



Agenda Item #: 2

Project Title: Update and Discussion: Transit-Oriented Development Overlay Zoning

Legistar File ID #: 70576

Members Present: Cliff Goodhart, Chair; Tom DeChant, Lois Braun-Oddo, Jessica Klehr, Christian Harper and Russell Knudson

Prepared By: Jessica Vaughn, AICP, UDC Secretary

Summary

At its meeting of July 27, 2022, the Urban Design Commission **RECEIVED AN INFORMATIONAL PRESENTATION** on the City's proposed Transit-Oriented Development Overlay Zoning. Ben Zellers, Planning Division gave an overview of the TOD that would be added to base zoning districts to modify underlying zoning regulations, noting that the City is expecting to add approximately 100,000 new residents between 2020-2050. The TOD is based on pedestrian oriented, compact, mixed-use development that is centered on quality public transit, and would add more intensive development in the overlay areas to allow more dwelling units as a permitted use in both mixed-use and purely residential buildings. For example, properties zoned for single-family would be allowed a two-unit and an Accessory Dwelling Unit (ADU); where a 24-unit is allowed as a permitted use, this would allow up to 36-units. It will also promote transit over automobiles by eliminating parking minimums, reducing parking maximums, and having some design based elements. The overlay district will not include the UW Campus or local and national historic districts, and will cover 12.4 square miles (15%) of the City's land area. The TOD overlay will in some areas overlap with Urban Design Districts 4, 5, 6, 7 and 8. UDD regulations would still be in place within the TOD overlay area and project proposals within those areas would still appear before the Urban Design Commission.

The Commission discussed the following:

- For single-family districts, does anything change related to lot coverage requirements, setbacks, etc.?
 - Setbacks would not change, the square footage of open space required would remain the same.
- Maps would be helpful and useful for interpreting those impacts.
- Do parks come into this equation?
 - Regulations and specifications for parks and open space and conservancy districts are not impacted by the TOD.
- We often evaluate projects' lack of greenspace based on adjacency to other greenspace. How do the parks evolve and grow as the City does? As density happens is there a need for additional parks, and how do we fit that into the puzzle?
- The UDD guidelines will still apply but the TOD requirements will apply as well. Procedurally how might we be applying those TOD changes?
 - It would be part of Zoning staff review and would proceed as we currently do. If something needs to be analyzed with respect to the Zoning Code it would be done as it is today, in addition to the TOD, and be the same with UDDs.
 - (Secretary) We do have similar situations in UDDs where we are also coordinating behind the scenes with Zoning so we know where the conflicts are. Staff memos will call out any Zoning questions, and conflicts would be identified for the Commission in the staff memo.
- Does this go parcel-by-parcel to be sure the zoning overlay isn't half on someone's property?

- Yes we have looked at that with aggregated statistics based on parcels. If the center is within the area we are considering the parcel itself within the TOD overlay. We will have more specific detailed maps that will have parcel lines as we introduce the Zoning Code language to accompany this.

Action

Since this was an **INFORMATIONAL PRESENTATION** no formal action was taken by the Commission.