provides a home from many, many cultural institutions that work to build awareness and understanding of social issues facing the community. Included in this grouping are theater companies, educational institutions and museums.

Through Seattle Center, the City provides a year round cycle of ethnic cultural festivals, diverse community celebrations, impactful community response events and arts programs that are free and open to the public. These events, which support a key organizational value to steward a safe and welcoming

place for all, intentionally bring together a broad spectrum of our community – from across the city – in an effort to help celebrate diversity and inclusion and recognize cultural contributions to the character and economy of our city – to highlight our commonalities as a means of building bridges of understanding and strengthening our community overall. Seattle Center also serves as a large urban park in providing green space and children's play areas that offer respite, creative recreation and neutral ground for healthy family oriented experiences.

Seattle Center aligns with stated UDF principles by:

- Serving as a regional gathering hub.
- Being engaged as a vital part of the neighborhood.
- Providing open space to support healthy lifestyles.

- Promoting equitable access to Arts and Culture uses and employment opportunities.
- Fostering a vibrant Arts and Culture environment.

A Resource for All of Seattle's Residents

Seattle Center has a central place as part of Uptown's identity. It is also a major force for advance equitable opportunities for arts and cultural enrichment and employment for the City and the region. This UDF recommends building on Seattle Center's contributions to the neighborhood by expanding opportunities for housing and employment throughout the neighborhood with the goal of matching Seattle Center's contributions to the City.

Seattle Center staff represent diverse sectors of our city. Our male to female employee division is 62% to 38%. Ethnic breakdown is similar to that of the broader community, 59% white, 15% Asian, 11% black, 5% Hispanic, 4% Pacific Islander and 3% Native American. Average age of our workforce is 52, with 40% between the age of 50 and 59, 24% 40-49, 19% 60-69, 3% 70-79 and 2% between the age of 20 and 29.

Some specific examples of the social equity contributions afforded by the Seattle Center campus include:

- Regional Gathering Hub – Attendance estimates for 2015 topped 12 million, as visitors flocked to the Center for arts, sports, entertainment and family activities. Increasingly, the broad community values the Center's green, open space. The most recent Economic Assessment of the Seattle Center campus found that 50% of Seattle Center visitors were local and 50% either out of state or out of King County. Statistics showed a wide diversity of ages, ethnicities and income levels are also attracted to the campus.
- Health Care Focus – The Seattle/King County Clinic, a four-day health services event held in KeyArena, serves anyone in need of free dental, vision and medical service. In 2015, the event served 4,010 clients by providing \$3.7 million in health care. Patients came from throughout the region and included participants from a wide variety of distinct ethnic groups.
- Community Festivals – In 2016, Seattle Center will present 23 ethnic cultural festivals in partnership with community organizations. The events are free and open to the public and celebrate cultures ranging from French to Korean, Turkish to Latin American, as well as other world cultures that are present in Seattle.
- Artists at Play Children's Playground – A newly developed, artist created play area provides a free family focused attraction available to all. Project design engaged children from across the city and targeted individuals and organizations from Seattle's southeast quadrant, in alignment with SC's Race and Social Justice Initiative, to ensure that the area truly reflects a diverse and inclusive concept of play. Several of the playground installations are accessible to children with disabilities.
- Chihuly Garden and Glass Science of Glass Curriculum – This organization partners with Seattle Public Schools to offer sixth graders an engaging curriculum that fulfills science, technology, engineering, arts and mathematics (STEAM) standards. In pre, in-progress and post visit sessions, students learn the properties of glass including relationship to color, light, architectural structure and patterns. For the 2014-15 academic year, a new component was added to the onsite experience, the Mobile Education Hot Shop. Now students can directly learn about the properties of glass in 10-minute demonstrations. More than 2,800 students participated in the program last year, with transportation provided by Chihuly Garden and Glass.
- EMP Museum collaborates with Outreach Partner Schools to bridge the gap in inequitable access to arts-integrated education. EMP's work with Seattle Public Schools focuses on populations comprised

of 70-90% immigrant, ELL, and minority communities – 40% of whom are enrolled in Free/Lunch. EMP offers subsidized Curriculum Connections, STAR, and Professional Development programming at the museum (which fulfills OSPI clock-hours workshops for teachers).

- Arts and Culture RSJ Cohort – In conjunction with the City's Race and Social Justice Initiative, Seattle Center has worked with the Seattle Office of Civil Rights to organize an Arts cohort group comprised of a number of leading cultural organizations on the campus. This cohort has started a focused process to bring greater cultural sensitivity to both their institutional operations and their programming content. We anticipate that over time the process will lead to greater equity in Arts employment and the development of more diverse audiences. Both these goals will help to enhance the vision of Uptown as a vital, culturally dynamic and inclusive neighborhood.

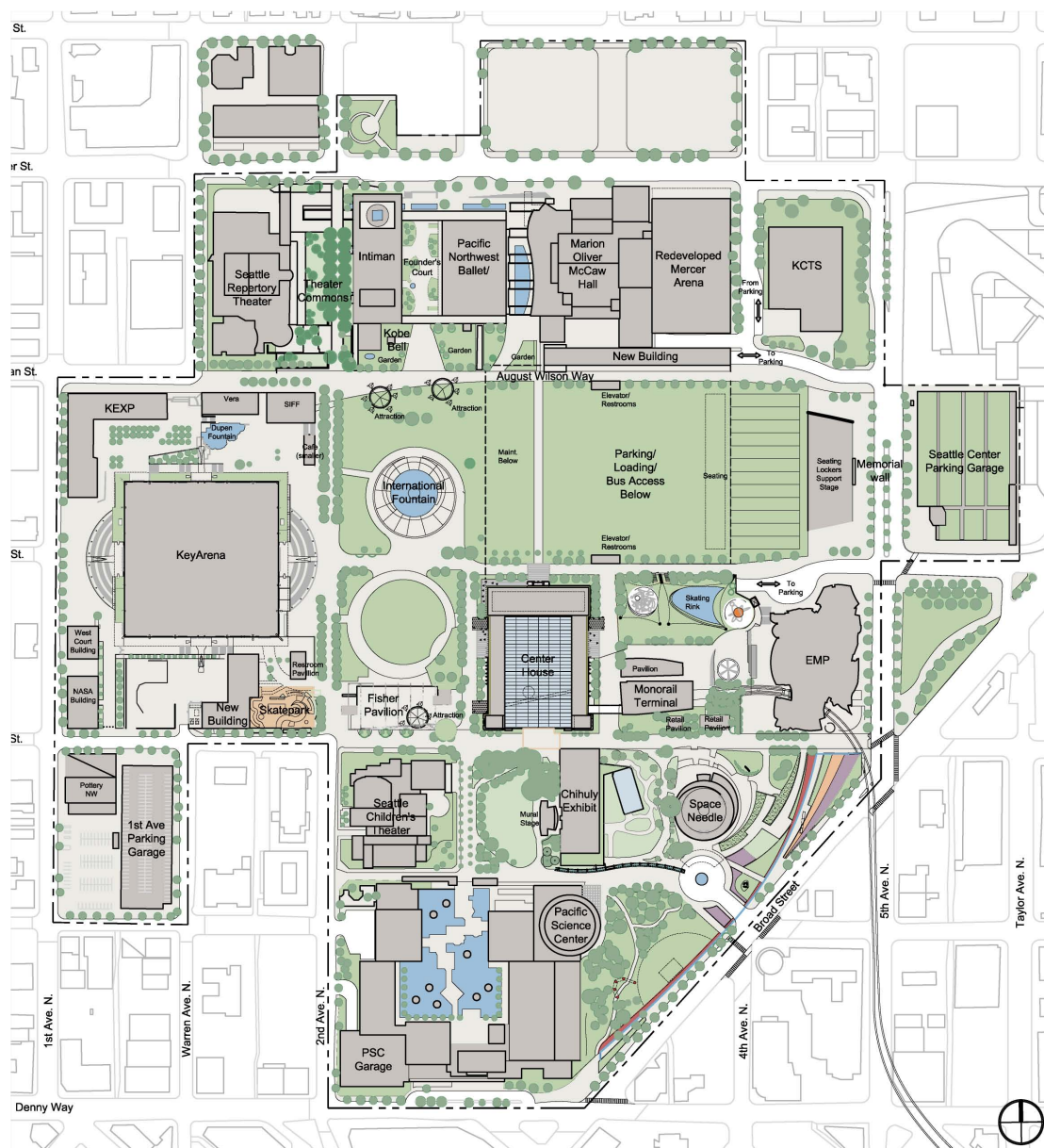
5.2 Neighborhood Goals

Participants in the planning process for this UDF identified many issues that intersect with Seattle Center interests. Two major themes that came up through numerous discussions were neighborhood connections and redevelopment of the Mercer/Roy Corridor. Other themes include developing better parking strategies (discussed in the emerging opportunities

discussion on page 7 and the land use section on page 4), expanding multimodal transportation choices (bike facilities across the Center campus and potential for high capacity transit station that serves both the Seattle Center Campus and the Heart of Uptown), and 'breaking down the wall' between the Center and the rest of the neighborhood.

5.3 Seattle Center Master Plan

It is a baseline assumption of this Urban Design Framework that the Seattle Center Master Plan will be implemented and this assumption informs many of the final UDF recommendations. Many of the key concepts identified in the Master Plan and the redevelopment of the northeast portion of the Seattle Center consistent with its Master Plan will advance several key neighborhood goals discussed above. Implementation of the Master Plan will require coordination by and between Seattle Center, the Seattle School District, other civic partners and a number of City agencies.



2011 Seattle Center Master Plan

5.4 Redevelopment of Memorial Stadium.

The current proposal to replace memorial stadium with a new open stadium abutting 5th Avenue offers significant community benefits for the Uptown neighborhood:

1. An additional 4 acres of publicly accessible open space adjacent to the Great Lawn on the Seattle Center Campus.
2. Creation of 1,300 subterranean parking spaces to replace the Mercer Garage, making that site a key redevelopment opportunity in the Mercer/Roy Corridor.
3. Creation of an east/west bike facility along August Wilson Way that is compatible with the Center's heavy pedestrian traffic and festival use. Improved neighborhood connection on the northeast corner.

5.5 Mercer Arena Reuse

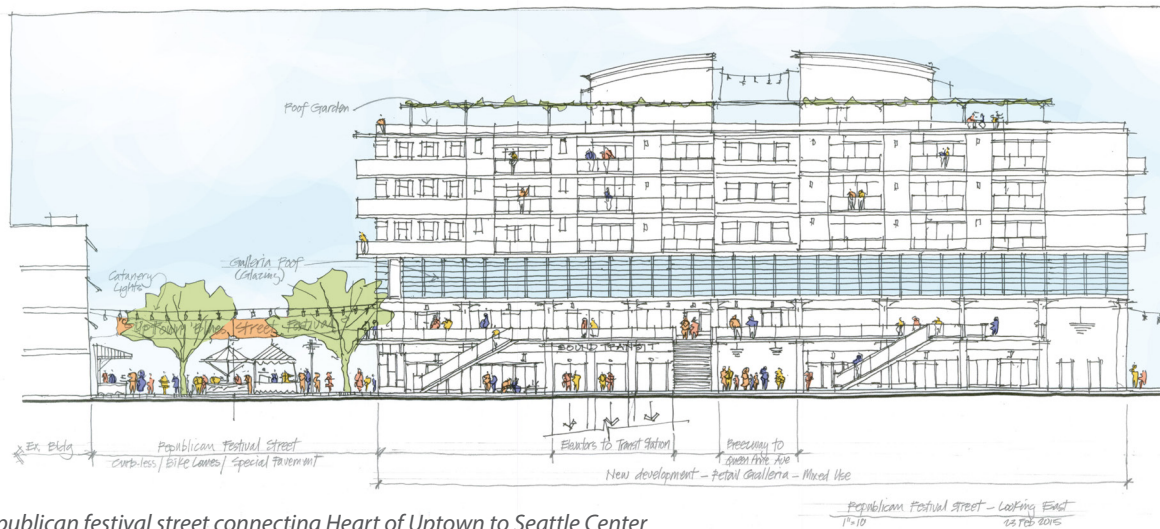
The former Mercer Arena will house Seattle Opera operations that are located in South Lake Union and Renton. This move frees up property owned by the Seattle Opera between Mercer and Roy Street originally intended for this activity. An underused open space area in this same block could be repurposed to fit the aspirations for housing and greater density in Uptown.

5.6 Improved Neighborhood Connections

As the Master Plan is implemented, key connections to and from the Center will become more transparent. This continues a trend of breaking down the walls that started almost immediately after the 1962 World's Fair.

Key neighborhood connections include:

- A redesigned Thomas and 5th Avenue entrance on the east side of campus.
- Improved connections on the west side of campus to the Heart of Uptown, created through the redesign of Republican Street as a festival street connecting from Queen Anne Avenue to a new breezeway at intersection of Republican and Warren.
- Implementation of the Lake 2 Bay Street Concept Plan and improvements to the Broad Street Green for greater access and activation of the Pacific Science Center, Chihuly Garden and Glass, the Space Needle and Experience Music Project.
- Design Consideration as parcels are redeveloped on the north side of Mercer Street for the civic character of the Seattle Center as the boundaries of the Theater District grow into a neighborhood-wide Arts and Culture District.
- Continued support for the Seattle Center monorail, which carries over 2 million patrons each year from the surrounding businesses, residences and hotels to the airport via connection to Sound Transit at Westlake Center.



Republican festival street connecting Heart of Uptown to Seattle Center



Potential redevelopment of Memorial Stadium



Performance at Seattle Center



Seattle Center fountain



KEXP at Seattle Center

5.7 Arts and Culture District

A key asset of the Seattle Center is its concentration of performing and visual arts, especially where these institutions adjoin Uptown with the museum complex adjacent to the Broad Street Green on the east, Key Arena on the west and the Theater District on the north. These attractions have drawn people to the Uptown Neighborhood and have supported the growth of arts organizations in the Uptown neighborhood. Working with Seattle Center and Office of Arts and Culture, the neighborhood has initiated an effort to designate Uptown as an Arts and Culture District. Anchored by the Theater District, the Uptown Arts and Culture District would include the Mercer/Roy corridor, the Heart of Uptown and extend to On the Boards.

Key opportunities would include:

- Wayfinding, marketing, co-promotion and activation between Seattle Center and the Uptown neighborhood for the organizations within the Arts and Culture District.
- Deterring displacement of arts and cultural organizations and the artists and staffs of these organizations by supporting affordable housing options within the increasing density of Uptown.
- As the Arts and Cultural District toolkit evolves, economic incentives and opportunities to retain the historic nature of existing structures should be maximized.

6.0 LAND USE

Land use policy intersects with urban design in a number of important ways and plays a defining role in shaping neighborhood character. Land uses affecting the physical development of the Uptown neighborhood include the location and concentration ground level pedestrian oriented uses, distribution of residential land uses, location and function of parking uses, and the open space network. Each of these land use categories informs building design and contributes to street character, both desirable and not, of the various subareas of Uptown.

The Uptown Urban Center is zoned primarily for mixed use development. The current development pattern is a mix of single-purpose residential buildings, single-purpose commercial buildings, and some mixed-use development. It is expected and desirable that these types of mixed-use development continue as residential and employment densities in this Urban Center continue to increase. Through the Uptown Urban Design Framework process, however, a number of themes emerged that are best achieved through tailored development and use standards. These themes include where to focus pedestrian oriented activities, housing, and open space. For these reasons a key recommendation of this UDF is to change the predominant zoning designation of this neighborhood from NC3 to Seattle Mixed (SM). SM zoning allows for greater ease in tailoring the zoning regulations to address neighborhood priorities and allows for a wide mix of uses appropriate in an Urban Center.

6.1 Pedestrian oriented uses

Pedestrian oriented commercial districts provide the type of vital and active urban environment that brings focus to the community life of a neighborhood. These areas offer opportunities for shopping, dining, entertainment, cultural, educational and other activities that local residents and those from other neighborhoods gravitate to. In Uptown, this is the 'Heart of Uptown'. To be successful, these districts require a concentration of pedestrian oriented uses, a right of way that encourages pedestrian activity, and design standards that focus activity on the street.

The main pedestrian oriented district in Uptown is referred to as the Heart of Uptown. It sits at the intersection of critical transportation infrastructure and in close proximity to Seattle Center. Consistent with the make-up of pedestrian oriented districts, there is a critical mass of the types of uses that generate pedestrian activity thereby sustaining these businesses and creating a lively street environment. Land use policy can reinforce the character of these areas through use standards, design standards and streetscape designs.

In other areas of Uptown ground level pedestrian oriented uses can enliven a street

environment and provide needed goods and services for neighborhood residents and workers. It is important to be careful about where these requirements apply to ensure that there is a critical mass of street level uses in the Heart of Uptown.

The map on the facing page shows a network of street designations where street level uses are encouraged and where they are required. Class I Pedestrian streets are primarily located



Future mixed-use project containing ground-level retail and upper-level residential uses in the Heart of Uptown



An example of successful street level housing



DRAFT Proposed Uptown Street Classification

DPD

in the Heart of Uptown and Class II are on all other mixed use streets.

All Class I, II, and III streets require transparency at the ground level, primary entrances oriented toward the street and prohibit parking between the building and the sidewalk. Class I Streets also require active street level uses occupy at least 70 percent of the block face and class II requires some street level uses, but substantially less than 70 percent.

To encourage street level uses outside the Heart of Uptown, zoning regulations can exempt these types of uses at the ground floor from limits on chargeable FAR.

6.2 Housing

Diversity of housing types, sizes, and prices is an important goal for the Uptown Urban Center. Many new projects under construction or in development will bring thousands of additional housing units to Uptown. Those new units are critically needed, and have the potential to help Uptown grow into a vibrant, exciting, accessible, 24/7, Urban Center.

The current market for new units includes substantial numbers of younger, single people attracted by high-paying jobs --- Amazon is a short walk or bus ride away. Developers have responded with relatively small unit sizes and new construction rents among the highest in the city. Long term, Uptown should be a place where units serve a variety of household

sizes, workers of all income levels, units with flexibility to accommodate increasing numbers of tenants seeking live-work spaces, and unique needs of niche markets such as Artists. Achieving that diversity will take proactive strategies outlined below—it won't likely happen on its own.

The UDF process was coming to a close as the Mayor's Housing Affordability and Livability Agenda (HALA) Committee came out with recommendations. These city-wide recommendations have particular significance for Uptown, offering new and needed approaches to address both housing supply and affordability issues. A mandatory housing affordability program for residential projects and a Commercial Linkage Fee (CLF) for commercial projects would offer significant resources leading to below-market unit rents helping many of Uptown's lower-wage workers.

The Uptown Community has identified a number of other housing strategies for the Urban Center. Many of these are already in progress as part of HALA:

1. Expand/change the Multifamily Property Tax Exemption (MFTE) program (offering property tax exemptions in return for below-market rents):
 - Extend the program which now serves largely new construction projects to older, existing, buildings to create additional rent subsidized affordability;



Pedestrian-oriented storefronts



Street as open space



Traditional character building



Traditional character building

- Extend the program to ground floor, non-housing, space to support neighborhood based retail/arts groups;
 - Extend the program beyond the current 12 year limit on participation to support ongoing affordability;
 - Examine ways to better help families access the larger 2/3 bedroom units included in the MFTE program (few such units are currently occupied by families).
2. Identify ways to help preserve the many older low-rise brick apartment buildings in Uptown:

Conduct an inventory of older buildings in Uptown to learn more about their need for assistance to help shape programs that can respond to those specific unique needs

Use the MFTE Program to help (mentioned above)

Seek support and resources to retrofit unreinforced masonry buildings
 3. Support increases in Seattle's Housing Levy to provide funding needed to create/provide subsidized and affordable housing.
 4. Support efforts to locate emergency shelter at 157 Roy Street, as follows:
 - Many volunteer activities should be supported to help the shelter provide pathways out of homelessness;
 - Community space is important for many reasons, including helping the project become a strong community supported facility addressing an important community need;
 - The shelter must not impede future needed redevelopment of the block; if redevelopment becomes feasible, it should be supported, with alternative space found for continuing the shelter.
 5. Family housing is a critical need in Uptown—appropriate unit sizes, rent levels, and needed family amenities:
 - Gain greater understanding of what families need and want to create more and better housing opportunities for this market segment.
 - Help create more child care options in Uptown through incentive zoning approaches
 6. Use publicly owned property within Uptown to leverage or support affordable housing; in particular, artist/workforce housing.
 7. In addition to the HALA Committee's recommendation to create the MHA program, identify other possible ways to incorporate below-market rent units within largely market rate projects utilizing public funding programs.
 8. Identify ways to develop artist/workforce housing, including both short time artist housing and longer term lower rent housing affordable for workers in arts/ cultural organizations.

9. Creating more housing close to key transit nodes is a very high priority—support equitable Transit Oriented Development (TOD)—mixed use projects near key transit nodes with affordable housing; support creation of a dedicated TOD Fund to help finance equitable TOD, and support access to TOD funding for Urban Centers.
10. Support more Accessory Dwelling Units (ADU's) within Uptown.
11. Promote creation of Live/Work options within new housing developments in Uptown.

6.3 Parking

Parking in the Uptown Urban Center plays an important role in the success of activities at the Seattle Center, the livability of the Uptown Urban Center and in the pattern of development in Uptown's mixed use areas.

As host to major regional events, Seattle Storm, and numerous performances of the Seattle Opera, the Seattle Repertory Theater, concerts at Key Arena, and other activities it is essential that Seattle Center and the neighborhood have historically relied on ensuring adequate parking. A key element to implementation of the Century 21 Master Plan is sequencing redevelopment activities to ensure an adequate parking supply exists at all times. In addition to parking facilities at Seattle Center there are numerous surface parking facilities

throughout Uptown's mixed use zones (see map on facing page).

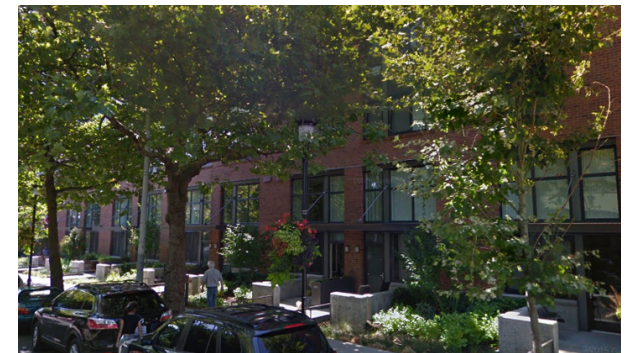
These parking facilities exceed typical demand for parking in the neighborhood but are necessary for surges in demand that occur throughout the year. Additionally, during parking demand surges, residents can be adversely impacted by an inadequate supply of parking as on-street parking is at a premium.

This UDF supports the Seattle Center and Uptown Parking Strategy study to look at strategies to ensure adequate parking to serve Seattle into the future and limiting the negative impacts of excess parking facilities throughout the neighborhood. Among key outcomes, this strategy should include:

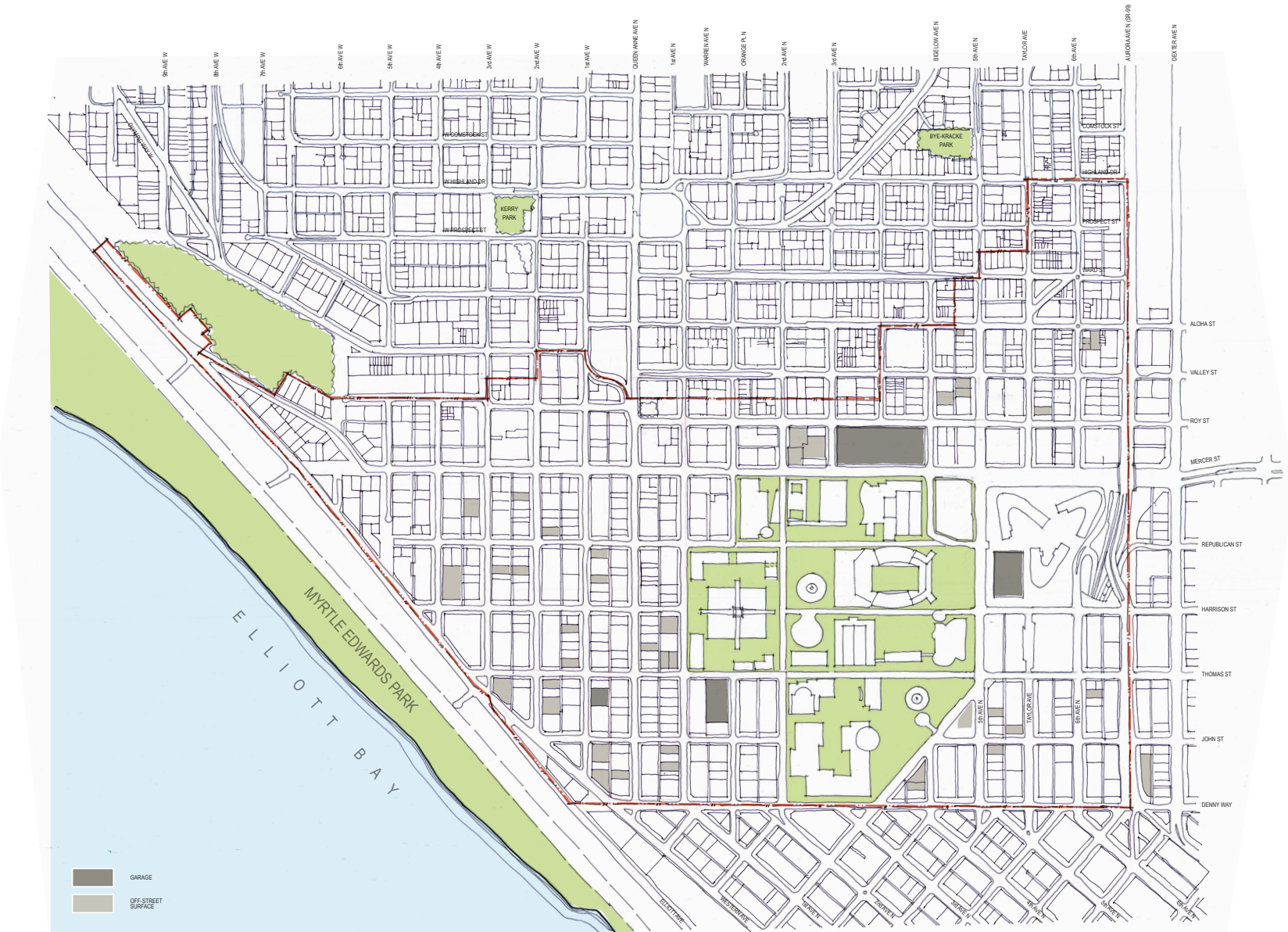
- Opportunities to encourage shared use parking.
- Strategies to redevelop surface parking lots to eliminate patchwork development in some of Uptown mixed-use areas.
- Ensuring adequate parking for Seattle Center and to support Uptown as an Arts and Culture District.



Recent Uptown housing development



Residential street character



UPTOWN PARKING

IN PROGRESS DRAFT



6.4 Building Height

Earlier in this UDF, locational criteria for building height were discussed. In addition to the urban form criteria set out in that discussion, height increases can advance important neighborhood goals. These goals include provision of public amenities such as affordable housing, child care, open space, historic preservation and in some cases other vital public amenities.

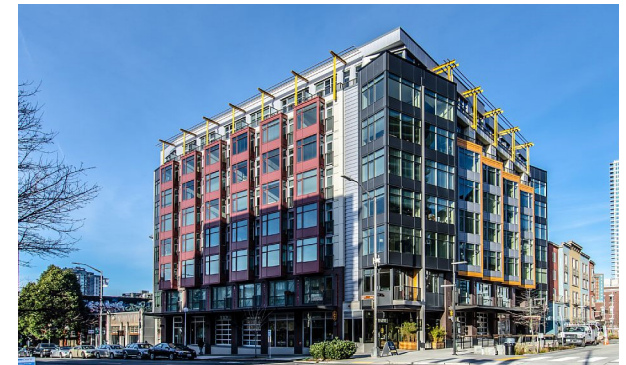
These public amenities are the result of a mandatory housing affordability program for new commercial and residential development, an incentive zoning program where a portion of new floor area above what could be developed today is subject to the provision of other public benefits. The map on the next page sets a range of height limits that this UDF proposes be studied in an Environmental Impact Statement. The EIS process will begin a neighborhood wide discussion about appropriate height limits and where height increases should be used to advance neighborhood goals. In each area of the map is a series of two or three numbers. The first number is the existing height limit. The numbers that follow are the height limits that will be studied in the EIS.

The EIS will evaluate impacts on the natural and built environment. This means that impacts related to transportation, views, housing, among others will be studied and will provide information that will be used

to develop a height recommendation. It is important to note that there is no rezone recommendation at this time and there will not be one until the EIS process is complete.



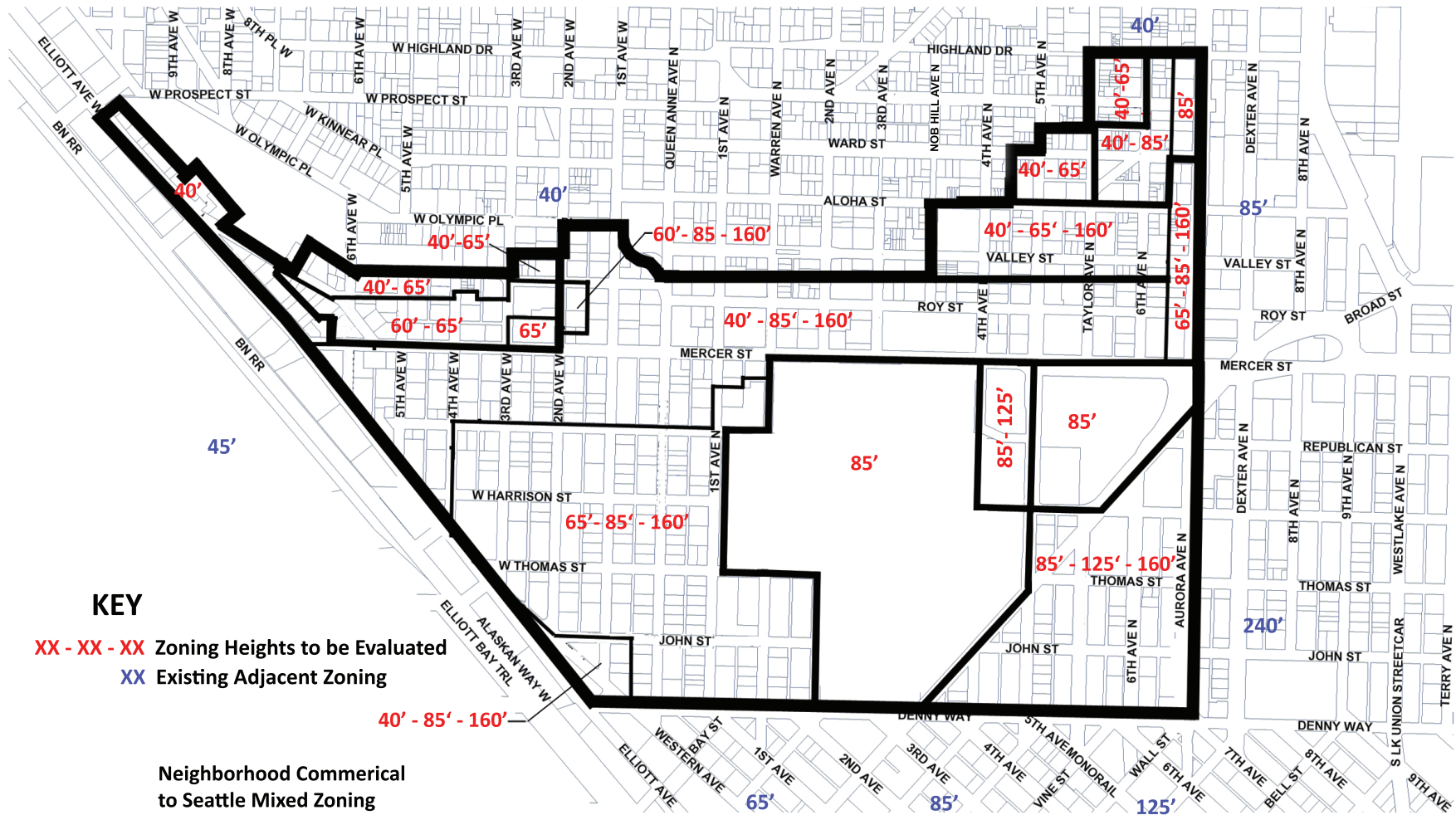
65 ft building



85 ft building



160 ft building



7.0 COORDINATED IMPLEMENTATION STRATEGY

The success or failure of the recommendations in this document will depend on actions carried out by a variety of stakeholders. This matrix summarizes necessary changes to the Land Use Code and other City policies, as well as changes that will be realized through private investments, infrastructure improvements, public/private partnerships, and community efforts. The City will be extending its internal Race and Social Justice Initiatives to our community planning partners to create a truly equitable planning process to ensure successful outcomes of these efforts.

ACTION	OPCD*	UPTOWN ALLIANCE	SDOT	SEATTLE CENTER	ARTS & CULTURE	OFFICE OF CIVIL RIGHTS
General Actions						
Prepare rezone legislation to implement urban form and land use actions, below.	●					
Establish Arts and Culture District.		●		●	●	
Implement Century 21 Master Plan.				●		
Uptown Urban Center Neighborhood Plan.	●					
RSJI pilot training for community partners	●	●	●	●	●	●
Urban Form						
Conduct EIS to evaluate increases in height for mixed use zones.	●					
If heights are increased, consider development standards that maintain important view corridors and setback appropriate to maintain light and openness at street level.	●					
Where street level uses are required development standards should be consistent with these uses. Standards related to transparency, entrance orientation, minimum and maximum widths, articulation are examples.	●					

ACTION	OPCD*	UPTOWN ALLIANCE	SDOT	SEATTLE CENTER	ARTS & CULTURE	OFFICE OF CIVIL RIGHTS
Apply street level standards for non-residential development that encourages transparency and pedestrian orientation in all mixed use areas of Uptown.	●					
Urban Form (continued)						
Review and revise development regulations to encourage redevelopment of surface parking lots and to encourage shared parking in new commercial projects.	●					
Prepare legislation.	●					
Land Use						
Conduct rezone analysis to evaluate potential shift from NC3 zoning to SM zoning.	●					
Incorporate HALA recommendations and encourage diversity of housing opportunities both in terms of housing type and affordability.	●					
Encourage a diverse open space network connecting private space and the public right of way. Use planning tools to encourage high quality public spaces associated with new development projects (incentive zoning, amenity space requirements, possibly impact fees)	●	●				
Promote pedestrian environment in Heart of Uptown by requiring street-level uses in Heart of Uptown. Encourage street-level uses on all mixed-use streets.	●					

ACTION	OPCD*	UPTOWN ALLIANCE	SDOT	SEATTLE CENTER	ARTS & CULTURE	OFFICE OF CIVIL RIGHTS
Conduct parking study and develop long-term parking strategy for Seattle Center and the Uptown Urban Center.	●		●	●		
Street Character						
Prepare Streetscape Concept Plans: Create street concept designs to guide future investments and implementation by private developers, the City, and other agencies. This includes: <ul style="list-style-type: none"> • Republican Street Festival Street. • Broad Street from 5th Ave. N. to Denny Way. • Mercer Street from Warren Ave. N. to 5th Ave. N. 	●					
Street Character						
Implement Thomas Street Streetscape Plan			●			
Improve West Mercer Way to provide safe pedestrian and bicycle facilities.			●			
Encourage development of light rail station in vicinity of 1st Ave N and Republican Street serving both the Heart of Uptown and Seattle Center.		●	●	●		
Consider decoupling of 1st Avenue N., and Queen Anne Blvd.		●	●			
Encourage use of Republican Street as a bike facility crossing Seattle Center Campus and continuing to 3rd Avenue West.			●	●		

*OPCD is the proposed Office of Planning and Community Development which will include many of the functions currently housed with the Planning Division of the Department of Planning and Development.

