University District Lid I-5 Steering Committee

CEP 498 Fall 2019

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Presentation Overview

1. Land Use
2. Current Zoning
3. Current and Proposed Projects
4. Pedestrian and Cycling Infrastructure
5. Public Transit Infrastructure
6. Demographics and Trends
7. Opportunity for a Partnership
8. Site Development and Programming
9. What’s Next?
Study Area: Land Use
Land Use Overview

- Size/boundary of study area
- What is occupying the land
- Housing breakdown
- Photos
- Key points
Study Area: Walkshed
Study Area: Land Use

- Residential ~305 Acres
- Business ~86 Acres
- Open Space/Park ~4 Acres
- School ~10 Acres
- Church ~4 Acres
- Senior Center ~8 Acres
Study Area: Land Use Summary

Housing (~73%)

- Study area is predominantly residential
- Single Family housing is the most common form

Business (~21%)

- Runs along N/NE 45th Street
- About 54% of business touches 45th Street

Open space/Parks (~1%)

- Very little open space
- Runs along NE 50th Street
Study Area: Land Use

- Residential ~305 Acres
- Business ~86 Acres
- Open Space/Park ~4 Acres
- School ~10 Acres
- Church ~4 Acres
- Senior Center ~ 8 Acres
Study Area: Current Zoning
Study Area: Multifamily Housing

Source: City of Seattle
## Study Area: Current Zoning for Low Rise Residential

<table>
<thead>
<tr>
<th></th>
<th>Cottage Housing</th>
<th>Rowhouse</th>
<th>Townhouse</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FAR Low Rise 1</strong></td>
<td>1.1</td>
<td>1.0 or 1.2</td>
<td>0.9 or 1.1</td>
<td>1.1</td>
</tr>
<tr>
<td><strong>FAR Low Rise 2</strong></td>
<td>1.1</td>
<td>1.1 or 1.3</td>
<td>1.1 or 1.2</td>
<td>1.1 or 1.3``</td>
</tr>
<tr>
<td><strong>FAR Low Rise 3</strong></td>
<td>1.1</td>
<td>1.2 or 1.4</td>
<td>1.2 or 1.4 /</td>
<td>1.5 or 2.0 /</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1.1 or 1.3</td>
<td>1.3 or 1.5</td>
</tr>
</tbody>
</table>

Floor area ratio (FAR): the ratio of a building’s total square footage (floor area) to the size of lot allotted for construction.

Source: Seattle Department of Construction and Inspection
**Study Area: Current Zoning for Low Rise Residential**

<table>
<thead>
<tr>
<th>Density Limit</th>
<th>Cottage Housing</th>
<th>Rowhouse</th>
<th>Townhouse</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Low Rise 1</strong></td>
<td>1 unit / 1,600 SF lot</td>
<td>1 unit / 1,600 SF lot</td>
<td>1 unit / 2,200 SF lot OR 1 unit / 1,600 SF lot</td>
<td>1 unit / 2,000 SF lot (duplexes and triplexes)</td>
</tr>
<tr>
<td><strong>Low Rise 2</strong></td>
<td>1 unit / 1,600 SF lot</td>
<td>no limit</td>
<td>1 unit / 1,600 SF lot OR no limit</td>
<td>1 unit / 1,200 SF Lot OR no limit</td>
</tr>
<tr>
<td><strong>Low Rise 3</strong></td>
<td>1 unit / 1,600 SF lot</td>
<td>no limit</td>
<td>1 unit / 1,600 SF lot OR no limit</td>
<td>1 unit / 800 SF lot OR no limit</td>
</tr>
</tbody>
</table>

Source: Seattle Department of Construction and Inspection
Study Area: Regulations for Low Rise Housing

- **Green Factor**
  - Must achieve a green factor score of .6 or higher.
  - Credit is awarded for green roofs, planters, green walls, landscaping and plantings in the adjacent Right of Way

- **Amenity Area Requirements**
  - An area equal to 25% of lot area is required as amenity area for units within .25 miles of a frequent transit service
  - All other areas: 1 space per unit except alki and U-District (1.5 spaces/unit)

- **Parking Requirement**
  - Within .25 miles of frequent transit service: not required
  - All other areas: 1 space per unit, 1.5 space per unit
  - Must be within 800’

- **Design Review**
  - MF projects of a certain size are required to undergo Design Review, performed by neighborhood Design Review Boards

- **Green Building**
  - LEED, Built Green, or Evergreen Sustainable Developments Standards required for projects gaining higher FAR or density allowed per lot.
Study Area: Current Zoning for Single Family Housing

- Detached single family structures
  - Zones vary by minimum lot size
  - SF5000, SF7200, SF9600

Source: Seattle Department of Construction and Inspection
Study Area: Current Zoning for Single Family Housing

RSL: Residential Small Lot
- Within Urban Village that allows for smaller detached homes that are more affordable

RSL: One House Per Lot

RSL/T: Tandem Housing
- Allows for the development of two houses on a lot

RSL/C: Cottage
- Permits clusters of cottages on large plots

RSL/TC: Tandem & Cottage
- Permits tandem and cottage housing

Source: Seattle Department of Construction and Inspection
Study Area: Affordable Housing

- Increased need for affordable housing within the city of Seattle
  - Land not classified as SF5000 zoning required to follow Mandatory Affordable Housing Act

- Mandatory Affordable Housing
  - Designate a certain number of housing units for affordable living
  - OR pay into a city fund that supports MAHA
Study Area: Current Zoning Summary

- Majority of the area surrounding the potential lid is residential (73%)
  - Most of which are SF5000, single house per lot homes located West of I-5
- There is a growing need for ‘Green Buildings’
- Due to the location and amenities surrounding the Lid, any residential development that falls under multi-family housing would not require parking structures
- Main factors for optimizing built structures would be to look at FAR and density limits of structures.
- Large need for open spaces within the study area
Study Area: Current and Proposed Projects
Study Area Projects: Overview

1. Projects located within the study area.
2. Identify the uses of the projects.
3. University District Light Rail Station currently under construction.
4. Possibility for a project that safely connects pedestrians and bicyclists travelling to and from Wallingford and the University District.
Projects Located Within Study Area

22 proposed projects
12 current projects

Key
Tan: Proposed
Orange: Current

Source: seattleinprogress.com
Study Area: Project Statistics
Project One: U-District Link Light Rail
Light Rail Station Location

Located on Brooklyn Avenue NE between NE 45th and NE 43rd streets

Source: seattleinprogress.com
Northbound Ride to Future Northgate Station: ~5 Minutes

Southbound Ride to Westlake Station: ~8 Minutes

Source: SoundTransit
Cross Section of U-District Light Rail Station

Source: SoundTransit
Recent U-District Zoning Changes Driven by Light Rail Station
Zoning Changes from April 1, 2017

**Zone 1**: Predominantly low rise and single family housing. Maximum height is 45 feet.

**Zone 2**: Maximum height increased to 85 feet.

**Zone 3**: Maximum height increased to 240 feet.

**Zone 4**: Maximum height increased to 300 feet.

**Zone 5**: University Ave corridor to have maximum height of 65 feet.

Source: City of Seattle
Building Under Construction in Zone 4

Located on corner of NE 47th Street and Brooklyn Avenue.

3 blocks from the light rail station.

Source: seattleinprogress.com
U-District Community Concerns About Light Rail Station and Zoning
U-District Mobility Group Concerns

1. A lack of public amenities and open space despite and overwhelming majority of people walk and use transit in U-District.
2. Many pedestrians and bicyclists do not feel safe near major arterials.
3. Transit suffers from speed and reliability issues and inefficient transfers.
4. Automobile traffic is concentrated on NE 45th Street, 15th Avenue NE, and the intersection at Roosevelt Way NE & 11th Avenue NE.

Source: U District Mobility
Project Two:
47th Street Pedestrian and Bike Bridge
Opportunity: New Pedestrian/Bike Bridge

- Project that has been lobbied for since 2012.
- Need for a pedestrian and bike first route connecting two dense neighborhoods.
- Other Link Light Rail locations have received similar infrastructure.
  - Northgate Station
  - Husky Stadium Station
Proposed Pedestrian and Bike Bridge Site

Looking east from Wallingford towards University District.
Majority of current and proposed projects are slated for residential uses.
The University District will experience upscaling in the coming years.
The light rail station will act as a catalyst of sprawl, attracting workers out of the city’s urban core with the improved commute.
Wallingford will, for now, remain dominated by single family housing.
Pedestrian and bicyclist infrastructure and safety areas of concern.
The study area needs more open, green space.
Study Area: Pedestrian and Cycling Infrastructure
Observations From Site Visits

- Constant stream of loud noise from freeway traffic.
- Very pedestrian hostile
  - Wide roads designed for high volume vehicular traffic.
  - Intersections are large and difficult to navigate on foot.
- Unsafe environment for people not in moving vehicles.

Top: Proposed project site as viewed from NE 45th St, looking north.
Bottom: Intersection of NE 45th St and 5th Ave NE, looking eastbound.
Incomplete Pedestrian Facilities

Left: intersection of NE 45th St and 7th Ave NE, looking south.
Right: “no pedestrian crossing” sign at NE 50th St.
Cycling Infrastructure in the Study Area (NE 45th St.)

- Study area lacks cohesive cycling infrastructure on important arterial roads such as NE 45th and NE 50th Streets
- Insufficient infrastructure combined with high volume vehicular traffic makes cycling in the area very unpleasant and intimidating.

Shared lane marking on NE 45th St looking east from 5th Ave. NE.
Reported Bicycle Accidents In The Study Area (2013-2017 data)

6 reported accidents on NE 45th St west of I-5, 5 minor injuries.

26 reported accidents in area including NE 45th St and Roosevelt Way NE (east of I-5), 23 minor injuries.

Source: Colburn Law
Study Area: Public Transit Infrastructure
Express Bus Service

- Study area contains a bus stop that is served by regional express bus service.
- Service provided by King County Metro, Sound Transit, and Community Transit.
- Only one route (Sound Transit route 512) operates all day, the rest are peak-hour commuter routes heading away from downtown Seattle or the UW.

Top: I-5 and NE 45th bus stop. Bottom: routes that serve the I-5 and NE 45th bus stop.
Local Bus Service

- Local bus service in the study area is provided by King County Metro route 44 on NE 45th St.
- Route 44 is a frequent (10-15 minute headway) bus route that provides east-west access to Wallingford, the U-District, and the Univ. of Washington light rail station.
Transportation Constraints To Site Development
Challenges Posed By Freeway Infrastructure

● On/off ramps to I-5 pose challenges to site development.
  ○ Ramps reduce the amount of available land in the project area.
  ○ The ramps to NE 45th St provide vital access to UW and Wallingford.
● Noise from freeway traffic serves as a constraint on the type of development that can occur at the site.

Left: NE 50th St off ramp viewed from the south.
Right: NE 45th St. on ramp viewed from the north.
Left: I-5 on/off ramps as viewed from NE 45th St looking south.
Right: I-5 on/off ramps as viewed from NE 45th and 5th Ave. NE looking south.
Summary of Transportation Infrastructure in Project Area

● As of now, the site is very car-oriented, with wide roads, heavy vehicle traffic, and incomplete pedestrian and cycling infrastructure.
● Site is well served by both local and regional transit.
● Freeway infrastructure on the site presents unique challenges in developing project site.

Intersection of NE 45th St. and 7th Ave. NE looking east
Study Area: Demographics
Study Area: Census Tracts 52 & 45

Census 2010
Seattle, Washington

Census Tracts and
Zip Code Boundaries

Source: US Census Bureau
Study Area: Demographic Trends
Study Area: Demographic Trends 2010-2017

Population Trends 2010-2017

Population (2010)
- Total: 9,361
- Male: 4,839
- Female: 4,522

Population (2017)
- Total: 10,198
- Male: 5,811
- Female: 4,387

Source: US Census Bureau
Study Area: Demographic Trends 2010-2017

Race Trends 2010-2017

Race (2010)
- White: 74.10%
- Asian: 15.70%
- Hispanic/Latino: 6.80%
- Black/African American: 2%
- American Indian/Alaskan Native: 1.20%
- Native Hawaiian/Pacific Islander: 0.50%
- Some Other Race: 0%

Race (2017)
- White: 64.90%
- Asian: 26.70%
- Hispanic/Latino: 3.30%
- Black/African American: 1%
- American Indian/Alaskan Native: 0.20%
- Native Hawaiian/Pacific Islander: 0.30%
- Some Other Race: 1.10%

Source: US Census Bureau
Study Area: Demographic Trends 2010-2017

Source: US Census Bureau

Age Trends 2010-2017

Age (2010)
- Median Age: 25.95 years
- 0-19 Years: 12.40%
- 20-65 Years: 83.70%
- 65+ Years: 3.40%

Age (2017)
- Median Age: 26.50 years
- 0-19 Years: 9.40%
- 20-65 Years: 75.10%
- 65+ Years: 5.20%
Study Area: Demographic Trends 2010-2017

School Enrollment Trends 2010-2017

School Enrollment (2010)
- Pre-School: 1.20%
- Kindergarten-12th Grade: 3.50%
- Undergraduate: 28.60%
- Graduate: 7%

School Enrollment (2017)
- Pre-School: 1.10%
- Kindergarten-12th Grade: 5.10%
- Undergraduate: 27.70%
- Graduate: 6.9%

Source: US Census Bureau
Study Area: Demographic Trends 2010-2017

Housing (2010)
- **Total Households**: 3,890
- Average Household Size (People): 2.52
- Owner-Occupied Housing: 42.25%
- Renter-Occupied Housing: 57.75%

Housing (2017)
- **Total Households**: 3,983
- Average Household Size (People): 2.71
- Owner-Occupied Housing: 40.85%
- Renter-Occupied Housing: 59.14%

Source: US Census Bureau
Study Area: Demographic Trends 2010-2017

**Housing (2010)**
- Total Households: 3,890
- **Average Household Size (People): 2.52**
- Owner-Occupied Housing: 42.25%
- Renter-Occupied Housing: 57.75%

**Housing (2017)**
- Total Households: 3,983
- **Average Household Size (People): 2.71**
- Owner-Occupied Housing: 40.85%
- Renter-Occupied Housing: 59.14%

Source: US Census Bureau
Study Area: Demographic Trends 2010-2017

Homeowner Trends 2010-2017

- Total Households: 3,890
- Average Household Size (People): 2.52
- Owner-Occupied Housing: 42.25%
- Renter-Occupied Housing: 57.75%

Source: US Census Bureau
Study Area: Demographic Trends 2010-2017

- The median rent in the 98105 ZIP code, which includes the U-District, increased 33% between November 2010 and April 2019.
- Recent tax structure changes caused King County property taxes to rise 43% in just four years.

Compared to City of Seattle:

- There is a 22% population increase in the city from 2010-2017.
- The city is still mostly white (66.3%). The next largest group is Asian (13.7%).
- People of color have increased from 33.7% to 34.3%.
- Renter-Occupied housing increased from 51%-54%. Owner-occupied housing decreased from 49%-46%.

Source: US Census Bureau
Study Area: Opportunity for Partnership With The University of Washington
Case Studies: University and Private Partnership
University of Pennsylvania

Partnership with JNA Capital to develop the building pictured to the right.

Completed Project Contains:

- Mixed-use 7 story building finished in 2015
- Retail on first and second floor
- 64 apartment units in remainder of building

Source: University of Penn
Drexel University

- Mixed-use development in the heart of Philadelphia that includes:
  - Drexel Square Park (opened in June 2019)
  - Redevelopment of historic Bulletin Building
  - Additional new apartments and office space

Source: Brandywine Realty Trust, Philadelphia Inquirer
Completed Project Will Provide:

- **425** Units of new housing ranging in size and affordability.
- **627,134** Gross Floor Area (GFA) of new commercial space
- **105,200** GFA of new ground floor retail/active use spaces
- **633** new covered, long-term bicycle parking
- **102** short-term bicycle parking
- **809** new vehicle parking spaces

Source: Cambridge Redevelopment
University of Texas at Austin

- The Innovation District connects communities, business, and healthcare providers and systems.
- Partnership between the university and the region’s network of innovators, companies, entrepreneurs, investors, and non-profits for the benefit of the community.
After examining development projects associated with the University of Pennsylvania, Drexel University, MIT in Cambridge, and University of Texas at Austin we believe the development of the lid on I-5 provides great opportunities for the University of Washington to begin modeling similar successful trends.
Site Development
Study Area: Market Research of Three Sub-Markets

1. University Way (The Ave) Retail Inventory
2. NE 45th Ave Retail Inventory in Wallingford
3. University Village Retail Inventory
Market Research: University Way

University Way (The Ave) Retail Inventory

- Asian Restaurants: 34
- Non-Asian Restaurants: 27
- Cafes: 7
- Bars: 5
- Apparel: 8
- Books: 10
- Grocery/Drug Stores: 11
- Beauty/Health: 11
- Banks: 5
- Entertainment: 7
- Other retail: 10

From NE 40th St to NE 47th St
Market Research: Wallingford

From 5th Ave NE to Meridian Ave N
Market Research: University Village

University Village Retail Inventory

<table>
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<tr>
<th>Retail Category</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>Restaurant</td>
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<tr>
<td>Café</td>
<td>16</td>
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<tr>
<td>Beauty/Fitness</td>
<td>19</td>
</tr>
<tr>
<td>Book/Specialty</td>
<td>9</td>
</tr>
<tr>
<td>Computer/Electronic</td>
<td>6</td>
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<tr>
<td>Home/Garden</td>
<td>17</td>
</tr>
<tr>
<td>Jewelry</td>
<td>4</td>
</tr>
<tr>
<td>Apparel</td>
<td>40</td>
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</tbody>
</table>
Summary of Market Research

Market Differentiation

- University Village is the main mid/high end restaurant and retail space available to the two neighborhoods of the study area.
- The area with the highest foot traffic (The Ave) has the largest presence of homelessness.

Barriers to Success

- Broken window effect on The Ave forces businesses to relocate.
- Commuting to University Village from anywhere in the study area is inconvenient due to traffic, misrouted public transit, and steep walking conditions.
- Limited mid and high end restaurants and retail currently located within study area.
- Limited open space to relax/eat at all three submarket sites.
Programming the Site
6 Acre Park/Open Space

47th Pedestrian/Bike Bridge

1 Acre Courtyard

6 Acre Mid-High End Retail Space

WALLINGFORD

UNIVERSITY DISTRICT
Study Area: Land Use

- Residential ~305 Acres
- Business ~86 Acres
- Open Space/Park ~4 Acres
- School ~10 Acres
- Church ~4 Acres
- Senior Center ~8 Acres
What is Next?
Winter Quarter 2020

1. Understand and analyze community input via surveying or canvassing.
2. Conduct case study research, focusing on livability on lid and what other projects have been put on lid developments.
3. Continue site programming by conducting a thorough market research.
   a. What is successful and what is failing in the study area?
   b. Identify needs for certain types of development.
   c. Propose additional programming designs.
Spring Quarter 2020

1. Create a site proposal detailing types and brands of restaurants, retail stores, parks, office spaces, etc. to occupy the lid.

2. Define site accessibility through the lenses of pedestrian, bicycle, automobile, transit, parking, etc.

3. Identify additional partnerships and funding sources.

4. Develop a final report for submission to steering committee.
Appendix
## 2010 Census Data (ACS 5-year estimates)

Data from United States Census Bureau; census.gov/data

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<th>Category</th>
<th>Combined</th>
<th>Census Tract 52</th>
<th>Census Tract 45</th>
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<td>Percentage (%)</td>
<td>Number (raw)</td>
</tr>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Total</td>
<td>9,361</td>
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<td>Male</td>
<td>4,839</td>
<td>51.70%</td>
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<td>4,522</td>
<td>48.30%</td>
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<td>20-65 (years)</td>
<td>7,832</td>
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<tr>
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<td>Total Households</td>
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<td>Average Household Size</td>
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<td>42.25%</td>
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</tr>
<tr>
<td><strong>Population</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>10,198</td>
<td>100%</td>
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<td>Male</td>
<td>5,811</td>
<td>57%</td>
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<tr>
<td>Female</td>
<td>4,387</td>
<td>43%</td>
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<td><strong>Race</strong></td>
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<td>6,615</td>
<td>64.90%</td>
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<td>101</td>
<td>1%</td>
<td>67</td>
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<tr>
<td>American Indian and Alaska Native</td>
<td>16</td>
<td>0.20%</td>
<td>0</td>
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<tr>
<td>Asian</td>
<td>2,726</td>
<td>26.70%</td>
<td>2,355</td>
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<tr>
<td>Native Hawaiian/Pacific Islander</td>
<td>19</td>
<td>0.20%</td>
<td>19</td>
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<tr>
<td>Hispanic or Latino (of any race)</td>
<td>332</td>
<td>3.30%</td>
<td>241</td>
</tr>
<tr>
<td>Some other race</td>
<td>112</td>
<td>1.10%</td>
<td>69</td>
</tr>
<tr>
<td><strong>Age</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median age (years)</td>
<td>26.5</td>
<td>(X)</td>
<td>23.8</td>
</tr>
<tr>
<td>0-19 (years)</td>
<td>956</td>
<td>9.40%</td>
<td>495</td>
</tr>
<tr>
<td>20-65 (years)</td>
<td>8,067</td>
<td>79.10%</td>
<td>5,568</td>
</tr>
<tr>
<td>65+ (years)</td>
<td>531</td>
<td>5.20%</td>
<td>364</td>
</tr>
<tr>
<td><strong>School Enrollment</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Preschool</td>
<td>109</td>
<td>1.10%</td>
<td>47</td>
</tr>
<tr>
<td>Kindergarten to 12th Grade</td>
<td>518</td>
<td>5.10%</td>
<td>280</td>
</tr>
<tr>
<td>College (undergraduate)</td>
<td>2,824</td>
<td>27.70%</td>
<td>2,445</td>
</tr>
<tr>
<td>College (graduate)</td>
<td>708</td>
<td>6.90%</td>
<td>537</td>
</tr>
<tr>
<td><strong>Housing</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Households</td>
<td>3,983</td>
<td>100%</td>
<td>2,959</td>
</tr>
<tr>
<td>Average Household Size</td>
<td>2.71</td>
<td>(X)</td>
<td>2.36</td>
</tr>
<tr>
<td>Owner-Occupied Housing</td>
<td>(X)</td>
<td>40.85%</td>
<td>(X)</td>
</tr>
<tr>
<td>Renter-Occupied Housing</td>
<td>(X)</td>
<td>59.14%</td>
<td>(X)</td>
</tr>
</tbody>
</table>
Study Area: Demographic Summary 2010

Population
- Total: 9,361
- Male: 4,839
- Female: 4,522

Race
- White: 74.10%
- Asian: 15.70%
- Hispanic/Latino: 6.80%
- Black/African American: 2%
- American Indian/Alaskan Native: 1.20%
- Native Hawaiian/Pacific Islander: 0.50%
- Some Other Race: 0%

Age
- Median Age: 25.95 years
- 0-19 Years: 12.40%
- 20-65 Years: 83.70%
- 65+ Years: 3.40%

Source: US Census Bureau
Study Area: Demographic Summary 2010

School Enrollment

- Pre-School: 1.20%
- Kindergarten-12th Grade: 3.50%
- Undergraduate: 28.60%
- Graduate: 7%

Housing

- Total Households: 3,890
- Average Household Size (People): 2.52
- Owner-Occupied Housing: 42.25%
- Renter-Occupied Housing: 57.75%

Source: US Census Bureau
Study Area: Demographic Summary 2017

Population

- Total: 10,198
- Male: 5,811
- Female: 4,387

Race

- White: 64.90%
- Asian: 26.70%
- Hispanic/Latino: 3.30%
- Black/African American: 1%
- American Indian/Alaskan Native: 0.20%
- Native Hawaiian/Pacific Islander: 0.30%
- Some Other Race: 1.10%

Age

- Median Age: 26.50 years
- 0-19 Years: 9.40%
- 20-65 Years: 75.10%
- 65+ Years: 5.20%

Source: US Census Bureau
Study Area: Demographic Summary 2017

School Enrollment

- Pre-School: 1.10%
- Kindergarten-12th Grade: 5.10%
- Undergraduate: 27.70%
- Graduate: 6.9%

Housing

- Total Households: 3,983
- Average Household Size (People): 2.71
- Owner-Occupied Housing: 40.85%
- Renter-Occupied Housing: 59.14%

Source: US Census Bureau
## Types of Development in University Partnerships

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Commercial</th>
<th>Mixed Use</th>
<th>Research</th>
<th>Open Space/Parks</th>
</tr>
</thead>
<tbody>
<tr>
<td>University of Pennsylvania</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>MIT</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>University of Texas - Austin</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Drexel University</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Key:**
- Yes: ![Green Circle](green_circle.png)
- No: ![Red Circle](red_circle.png)
Northwest Photos
Southwest Photos
Southeast Photos
Northeast Photos
LOW RISE 1 (LRI) provides a transition between SF zoned areas and more intense multifamily and commercial areas. Most appropriate for out of growth areas. Mix of housing types.

<table>
<thead>
<tr>
<th></th>
<th>Cottage Housing</th>
<th>Rowhouse</th>
<th>Townhouse</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area Ratio (FAR)</td>
<td>1.1</td>
<td>1.0 or 1.2</td>
<td>0.9 or 1.1</td>
<td>1.1</td>
</tr>
<tr>
<td>Density Limit</td>
<td>1 unit/1,600 SF lot</td>
<td>1 unit/1,600 SF lot ≤ 3,000 SF All others: no limit</td>
<td>1 unit/2,200 SF or 1 unit/1,600 SF</td>
<td>1 unit/12,000 SF lot (duplexes &amp; triplexes only)</td>
</tr>
<tr>
<td>Building Height</td>
<td>18' + 7' for a roof with minimum 6:12 pitch Front: 7' average, 5' minimum Rear: 0' w/ alley, 7' minimum Side: 5' minimum</td>
<td>30' + 5' for roof with minimum 6:12 pitch Front: 7' average, 5' minimum Rear: 0' w/ alley, 7' average, 5' minimum Side: 5' if building is 40' or ≤ in length, or 7' average 5' minimum</td>
<td>30' + 5' for roof with minimum 6:12 pitch Front: 7' average, 5' minimum Rear: 0' w/ alley, 7' average, 5' minimum Side: 5' if building is 40' or ≤ in length, or 7' average 5' minimum</td>
<td>30' + 5' for roof with minimum 6:12 pitch Front: 5' minimum Rear: 10' minimum w/ alley, 15' w/ no alley Side: 5' if building is 40' or ≤ in length, or 7' average 5' minimum</td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>60'</td>
<td>60'</td>
<td>60'</td>
<td>45'</td>
</tr>
<tr>
<td>Building Width Limit</td>
<td>Applies to all: 65% of lot depth for portions within 15' of a side lot line that is not a street or alley lot line, and 40' for a Rowhouse unit located within 15' of a lot line that abuts a lot in a SF zone.</td>
<td>Optional</td>
<td>Optional</td>
<td>Optional</td>
</tr>
<tr>
<td>Max. Facade Length</td>
<td>Optional</td>
<td>Optional</td>
<td>Required for 3 or more units</td>
<td>Optional</td>
</tr>
<tr>
<td>SDR</td>
<td>Optional</td>
<td>Optional</td>
<td>Required for 3 or more units</td>
<td>Optional</td>
</tr>
</tbody>
</table>

Arranged around common open space: 750 SF is the maximum size allowed for each cottage. Attached side by side along common walls. Each unit faces the street with no housing units behind it. Occupies the space from the ground to the roof units cannot be stacked. Attached along common walls occupy the space from the ground to the roof units cannot be stacked. Principle Townhouse units may be located behind other townhouse units as seen from the street. Multi-family housing that is not congestion. Townhouse, or Townhouse, is considered apartments. Units may be stacked.
**LOW RISE 2 (LR2):** Provides a variety of MF housing types in existing MF neighborhoods and along arterial streets. Most appropriate for areas within Growth Areas, Mix of housing scales & types.

<table>
<thead>
<tr>
<th>Floor Area Ratio (FAR)</th>
<th>Cottage Housing</th>
<th>Rowhouse</th>
<th>Townhouse</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>1.1 or 1.3</td>
<td>1.1 or 1.2</td>
<td>1.1 or 1.3</td>
<td>1.1 or 1.3</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Density Limit</th>
<th>1 unit/1,600 SF lot</th>
<th>no limit</th>
<th>1 unit/1,600 SF lot or no limit</th>
<th>1 unit/1,200 SF lot or no limit</th>
</tr>
</thead>
</table>

| Building Height        | 18' + 7' for a roof with minimum 6:12 pitch | 30' + 5' for roof with minimum 4:12 pitch | 30' + 5' for roof with minimum 4:12 pitch | 30' + 5' for roof with minimum 6:12 pitch |
|                        | Front: 7' average, 5' minimum | Front: 6' average, 5' minimum | Front: 7' average, 5' minimum | Front: 5' minimum |
|                        | Rear: 0' to alley, 7' to alley | Rear: 0' to alley, 7' to average | Rear: 0' to alley, 7' to average | Rear: 0' to alley, 15' to no alley |
|                        | side: 5' minimum | side: 5' minimum | side: 6' if building is 40' or 40' in length, or 7' average 5' minimum | side: 5' minimum |

<table>
<thead>
<tr>
<th>Building setbacks</th>
<th>not applicable</th>
<th>no limit</th>
<th>90'</th>
<th>90'</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Building Width Limit</th>
<th>not applicable</th>
<th>no limit</th>
<th>90'</th>
<th>90'</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Max. Facade Length</th>
<th>Applies to all 65' of lot length for portions of facades within 15' of a lot line that is not a rear, street, or alley lot line, and 40' for a Rowhouse unit located within 15' of a lot line that abuts a lot in a SF zone.</th>
<th>no limit</th>
<th>no limit</th>
<th>no limit</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>SDR</th>
<th>Optional</th>
<th>Optional</th>
<th>Required for 2 or more units</th>
<th>Optional</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Arranged around common open space. 950 SF is the maximum size allowed for each unit.</td>
<td>Attached side by side along common walls. Each unit faces the street with no housing units behind it, occupies the space from the ground to the roof units cannot be stacked.</td>
<td>Attached along common walls occupy the space from the ground to the roof units cannot be stacked. Principle Townhouse units may be located behind other Townhouse units as seen from the street.</td>
<td>Optional</td>
</tr>
</tbody>
</table>

Multi-family housing that is not cotage, Townhouse, or Townhouse, is considered apartments. Units may be stacked.
### LOW RISE 3 (LR3)

Provides for a variety of MF housing types in existing MF neighborhoods to moderate scale. Mix of small-to-moderate scale housing is encouraged.

<table>
<thead>
<tr>
<th>Floor Area Ratio (FAR)</th>
<th>Cottage Housing</th>
<th>Rowhouse</th>
<th>Townhouse</th>
<th>Apartments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>1.2 or 1.4</td>
<td>1.2 or 1.4</td>
<td>1.5 or 2.0</td>
<td></td>
</tr>
<tr>
<td>Density Limit</td>
<td>1 unit/1,600 SF lot</td>
<td>No Limit</td>
<td>1 unit/4,000 SF lot or No Limit</td>
<td>1 unit/800 SF lot or No Limit</td>
</tr>
<tr>
<td>Building Height</td>
<td>18’ + 7’ for a roof with minimum 6:12 pitch. Front: 7’ average, 5’ minimum. Roof: 0’ w/ alley, 7’ no alley. Side: 5’ minimum.</td>
<td>30’+5’ for roof with minimum 6:12 pitch. Front: 7’ average, 5’ minimum. Rear: 7’ average, 5’ minimum. Side: 5’ if building is 40’ or L in length, or 7’ average 5’ minimum.</td>
<td>30’+5’ for roof with minimum 6:12 pitch. Front: 5’ minimum. Rear: 10’ minimum w/ alley, 15’ w/ no alley. Side: 5’ if building is 40’ or L in length, or 7’ average 5’ minimum.</td>
<td></td>
</tr>
<tr>
<td>Building Setbacks</td>
<td>No limit</td>
<td>No limit</td>
<td>120’</td>
<td>120’</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>150’</td>
<td>150’</td>
</tr>
<tr>
<td>Building Width Limit</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Max. Facade Length</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SDR</td>
<td>Optional</td>
<td>Optional</td>
<td>Required for 3 or more units</td>
<td>Optional</td>
</tr>
</tbody>
</table>

**Growth Areas**

- Arranged around common open space. 950 SF is the maximum size allowed for each cottage.
- Attached side by side along common walls, each unit faces the street with no housing units behind it. Occupancy of the space from the ground to the roof units cannot be stacked. Principal townhouse units may be located behind other townhouse units as seen from the street.
- Attached along common walls. Occupancy of the space from the ground to the roof units cannot be stacked. Principal townhouse units may be located behind other townhouse units as seen from the street.

**Outside Growth Areas**

- Multifamily housing that is not cottage, townhouse, or rowhouse, is considered apartments. Units may be stacked.