

Seattle Has The Space

Ryan DiRaimo



September 22, 2021

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Seattle Has the Space

By Ryan DiRaimo (Guest Contributor) - March 25, 2021

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How Many Homes Does a 5,000ft² Lot Create?

Land Needed Per Home



Single Family Home



1-4 People



Home + ADU



Rowhouses



Sixplex



5 Story Apartment



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Endorsements are out!

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AdChoices

Seattle's hidden housing crisis: Middle-class workers forced out of the city

JAN 22, 2020 at 10:22 PM

BY



David Hyde



5 MINS



Kara Peters works at Seattle's C who grew up in West Seattle.

"Grandma, she did Mary Kay. S School," Peters said.

But unlike her parents and gra though she makes a decent incc

Crosscut.

Politics

Culture

Equity

Environment

Opinion

MEMBERSHIP



OPINION

How Seattle's next mayor can solve the housing crisis

Allow the market to build way more housing — and build way more outside the market.

by Katie Wilson / July 21, 2021



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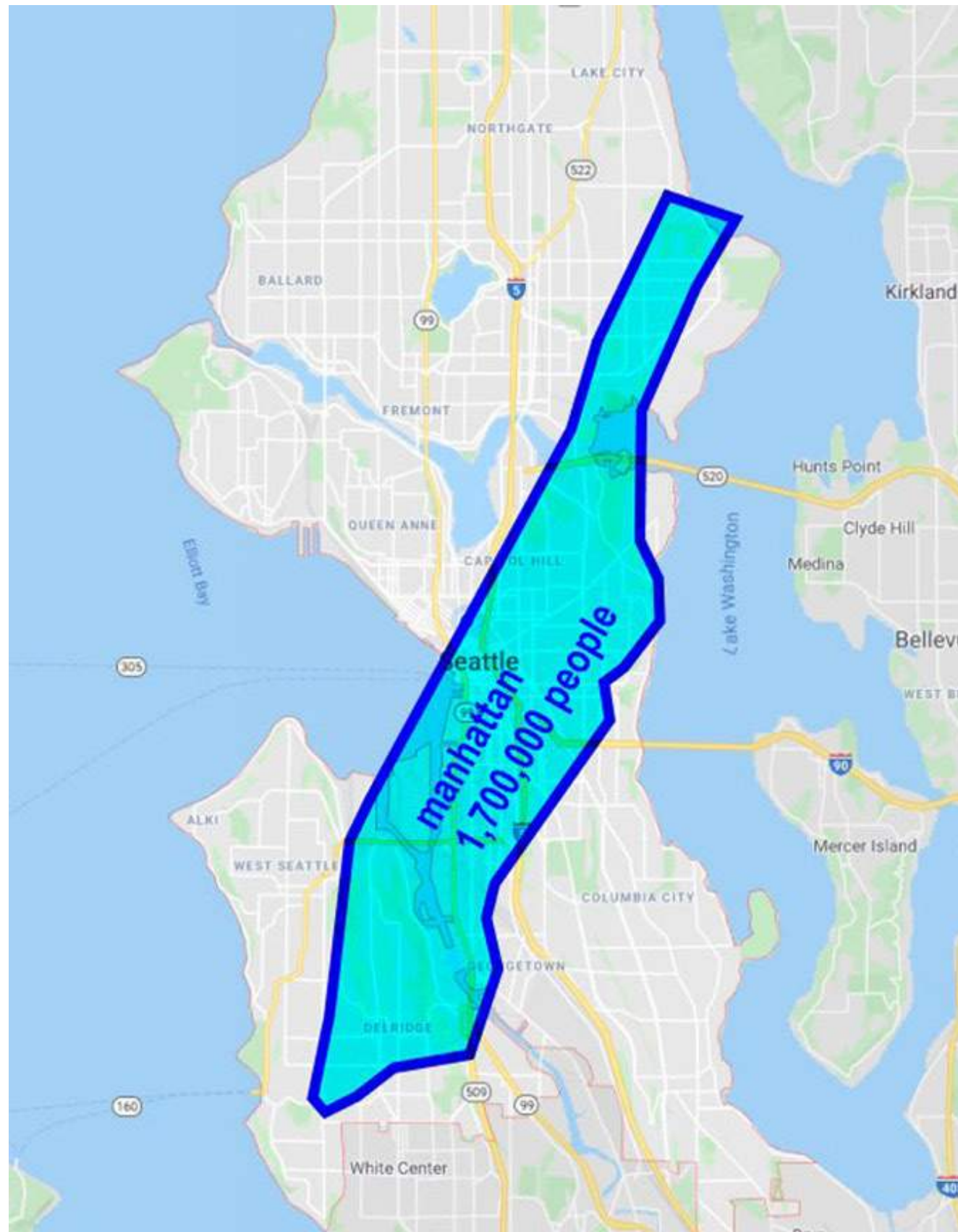
U.S. NEWS

Housing crisis has Seattle weighing end of single-family zoning

Can the city solve its housing crisis by doing away with single-family zoning?



“Seattle isn’t in a land crisis”

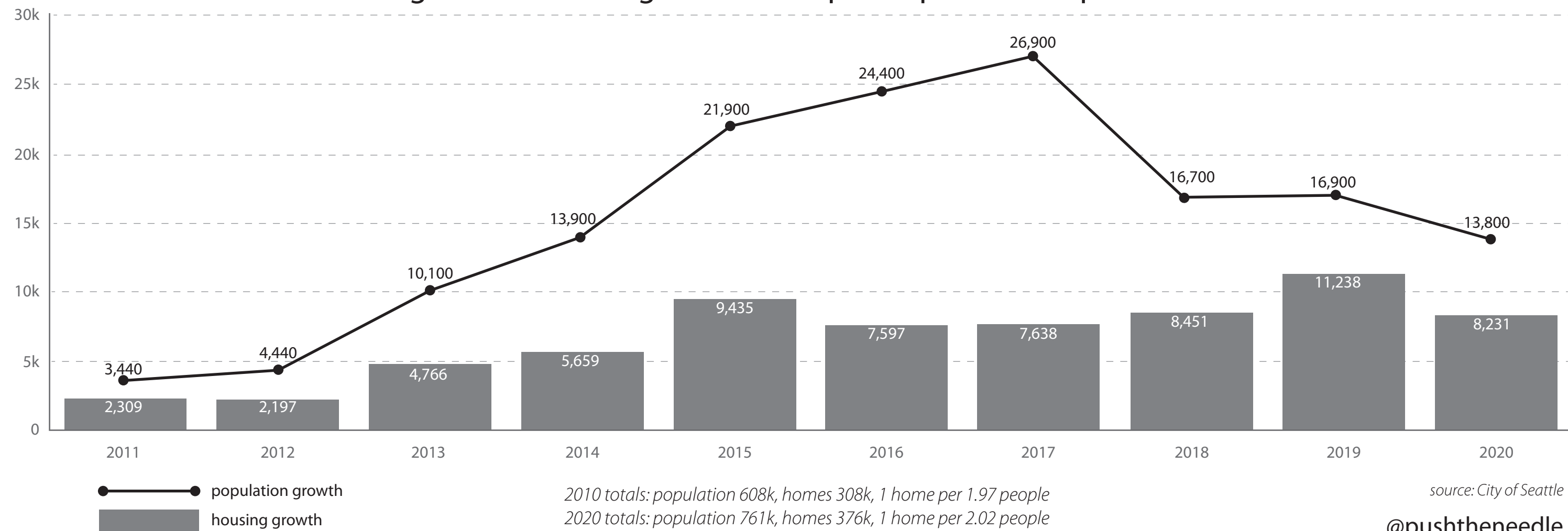


Paris is 41 square miles

-15,000 homes short

Seattle Housing & Population Growth

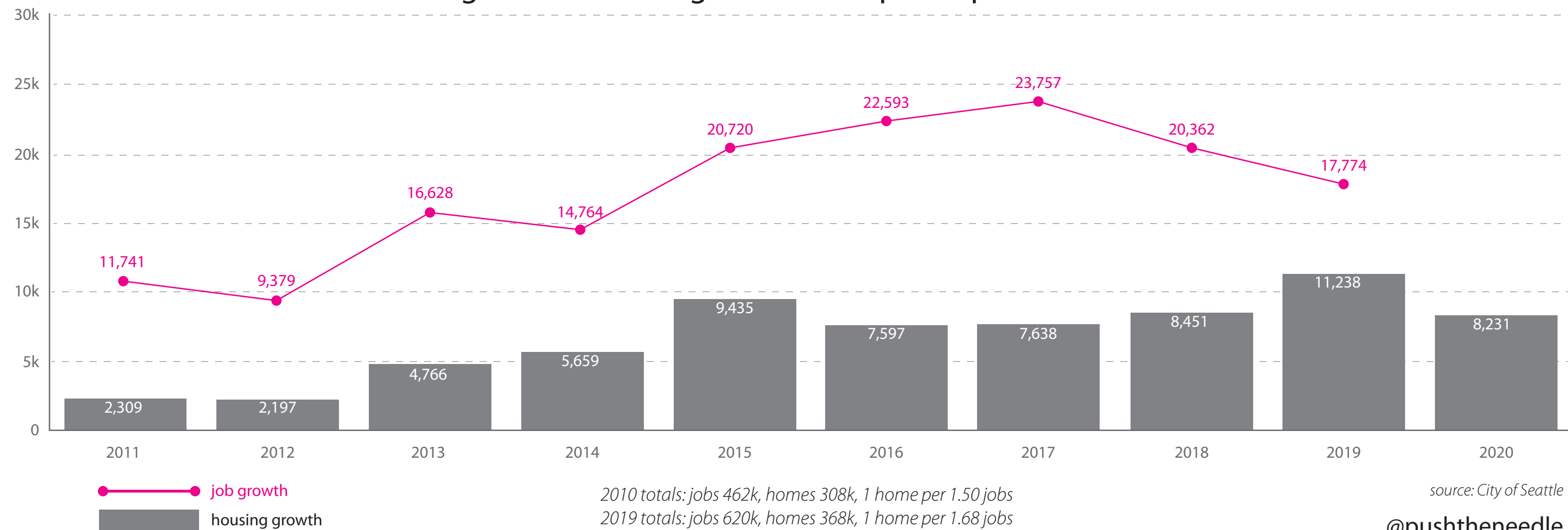
Charting the 5% Housing Creation Gap Compared to Population Growth



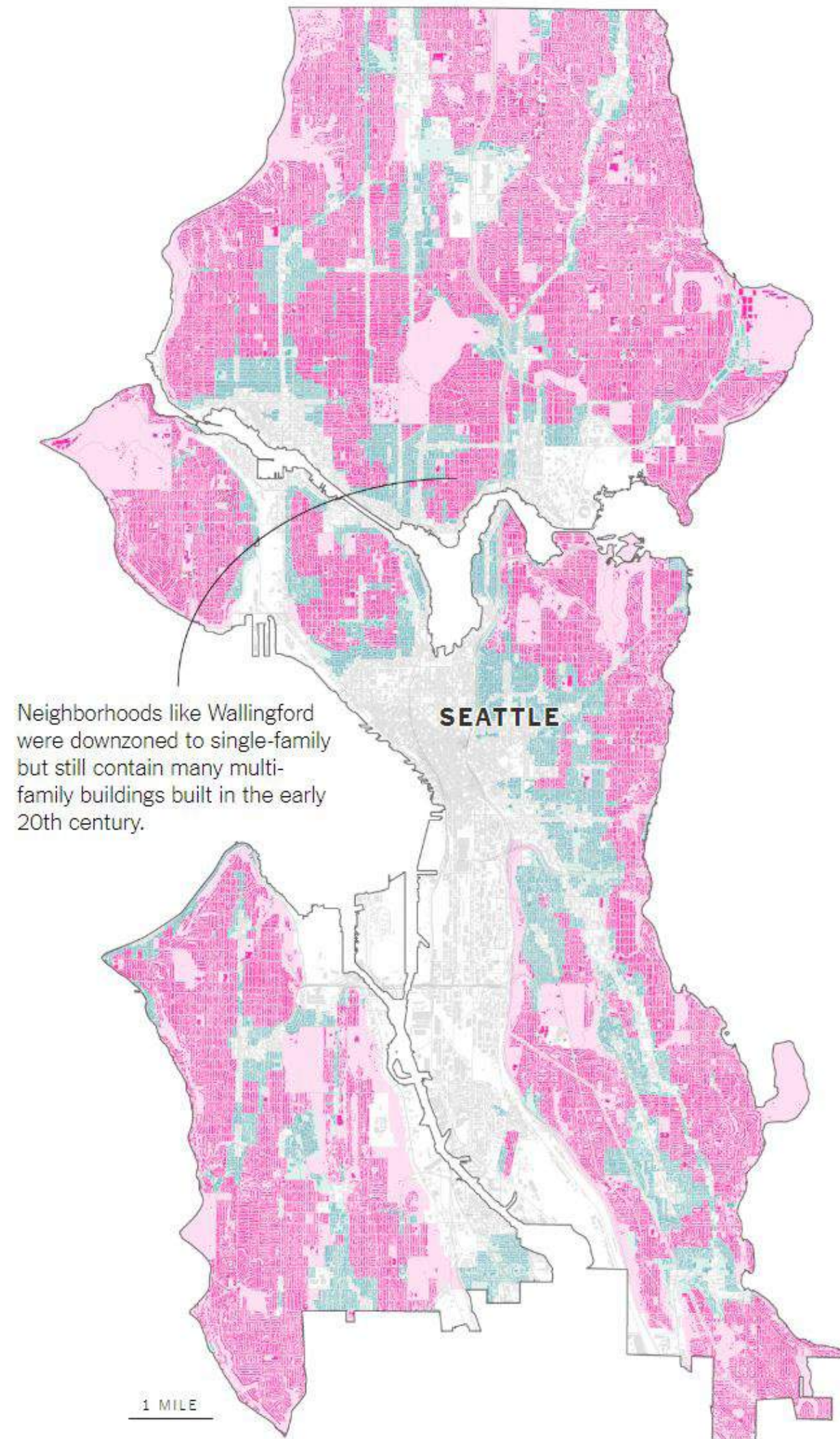
-45,000 homes short

Seattle Housing & Job Growth

Charting the 5% Housing Creation Gap Compared to Job Growth



81% of residential land is zoned for detached single-family homes

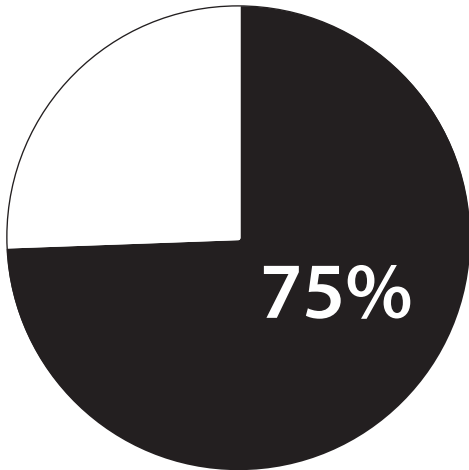


Note: Most city parks and schools are zoned as single-family residential.

Single Family Dominance

How one housing type dominates Seattle’s land with empty bedrooms and empty land

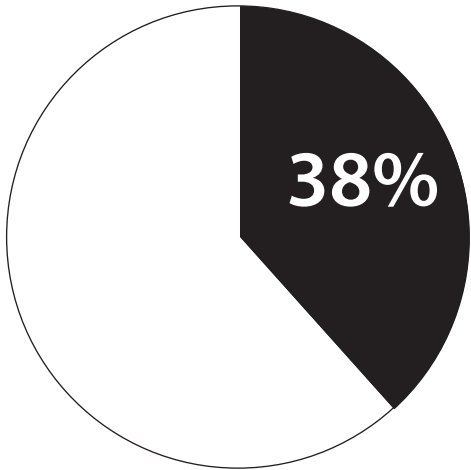
Land



29.1 mi²

source: city of seattle OPCD

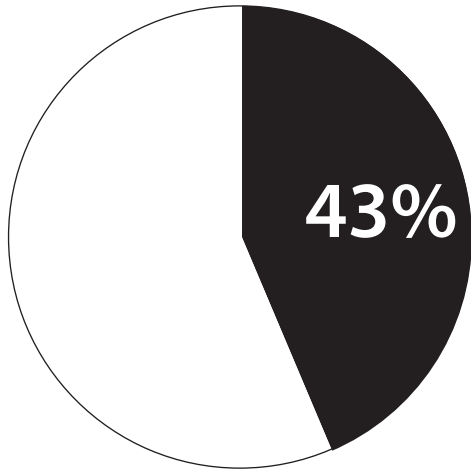
Homes



144,300 homes

source: u.s. census 2020

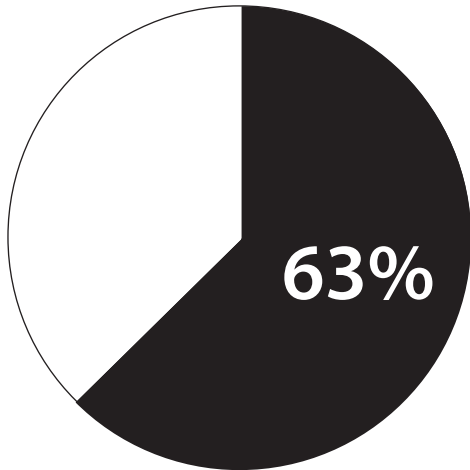
Population



331,900 people

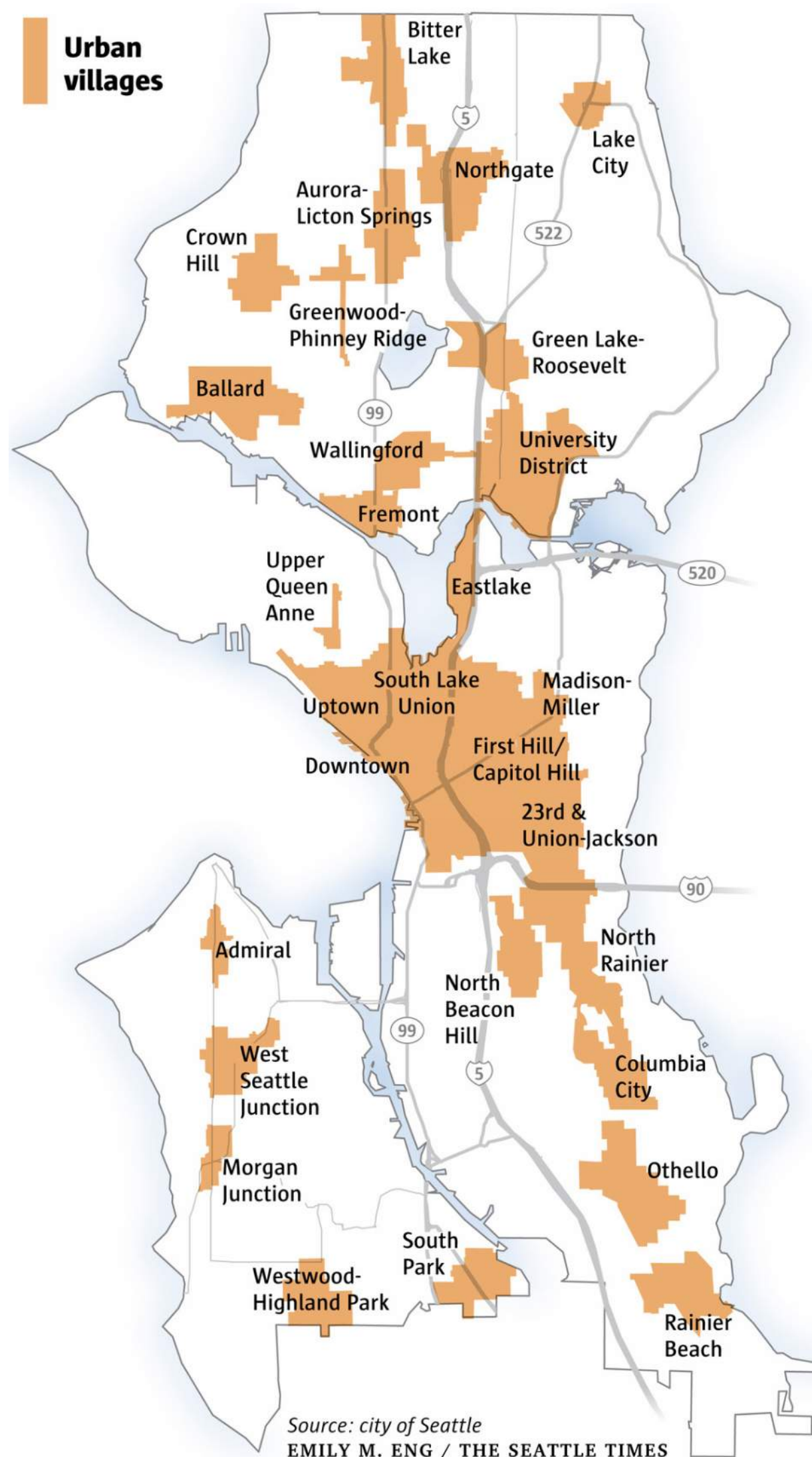
source: u.s. census 2020

Bedrooms



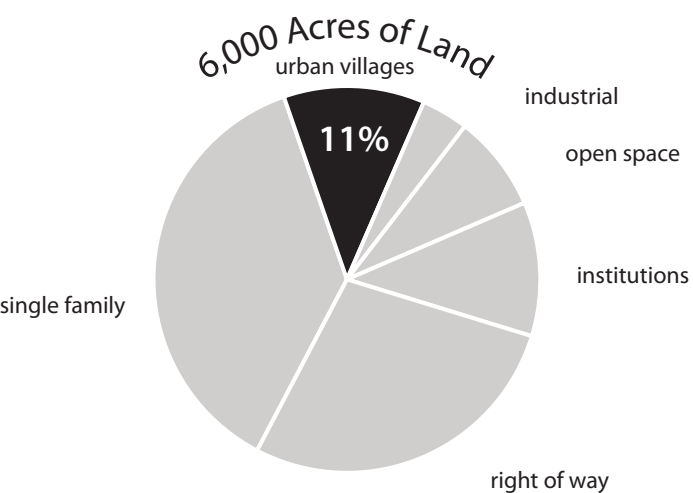
362,000 bedrooms

source: city of seattle OPCD

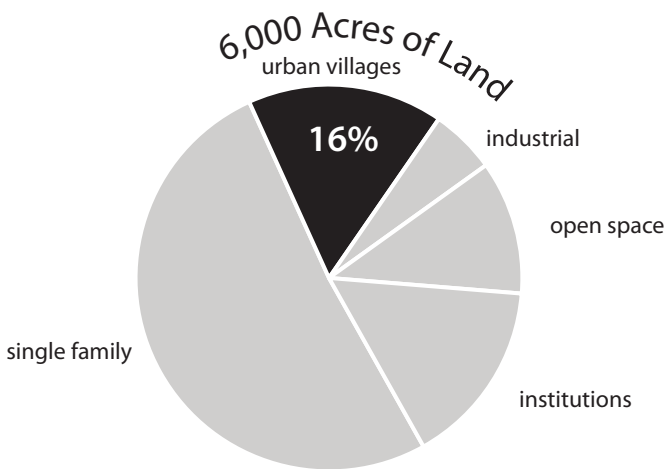


Seattle's Urban Villages

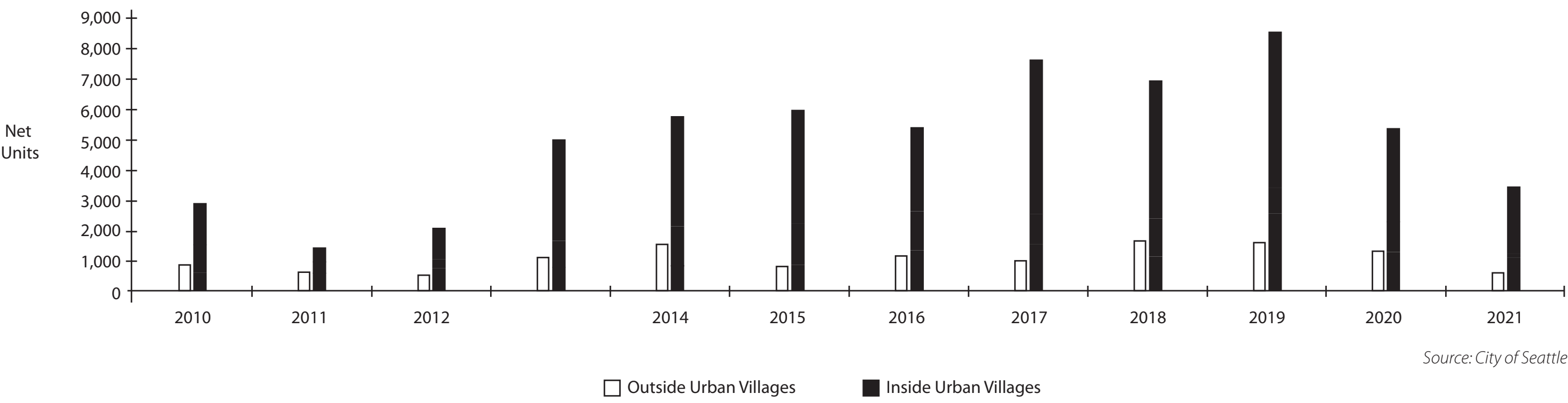
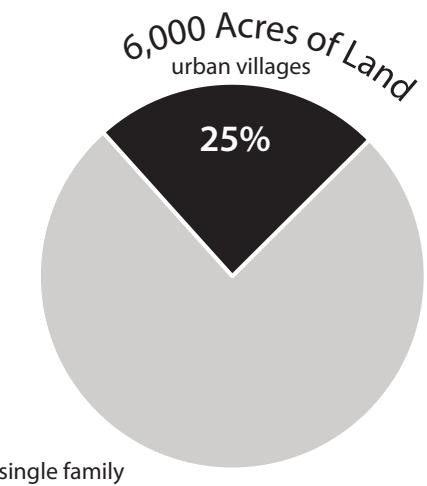
Compared to All Land



Excluding Right-of-Ways



Residential Land



Racial Inequality

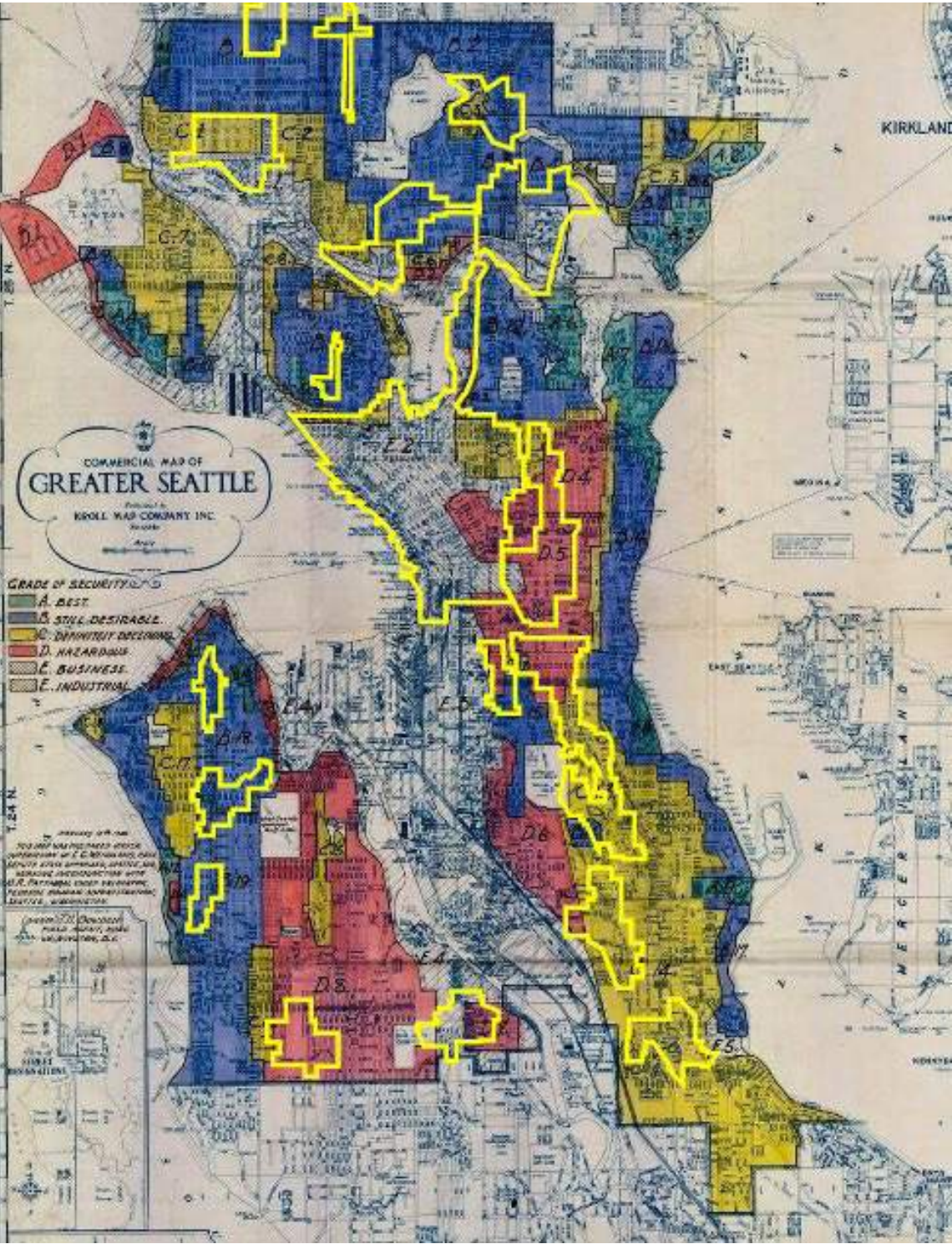
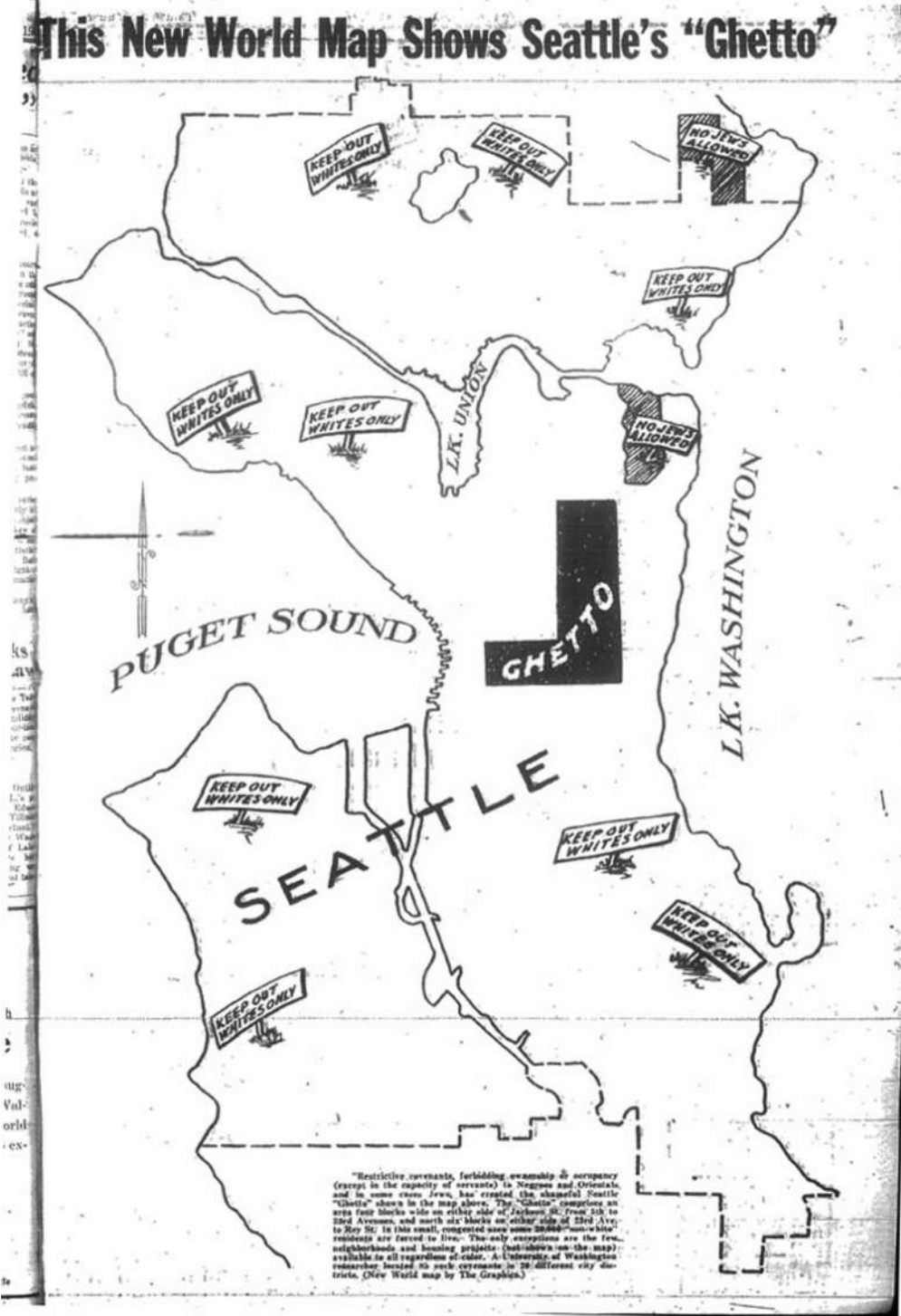
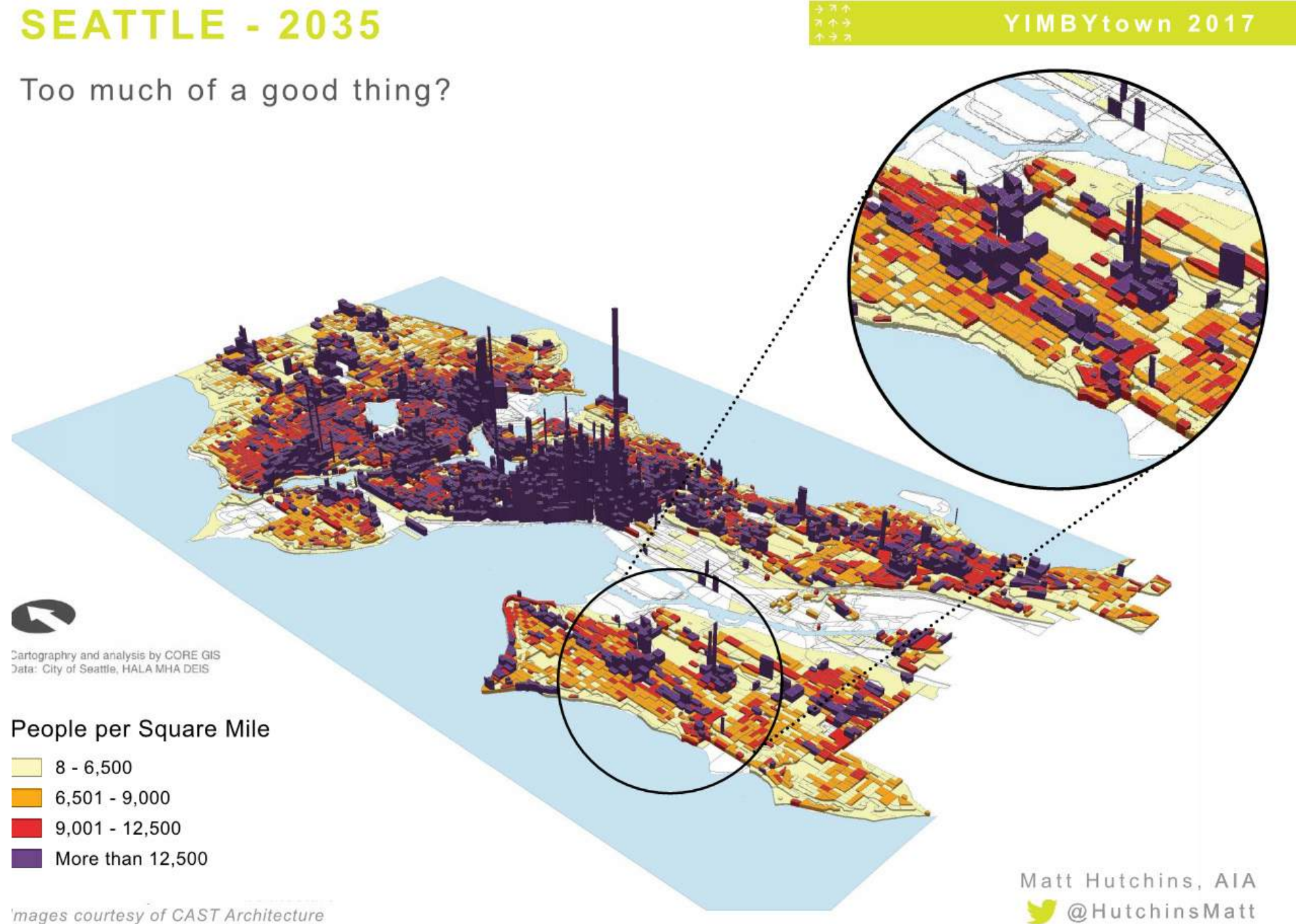
77% of new units on 7% of land

80% of villages on redlined land

SEATTLE - 2035

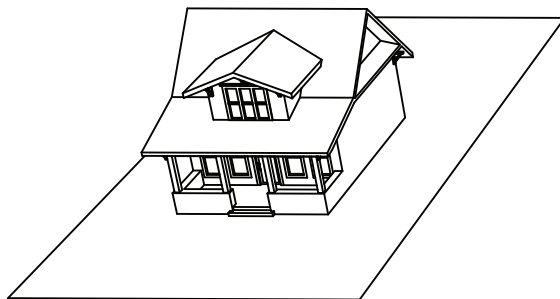
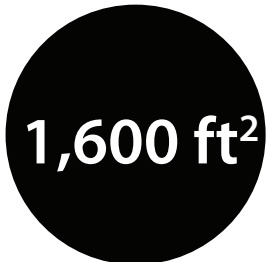
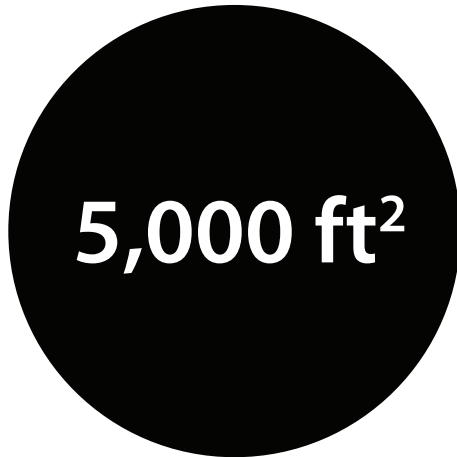
Too much of a good thing?

YIMBYtown 2017

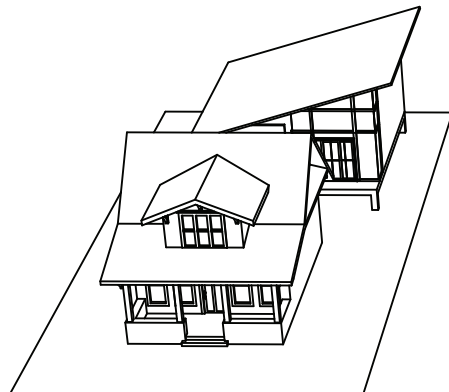


How Many Homes Does a 5,000ft² Lot Create?

Land Needed Per Home



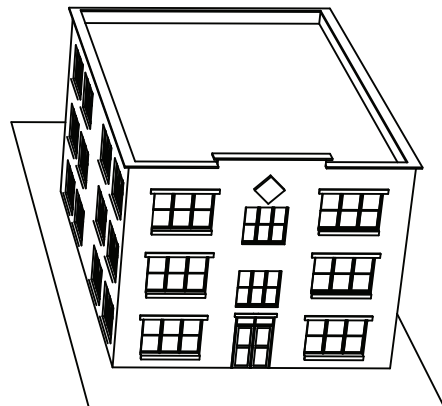
Single Family Home



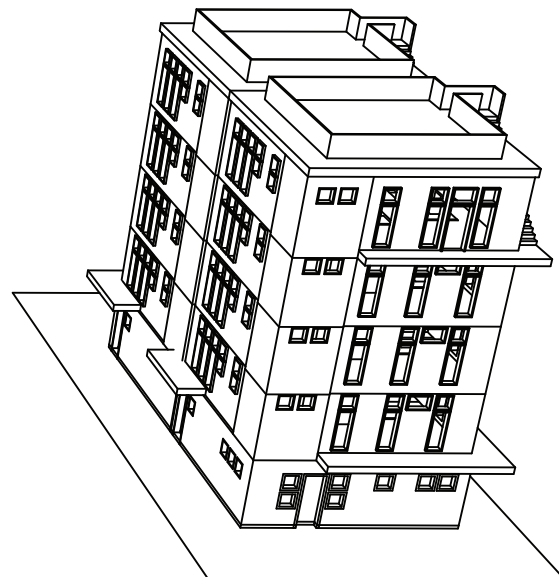
Home + ADU



Rowhouses



Sixplex



5 Story Apartment



1-4 People



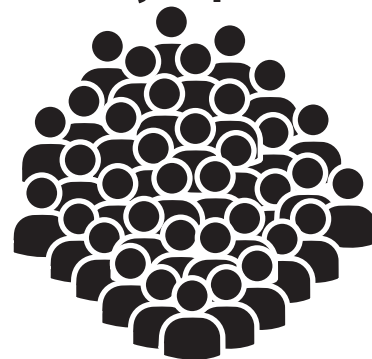
2-8 People



3-12 People



6-24 People



12-48 People

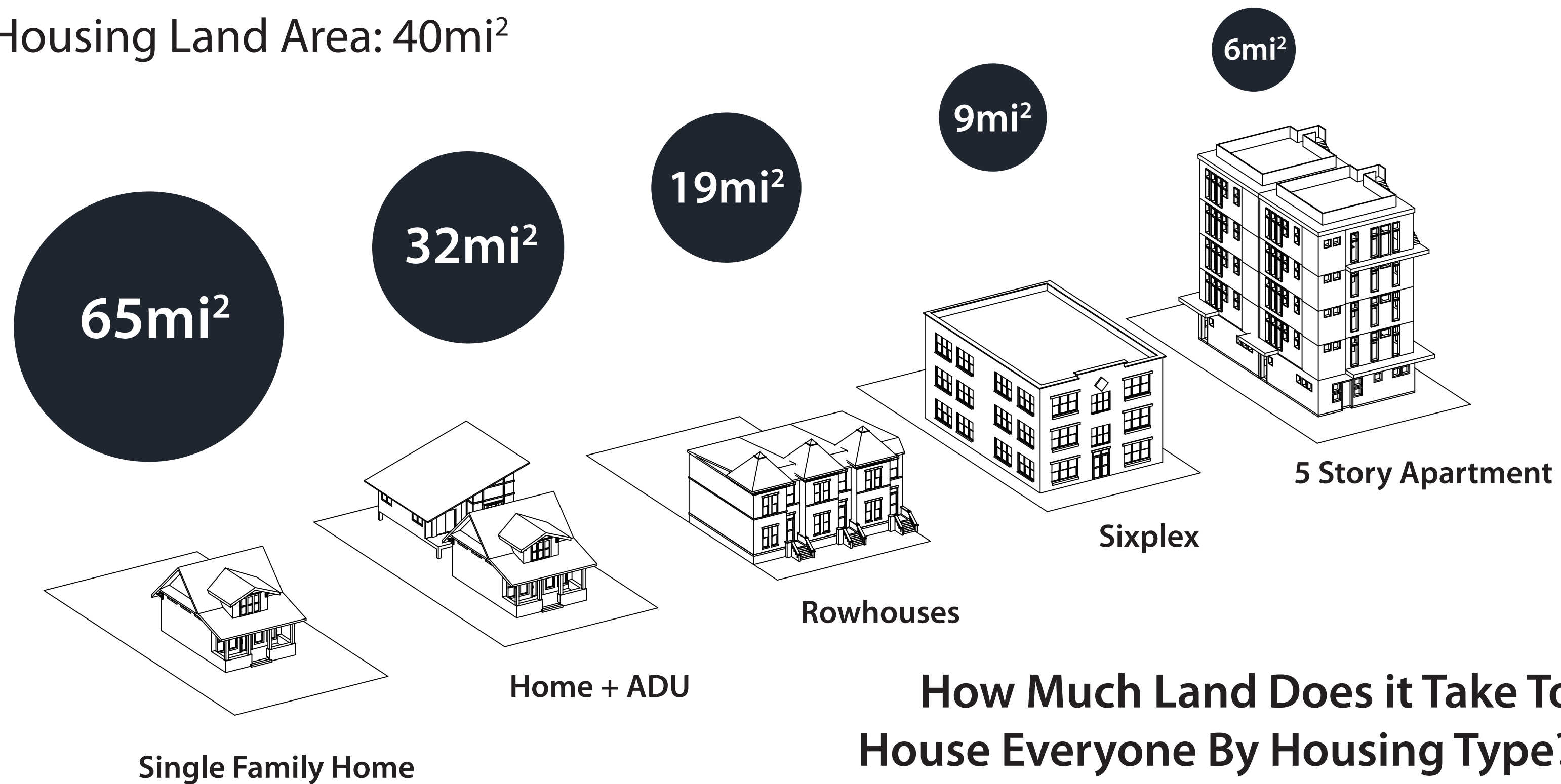
Population Per Building

Seattle, Washington

Population: 760,000

Household Size: 2.1

Housing Land Area: 40mi²



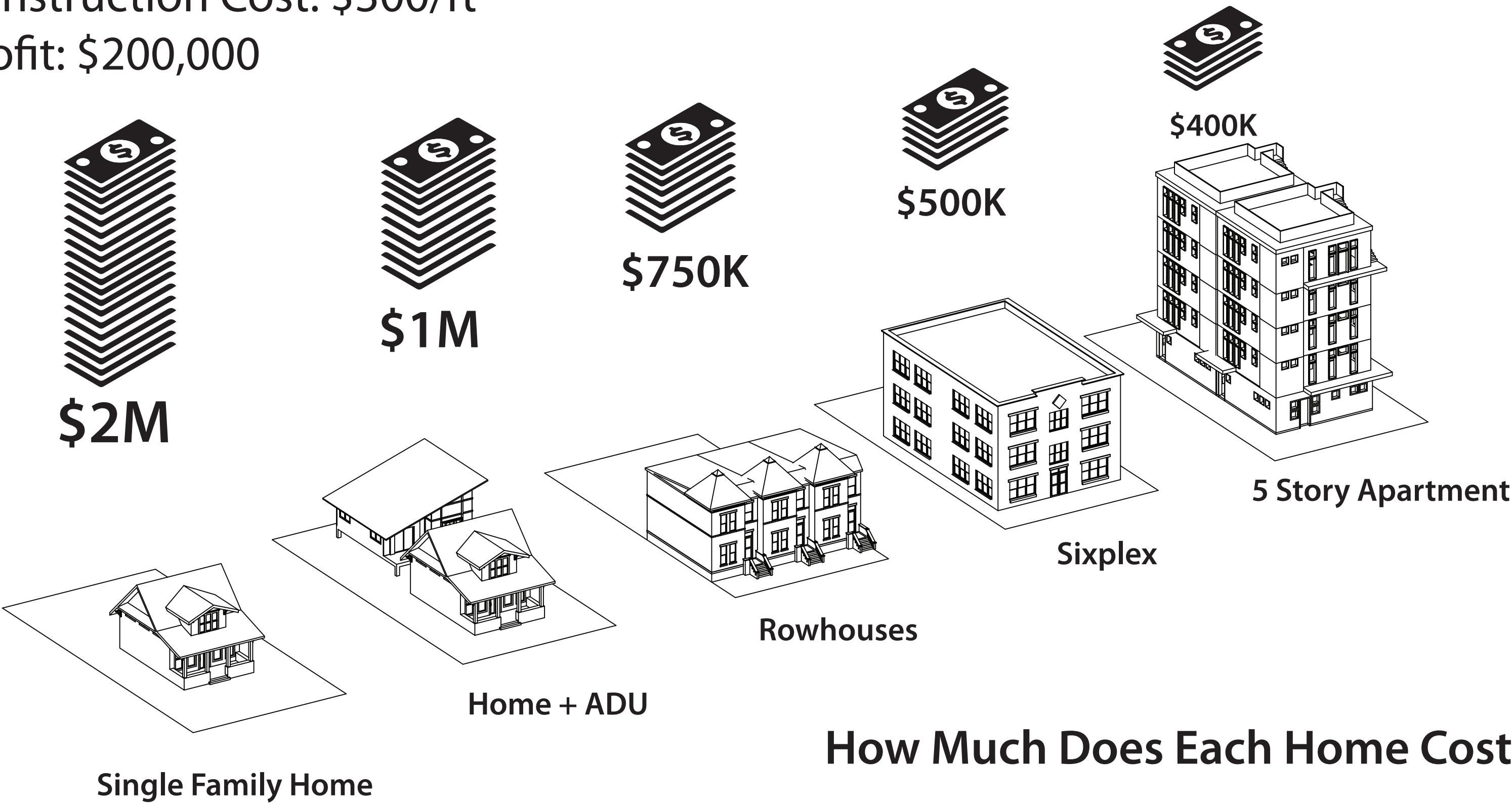
**How Much Land Does it Take To
House Everyone By Housing Type?**

Construction Costs

Land Acquisition: \$600,000

Construction Cost: \$300/ft²

Profit: \$200,000



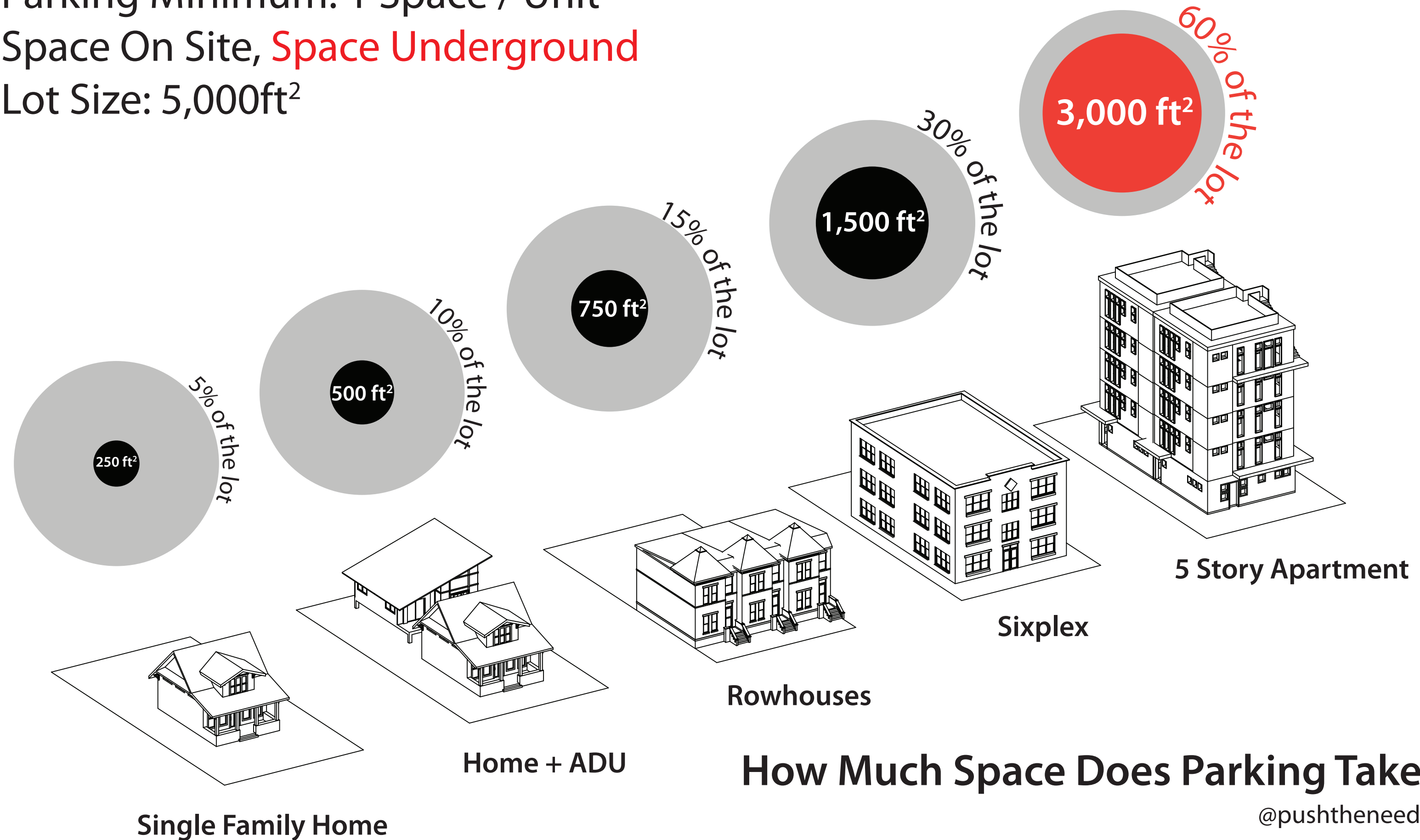
How Much Does Each Home Cost?

Space of Parking

Parking Minimum: 1 Space / Unit

Space On Site, **Space Underground**

Lot Size: 5,000ft²



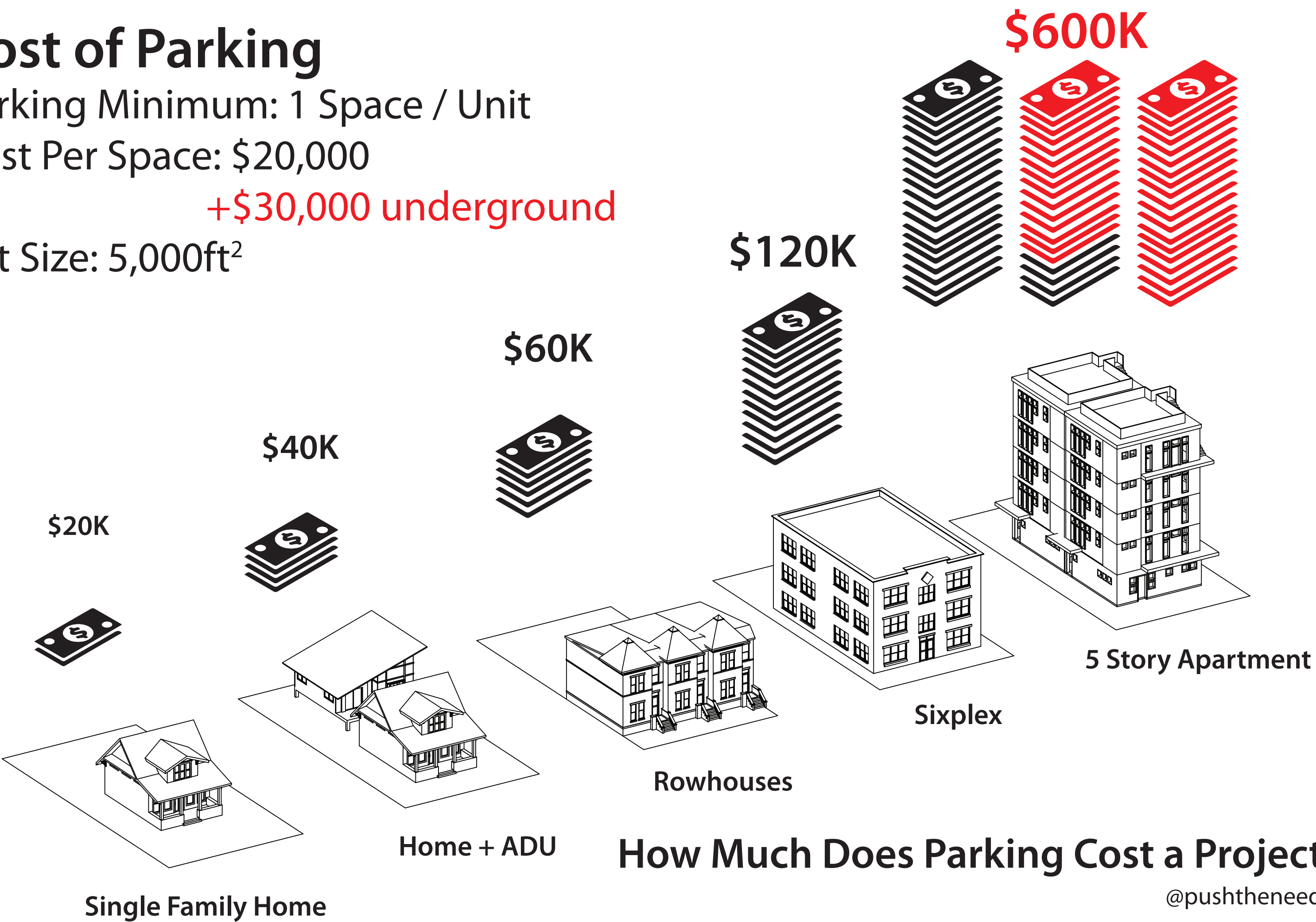
Cost of Parking

Parking Minimum: 1 Space / Unit

Cost Per Space: \$20,000

+\$30,000 underground

Lot Size: 5,000ft²



How Much Does Parking Cost a Project?

@pushtheneedle

Resistance

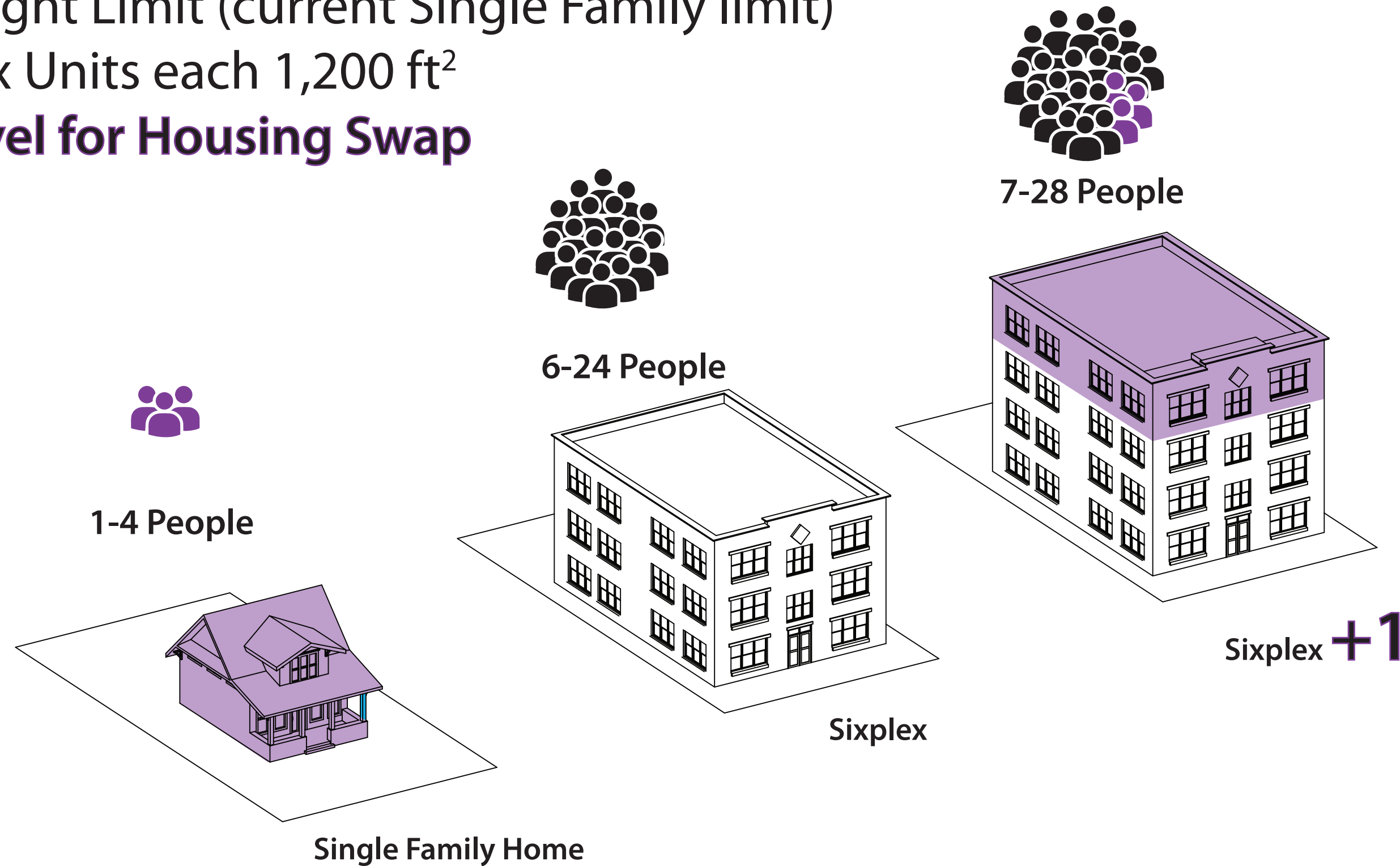


Great Seattle Housing Swap

35' Height Limit (current Single Family limit)

Sixplex Units each 1,200 ft²

+1 Level for Housing Swap



How Does The Housing Swap Bonus Work?

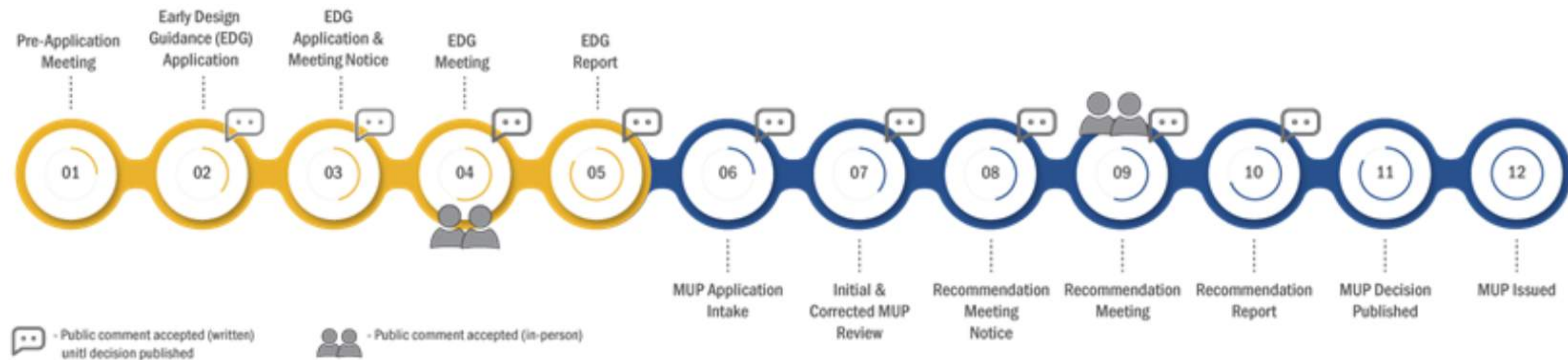
@pushtheneedle

Seattle's Answer?

- +upzone single family zoning**
- +eliminate parking minimums**
- +increase lot coverage**
- +reduce setbacks**
- +pre-permitted designs**
- +owner occupancy incentive**

Cutting the Red Tape

“design review”



500 to 600 days

I.i - QUEEN ANNE FRONTAGE - MASSING & MATERIAL STUDIES

Below is a summary table of the material studies the applicant analyzed for ways to breakdown the Queen Anne Frontage. **Geometry studies, parapet height studies, texture studies and all massing and material studies can be found in Appendix 1 (pages 73-88).**

Conclusion:
After analyzing the pros and cons of these material changes, the Owner prefers the baseline option with all Inca Mission Brick with texture applied to the middle and deli bays: (1) the all red brick facade best reinforces the massing and architectural concept (2) additional texture

will add variety without becoming too busy (3) introducing a variety of different color/material bays erodes the massing concept of a unified base with a variety of storefront. (4) The preferred option best meets the QA Design Guidelines for expressing a sense of authenticity and re-inforcing the Queen Anne character.

BASILINE



2-2-2-1 Inca Mission with texture (Preferred by Owner)

2 BRICK TYPES



2-2-2-1 Inca Mission & Autumn Blend



2-2-2-1 Inca Mission & Forest Blend

2 BRICK TYPES



2-2-2-1 Inca Mission, Coal Creek



2-2-2-1 Inca Mission & Castle Gray



2-2-2-1 Inca Mission & Forest Blend

2 BRICK TYPES



2-2-2-1 Inca, Coal Creek

3 BRICK TYPES



2-2-2-1 Forest, Autumn, Coal Creek



2-2-2-1 Inca, Autumn, Inca, Forest blend

VARIOUS BAYS



2-1-1-2-1 Inca, Autumn, painted green brick, Inca, Forest (Preferred by Planner)



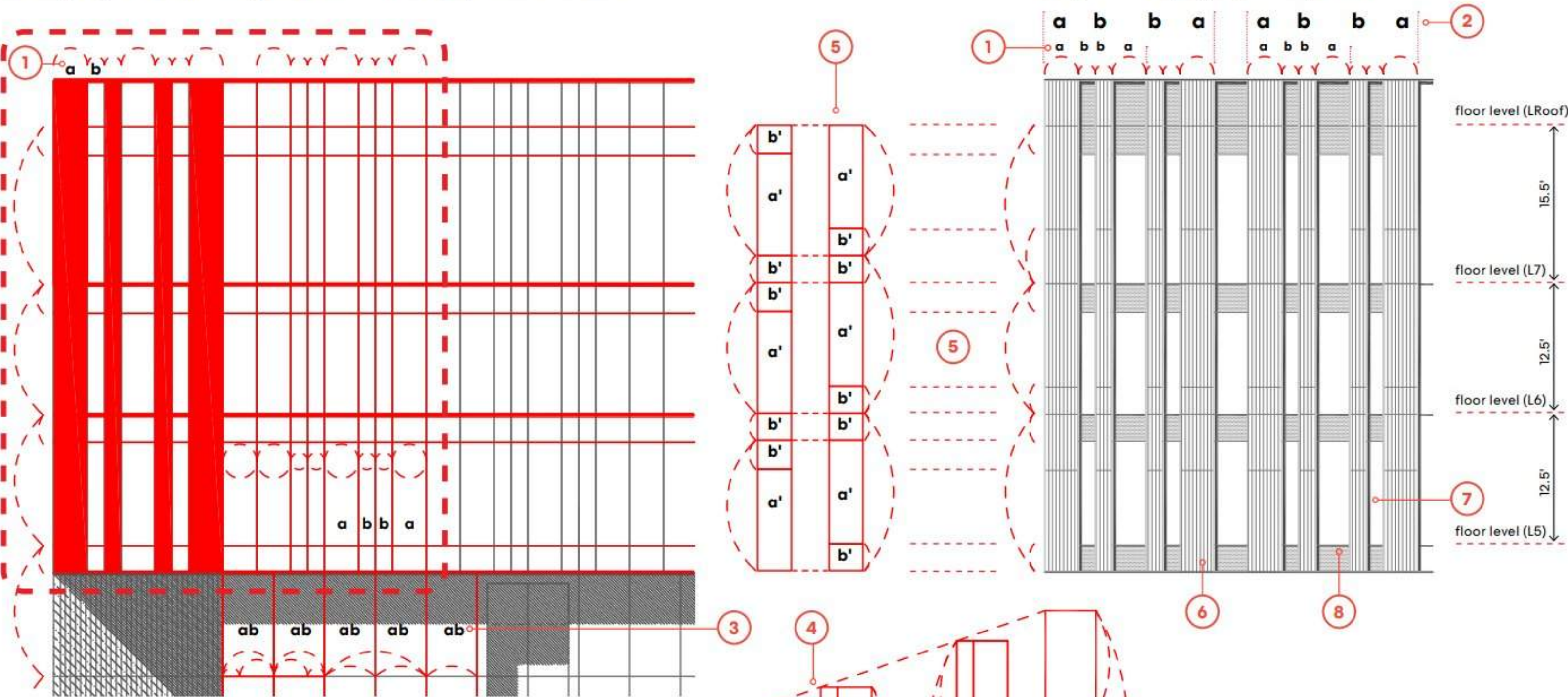
2-1-1-2-1 Inca, Autumn, painted green brick, Inca, Autumn



1-1-1-1-1 Autumn, Forest Blend, Inca Mission, painted green brick, Inca, Autumn, Forest Blend

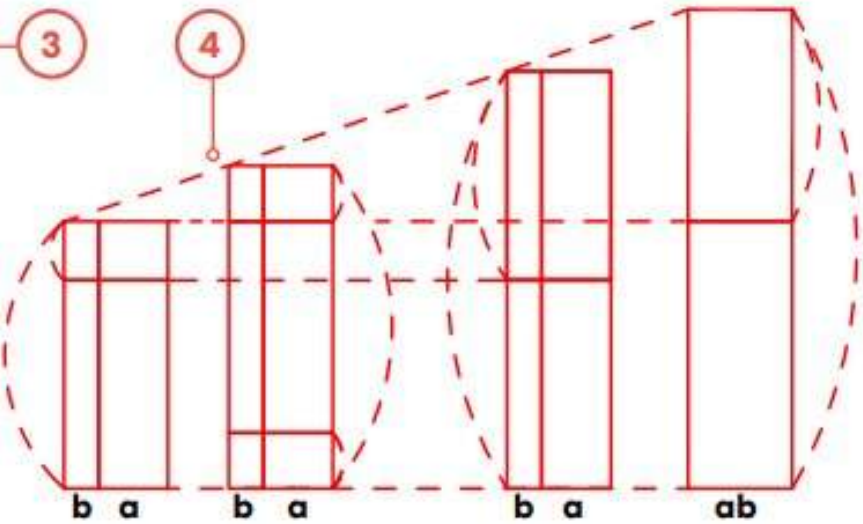
01.2 Design Response | Upper Building Volume

Harmony: adjust and enhance rhythm and balance with proportional subdivisions

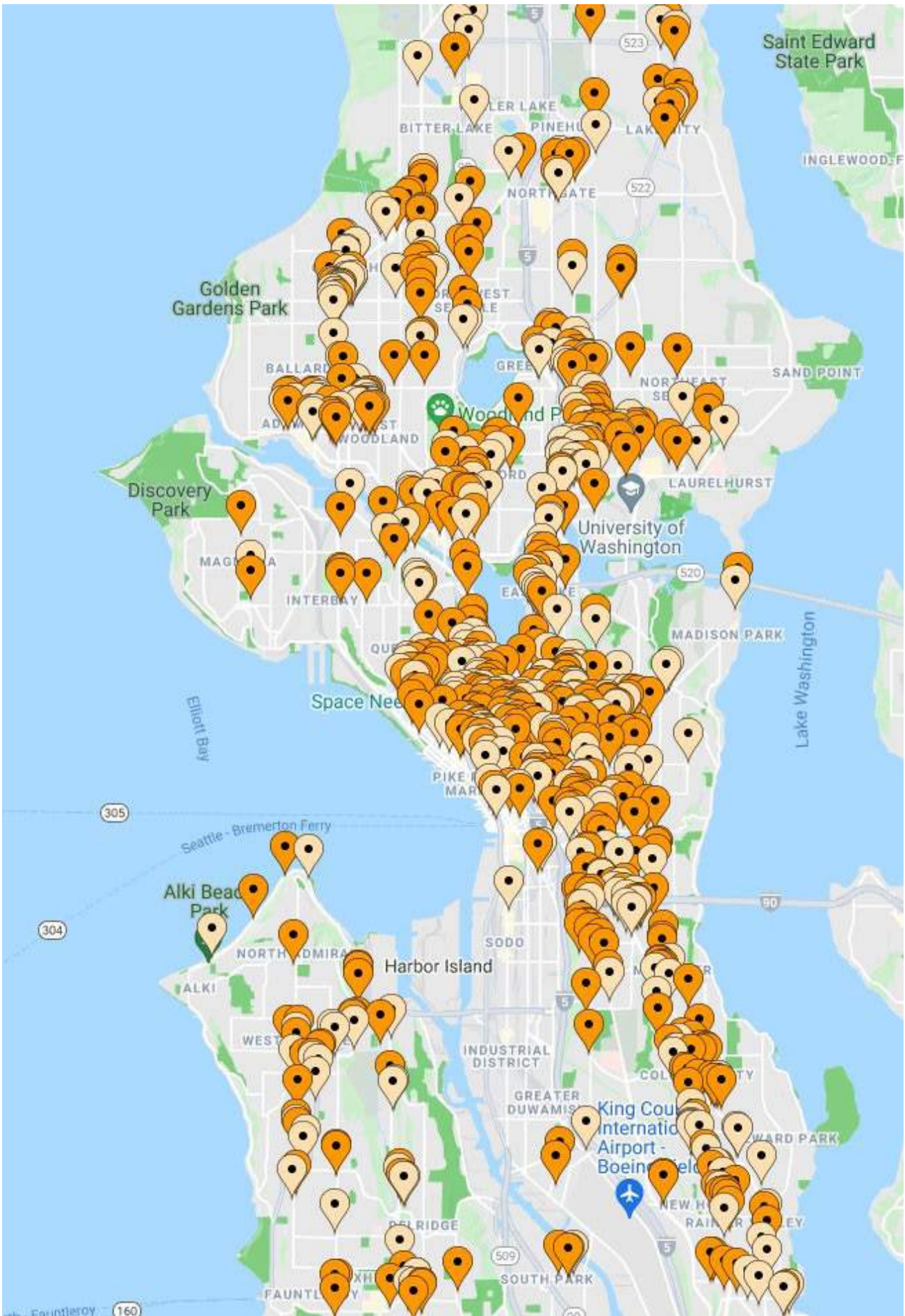


- Key to Facade Cladding Proportions + Composition:

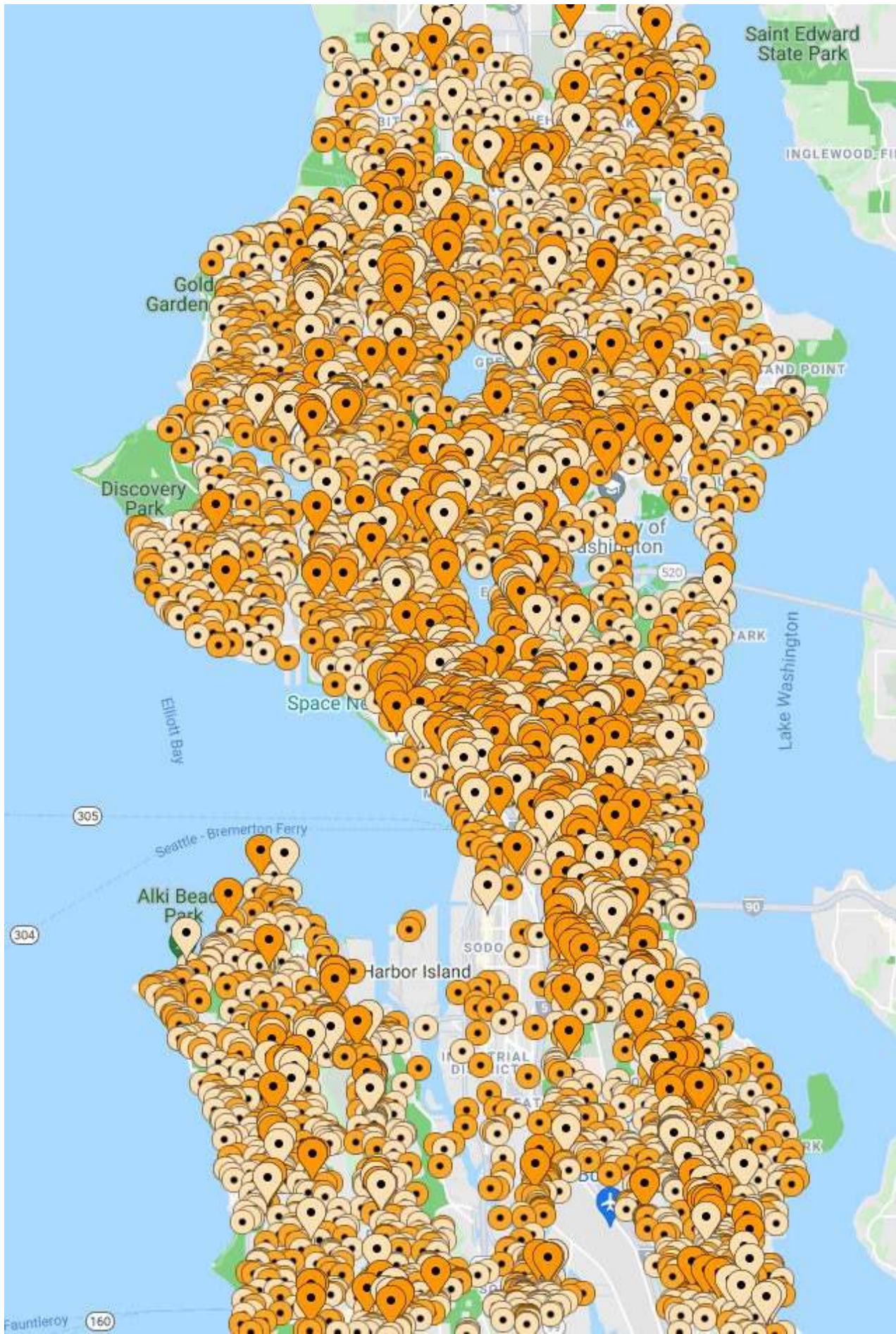
- | | |
|---|--|
| 1. base rhythm elements: 'a' and 'b' | 5. stacked modules determine horizontal joint locations for secondary scale and woven expression |
| 2. upper building volume symmetrical rhythmic scheme 'abba' | 6. textured pre-cast panel cladding |
| 3. lower building volume fenestration pattern 'ab' | 7. panel depth creates shadow and relief |
| 4. stacked modules determined by linear ascending proportion of 'a' and 'b' | 8. shadow-box spandrel creates additional layer of depth and shadow |



Design Review:



Exempt:

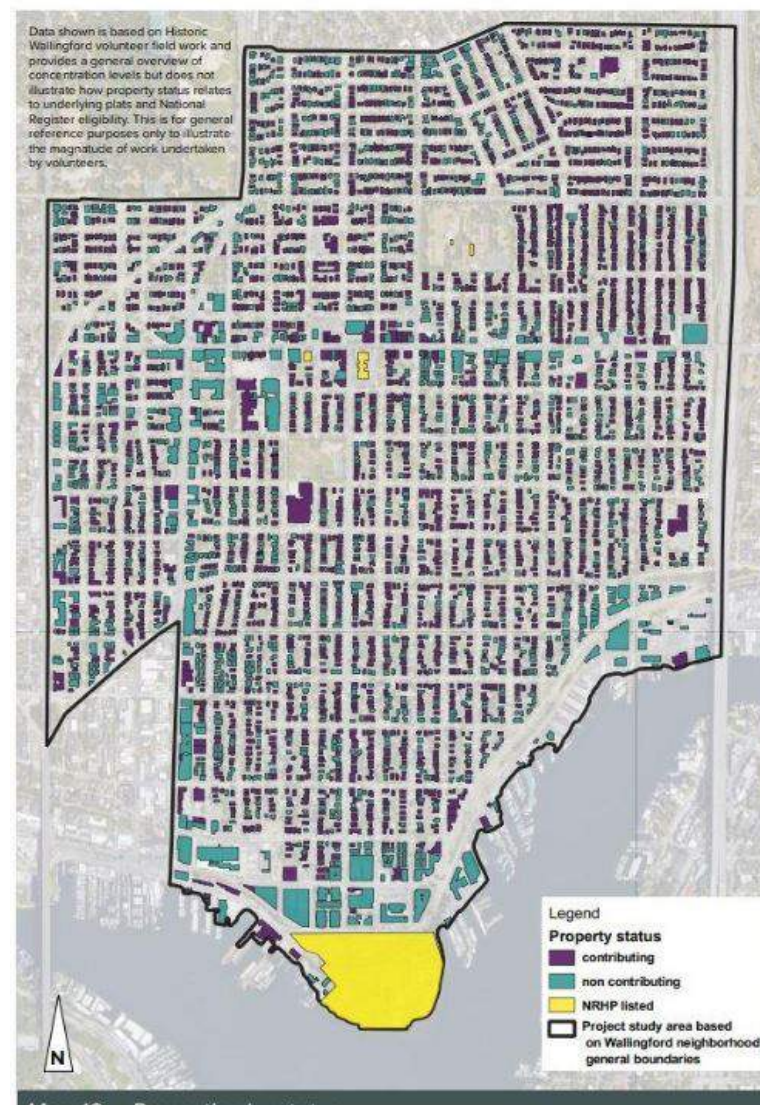


Heritage Preservation

Is this Historic?



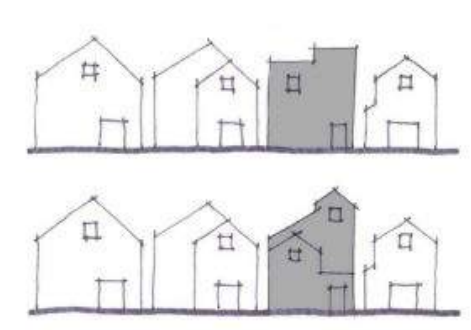
3,000 Homes



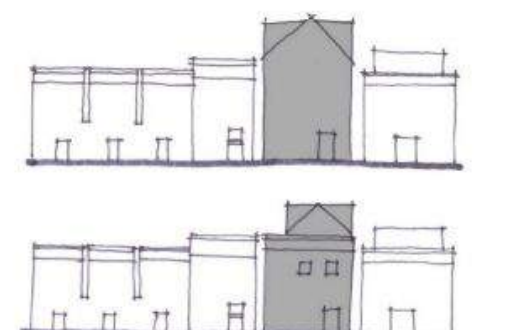
View Preservation




Codes



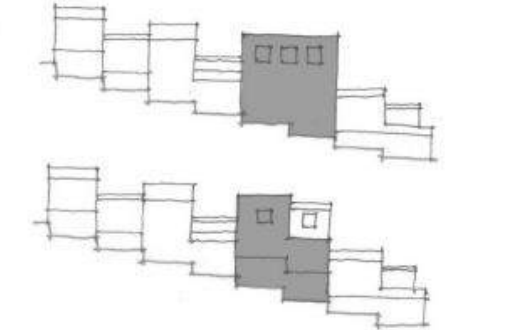
As shown in the lower figure, rooflines can reinforce the architectural character of a street.



Incorporating architectural features like cornices is more compatible with adjacent buildings, by lowering the apparent, conflicting height of the building illustrated in the lower figure.



In areas that have a number of buildings that feature a distinctive architectural concept or style, referring to that organizational concept can achieve compatibility at a deeper level as shown in the lower diagram.



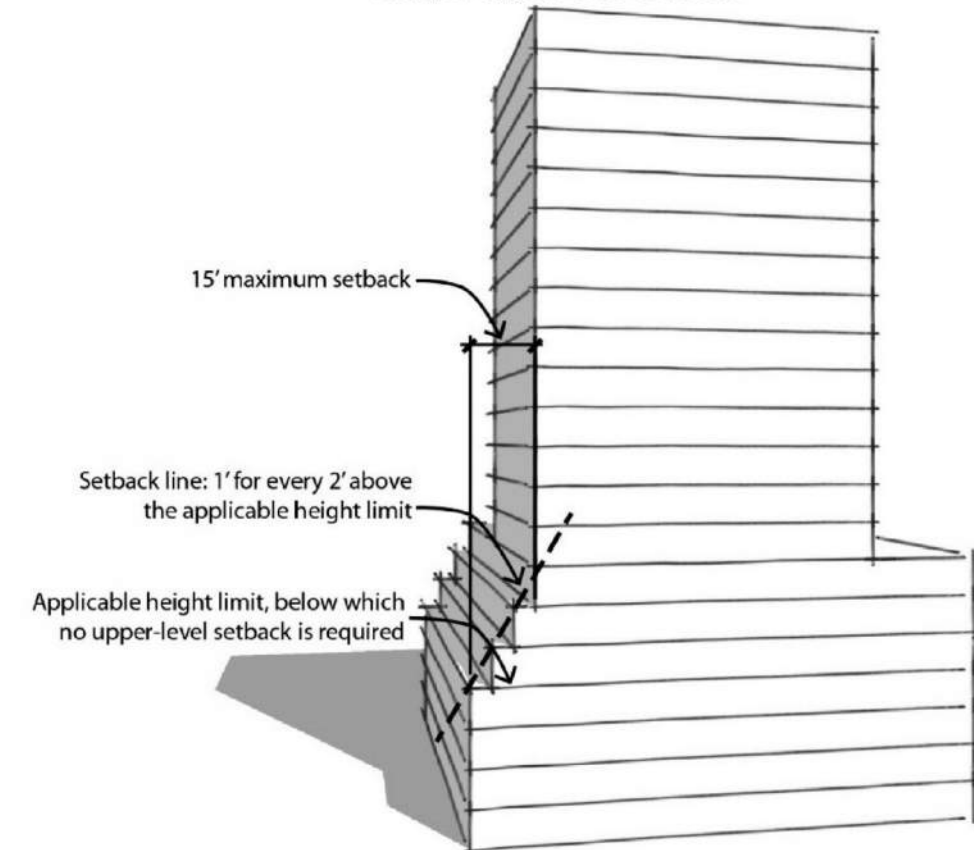
The pattern and proportion of windows, doors and other glazed areas (fenestration) is important in determining the building's architectural character. The lower image illustrates that by following the proportion and pattern of neighboring buildings the consistency of the overall streetscape is maintained or increased.

GENERAL BUILDING HEIGHTS AND AREAS

[W][S] TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE ^a													
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION											
		TYPE I		TYPE II		TYPE III		TYPE IV				TYPE V	
		A	B	A	B	A	B	A	B	C	HT	A	B
A, B, E, F, M, S, U	NS ^b	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	270	180	85	85	70	60
H-1, H-2, H-3, H-5	NS ^{c, d}	UL	160	65	55	65	55	120	90	65	65	50	40
	S	UL	160	65	55	65	55	120	90	65	65	50	40
H-4	NS ^{c, d}	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	140	100	85	85	70	60
I-1 Condition 1, I-3	NS ^{d, e}	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	180	120	85	85	70	60
I-1 Condition 2, I-2	NS ^{d, e, f}	UL	160	65	55	65	55	65	65	65	65	50	40
	S ⁱ	UL	180	85	75	85	75	180	120	85	85	70	60
I-4	NS ^{d, g}	UL	160	65	55	65	55	65	65	65	65	50	40
	S	UL	180	85	75	85	75	180	120	85	85	70	60
R ^h	NS ^d	UL	160	65	55	65	55	65	65	65	65	50	40
	S13D	60	60	60	60	60	60	60	60	60	60	50	40
	S13R	60	60	60	60	60	60	60	60	60	60	60	60
	S	UL	180	85	75	85	75	270	180	85	85	70	60

For SI: 1 foot = 304.8 mm.

Exhibit A for 23.48.235
Stepped Upper-Level Setbacks



100 pages
Design Guidelines

800 pages
Building Code

1,400 pages
Zoning Code

Seattle's Answer?

- +save reviews for towers**
- +reduce zoning code**
- +remove design guidelines**
- +make design review advisory**
- +reform heritage preservation**

What Can Surrey Do?

Thank You

Questions?

