

Small Lot Development in Belltown

Office of Planning and Community Development

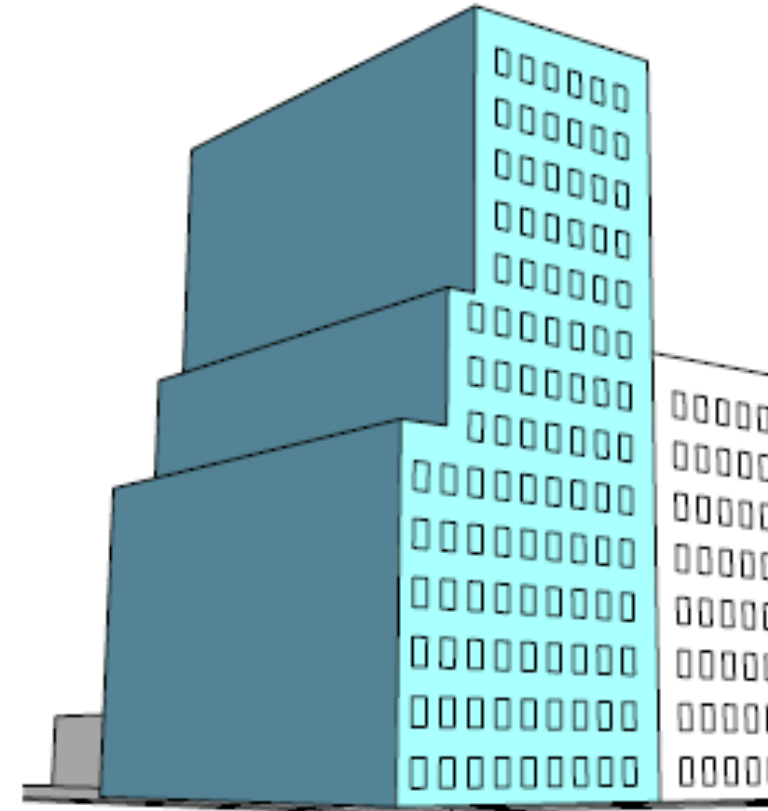
August 2021



City of Seattle

The Challenge

- DMR zones in North Beltown represent a great location for housing with access to local amenities, transit, and jobs.
- Building to the local height limit of 145 feet requires steel and concrete construction which is expensive.
- Existing development regulations require complex building shapes that make development impractical on small lots.



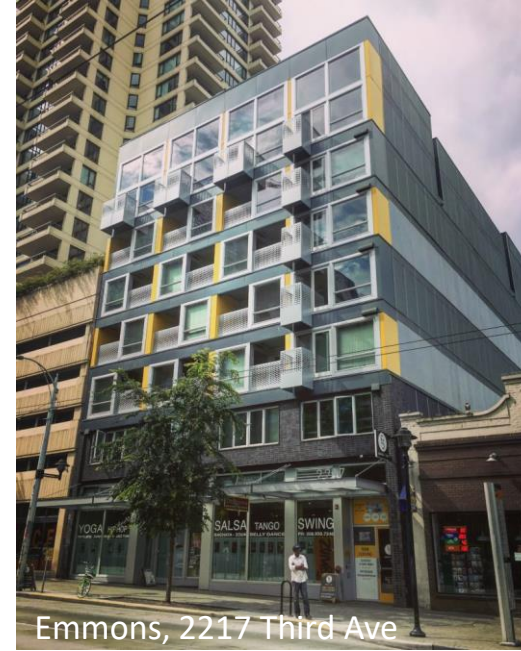
New Opportunities

Advances in innovative construction are making construction at this height more practical:

- Modular construction: boxes are built offsite and stacked
- Panelized construction: a grid is built and then pre-made panels are inserted

Both approaches can bring down cost and time, especially in areas where traditional construction is challenging such as areas with height limits of between 85 and 160 feet and on small lots. However, they require building shapes that allows stacking of units.

These types of construction can be more sustainable as they use less materials to construct.



Intended outcome of legislation

To create more appropriate development standards for small lots that would:

- Create additional housing in Belltown
- Support innovative construction that can help bring down costs and meet environmental goals

How did we develop the proposal?

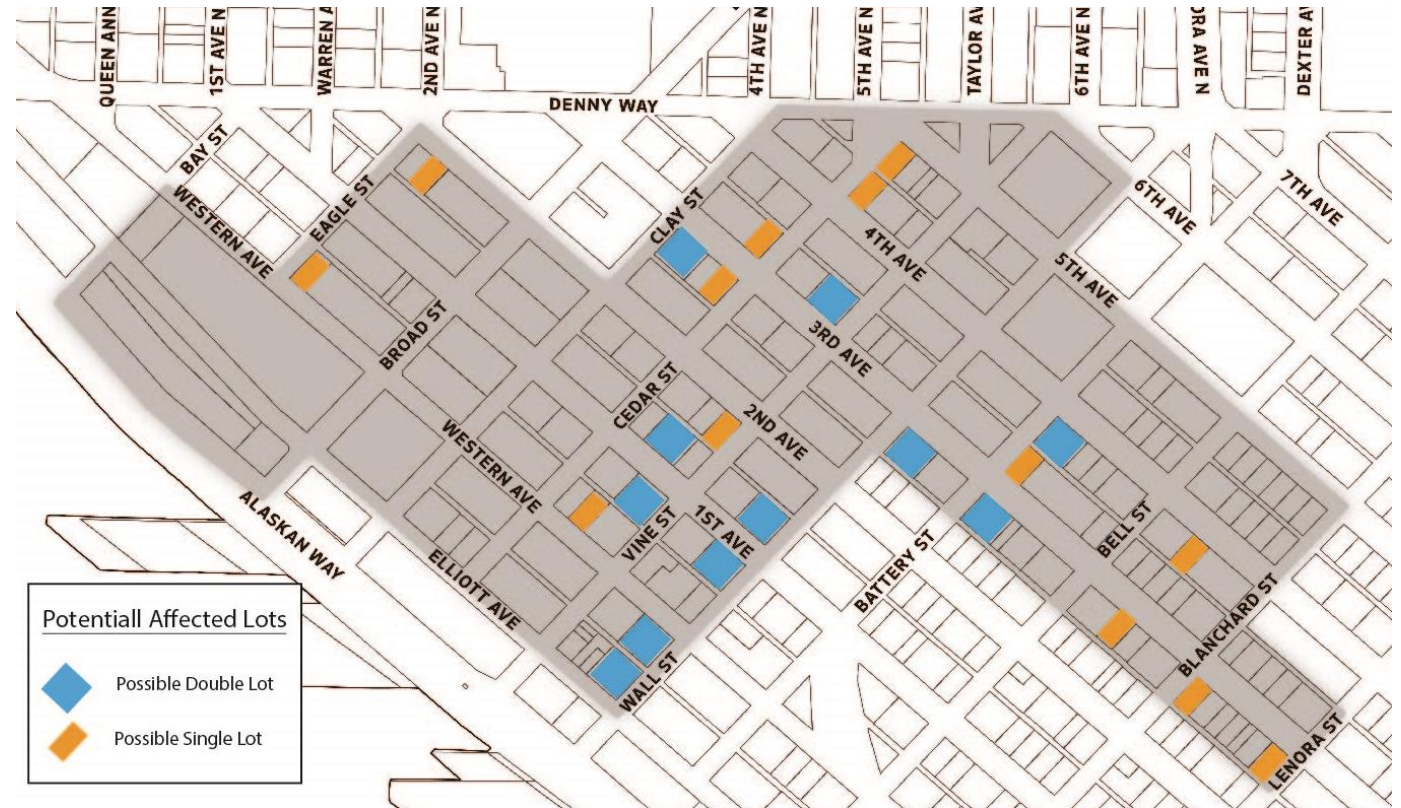
- Initial conversations with builders in early 2019
- Outreach on initial proposal in summer 2019
 - Presentations to the Belltown Community Council, Belltown Business Association, Denny Triangle Neighborhood Association, and Downtown Seattle Association
 - Meetings with 2 local developers and 5 local property owners
- Released updated proposal and SEPA analysis in February 2020
- Project was put on hold due to the pandemic

Where would this apply?

Changes would only apply in DMR zones in Belltown with height limits of 145 ft

In addition:

- Sites must be less than 14,500 s.f. (equal to two platted lots)
- At least 75% of building must be residential



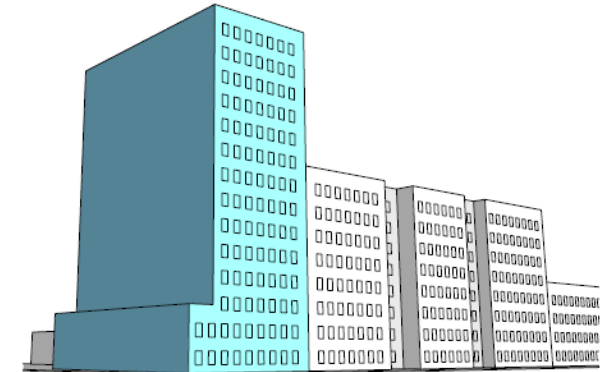
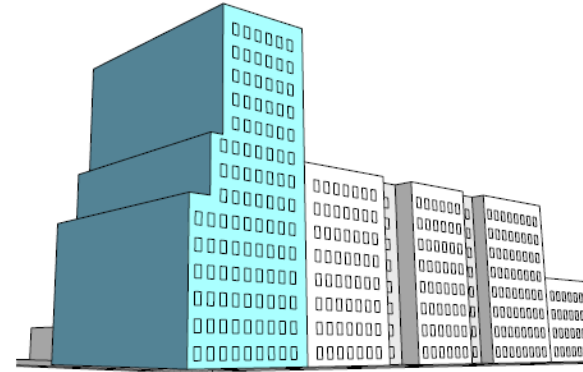
DMR zoning in Belltown

Proposed Updates to the Land Use Code

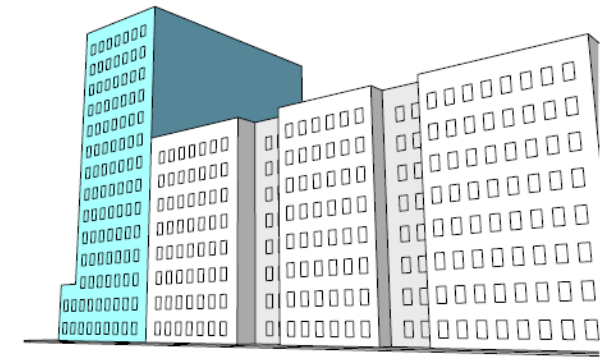
Allow housing development on small lots in Belltown to be a slightly different shape in order to support innovative construction techniques

- Reduce number of required upper-level setbacks to allow a more rectangular shape
- Allow upper floors to be larger while requiring lower floors to be smaller

Would **not** increase the size (floor area or height) of new buildings

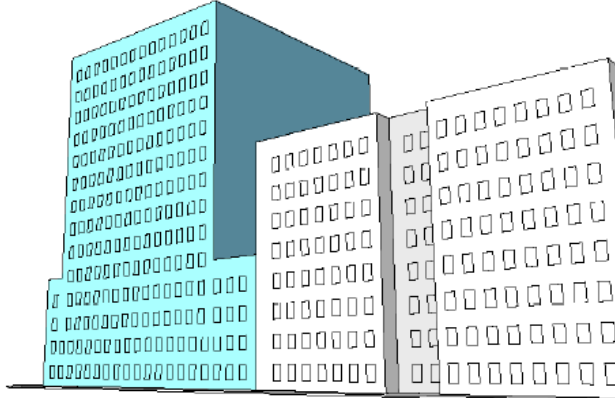
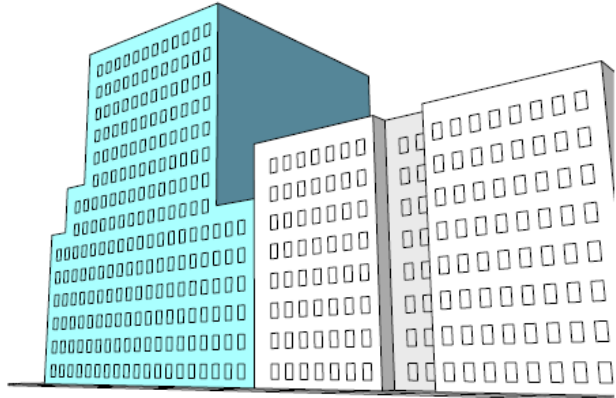
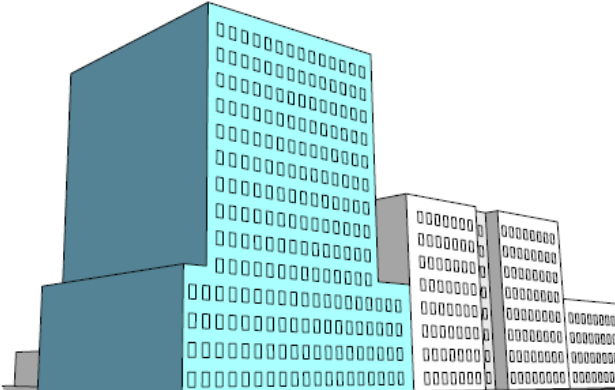
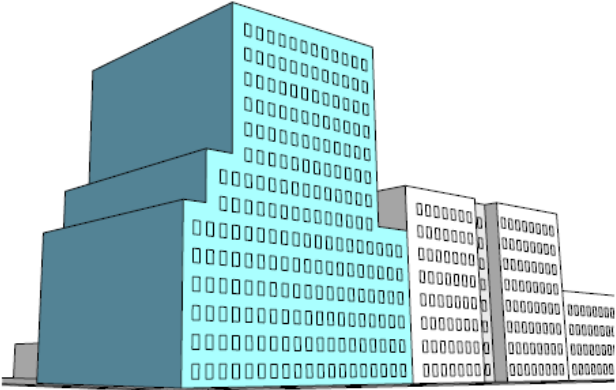


Existing Rules



Proposed Rules

Example on Double Lot



Existing Rules

Proposed Rules

Thank you.

Materials, including additional modeling examples, are available at OPCD's Beltown Small Lot website.