



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# **4600 Union Bay Place NE Rezone (CF 314434) Excerpts from the Hearing Examiner's Exhibits**

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LAND USE & NEIGHBORHOODS COMMITTEE  
FEBRUARY 12, 2020

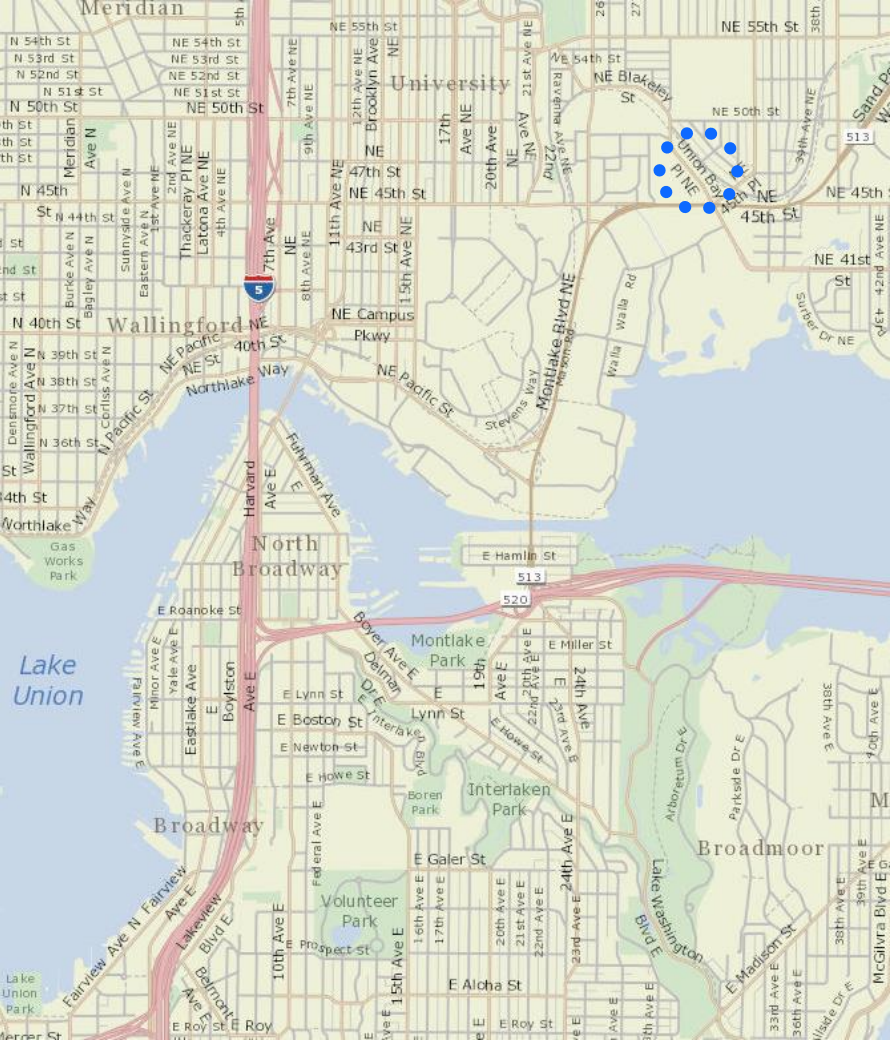
# CLERK FILE 314434

Application of Barrientos Ryan LLC, to rezone approximately 20,000 square foot parcel located at 4544, 4550, and 4600 Union Bay Pl NE from Commercial 2 with a 55 foot height limit and M Mandatory Housing Affordability (MHA) suffix (C2 55 (M)) to Commercial 2 with a 65 foot height limit and M1 MHA suffix (C2 65 (M1)) (Project No. 3030253, Type IV).

## Development Proposal

- 98 dwelling units
- Six floors, approx. 65 feet above avg grade
- 20% affordable units (65%-85% AMI)
- Approx. 2,000 SF retail space
- Approx. 1,700 SF publicly accessible at-grade courtyard
- Parking for 63 cars and 92 bicycles

# LOCATION



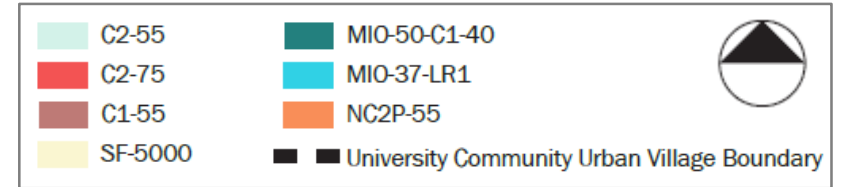
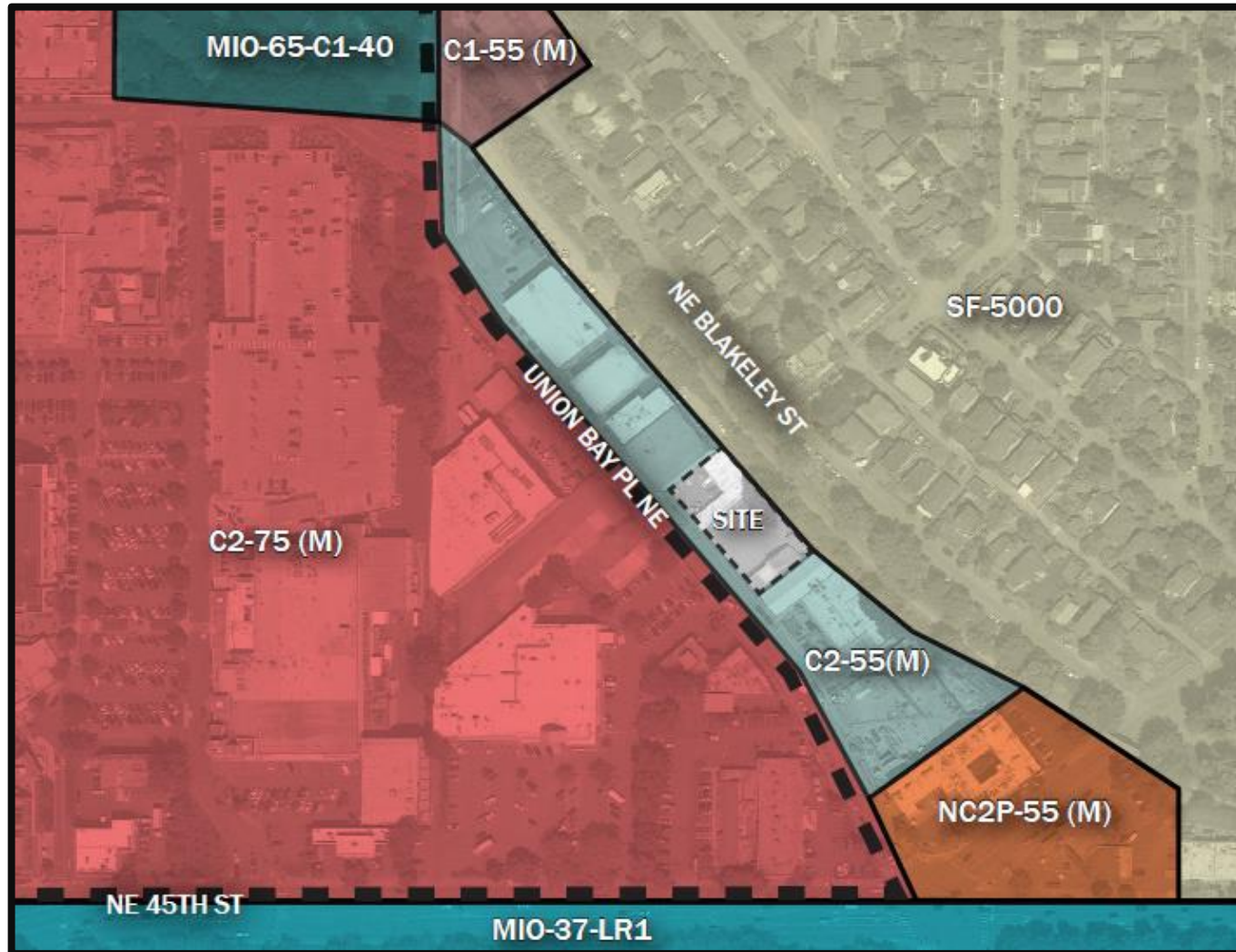


# EXISTING CONDITIONS



Source: Hearing Examiner Exhibit 1 – Hearing Examiner Presentation Graphic Package

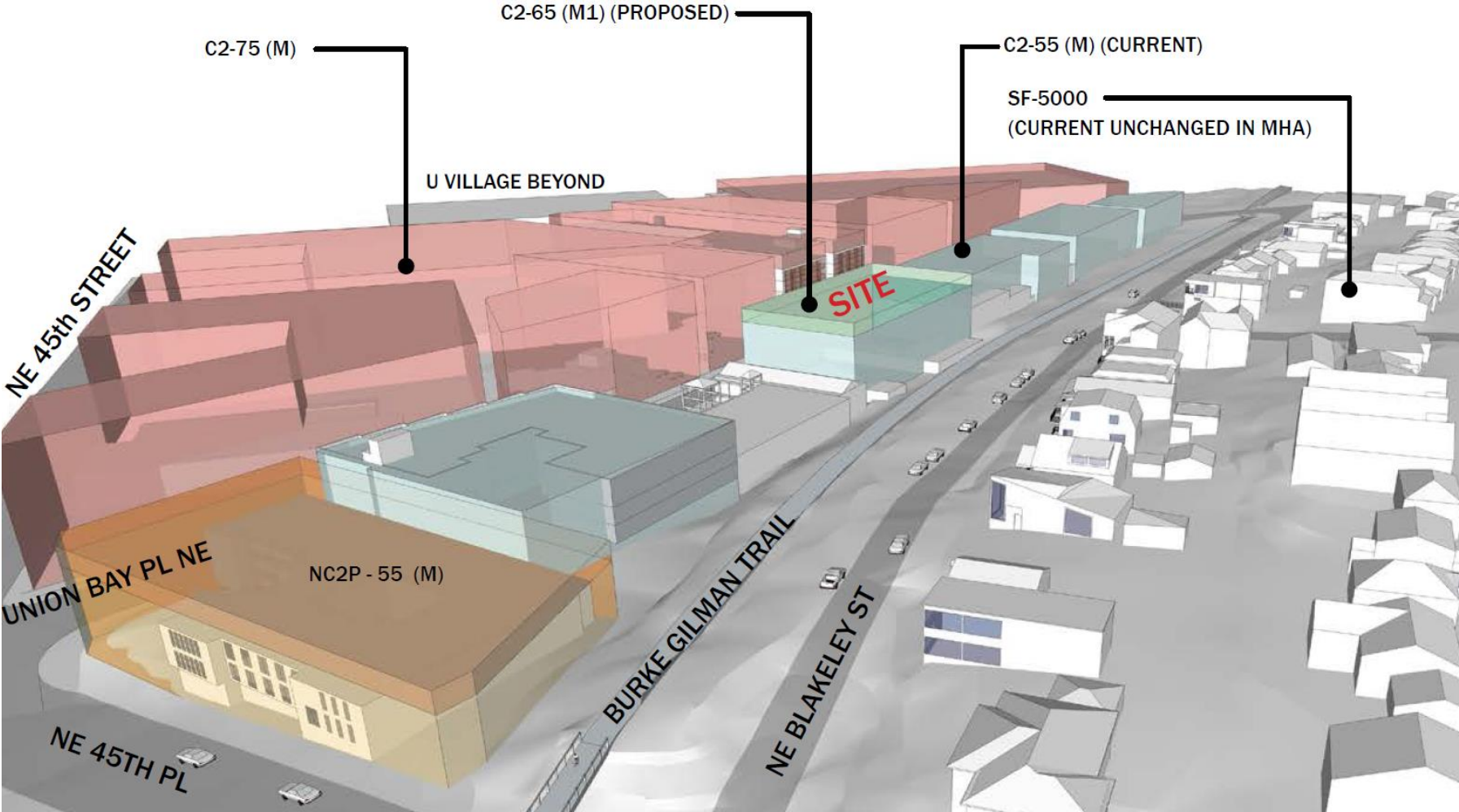
# CURRENT ZONING



Source: Hearing Examiner Exhibit 28 – DRB REC Proposal Packet

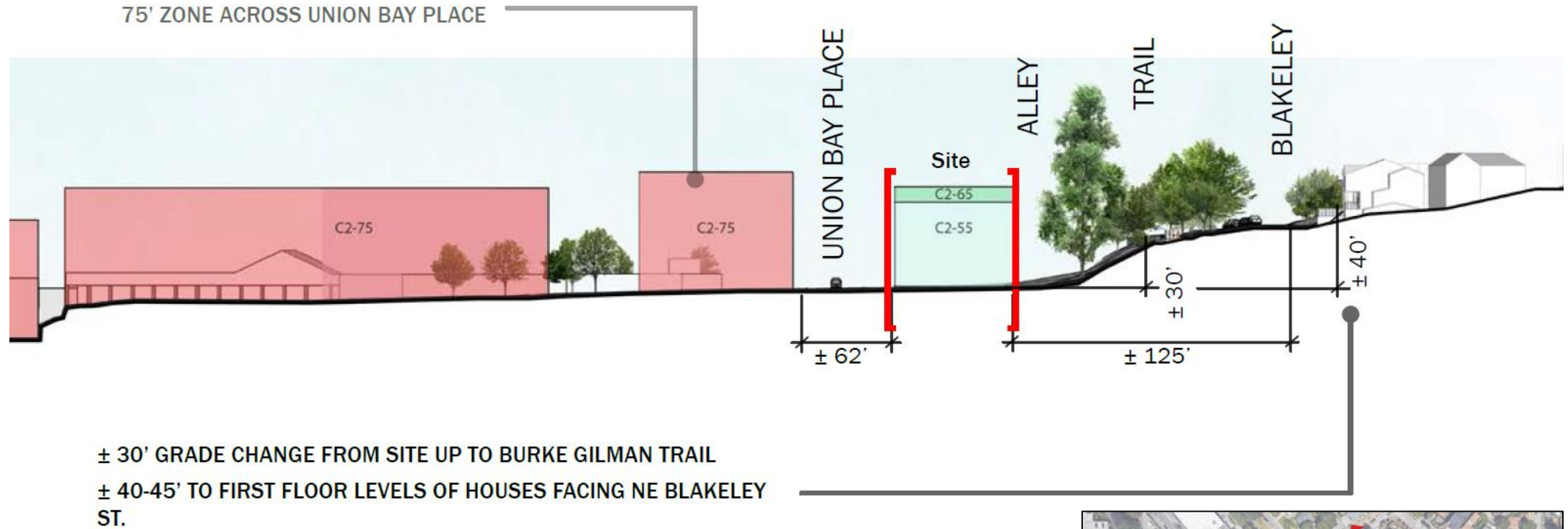


# PROPOSED MASSING



Source: Hearing Examiner Exhibit 1 – Hearing Examiner Presentation Graphic Package

# ZONE TRANSITIONS AND BUFFERS



Source: Hearing Examiner Exhibit 1 – Hearing Examiner Presentation Graphic Package



# PROPOSED FAÇADE AND STREETScape



Source: Hearing Examiner Exhibit 28 – DRB REC Proposal Packet



# STREET LEVEL DESIGN



Union Bay Place NE

FORTHCOMING 75'  
BUILDING

Source: Hearing Examiner Exhibit 1 – Hearing Examiner Presentation Graphic Package

# Questions?

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