U District 9/30/2016
Proposed zoning
OPCD - City of Seattle

NE RAVENNA BLVD

Ravenna Park

NC2P-30-M1
from SF-5000

NC2P-55-M1
from LR3

SF 5000

SF 5000

SF 5000

LR2

LR3

LR2

NC2 40

NC2P 40

11TH AVE NE

17TH AVE NE

18TH AVE NE

20TH AVE NE

22ND AVE NE

NE 60TH ST
NE 57TH S
NE 56TH ST
NE 55TH ST
NE 55TH PL
NE 54TH ST
NE 52ND ST

LR1 (M1)
from SF-5000

NC3-55-M1
from LR3

NC3-55-M1
from LR3-RC

LR3

LR2

LR1

MR

LR1-RC

NC3P 40

NC3-40

7TH AVE NE

NC3 65

UNIVERS NC3P 65

NC2 65

NC2 65

LR3

NE 50TH ST

SM-U 75-240
from NC3-65

SM-U 95-320
from NC3-65, NC3-85, C1-65, MR NC3P-65

SM-U 85
from NC3-65 NC3P-65

SM-U 75-240
from NC3-65 NC3P-65

NE 47TH ST

NE 47TH ST

NE 45TH ST

NE 45TH ST

9TH AVE NE

12TH AVE NE

BROOKLYN AVE NE

16TH AVE NE

MR-M1
from LR3

SM-U/R 75-240
from MR

SM-U 75-240
from C1-65 NC3-65, NC3P-65, MR RC

ROOSEVELT WAY

PASADENA PL NE

4TH AVE NE

5TH AVE NE

8TH AVE NE

NE 44TH ST
NE 43RD ST
NE 42ND ST
41ST ST
NE 40TH ST

Central Campus

NE CAMPUS PKWY

NE NORTHLAKE WAY

West Campus

IB U/45

Interstate 5 Freeway

Latona Ave

LEGEND

- New Seattle Mixed Zoning
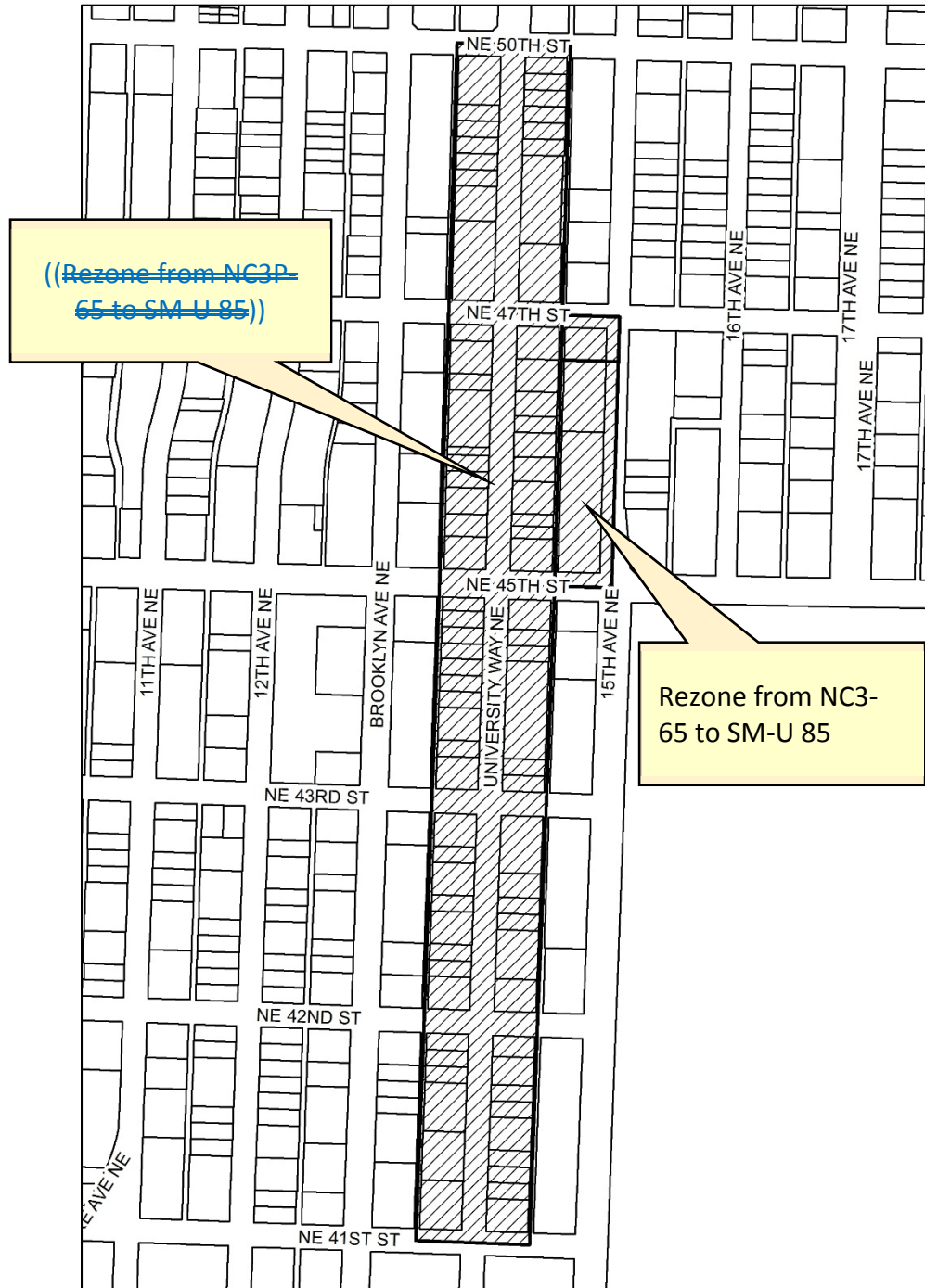- Rezoned Multifamily Residential
- Rezoned Neighborhood Commercial

Zone names:
NC = Neighborhood commercial
LR = Lowrise multifamily residential
MR = Midrise multifamily residential
IC = Industrial commercial
IB = Industrial buffer

SM-U = Seattle Mixed- U District
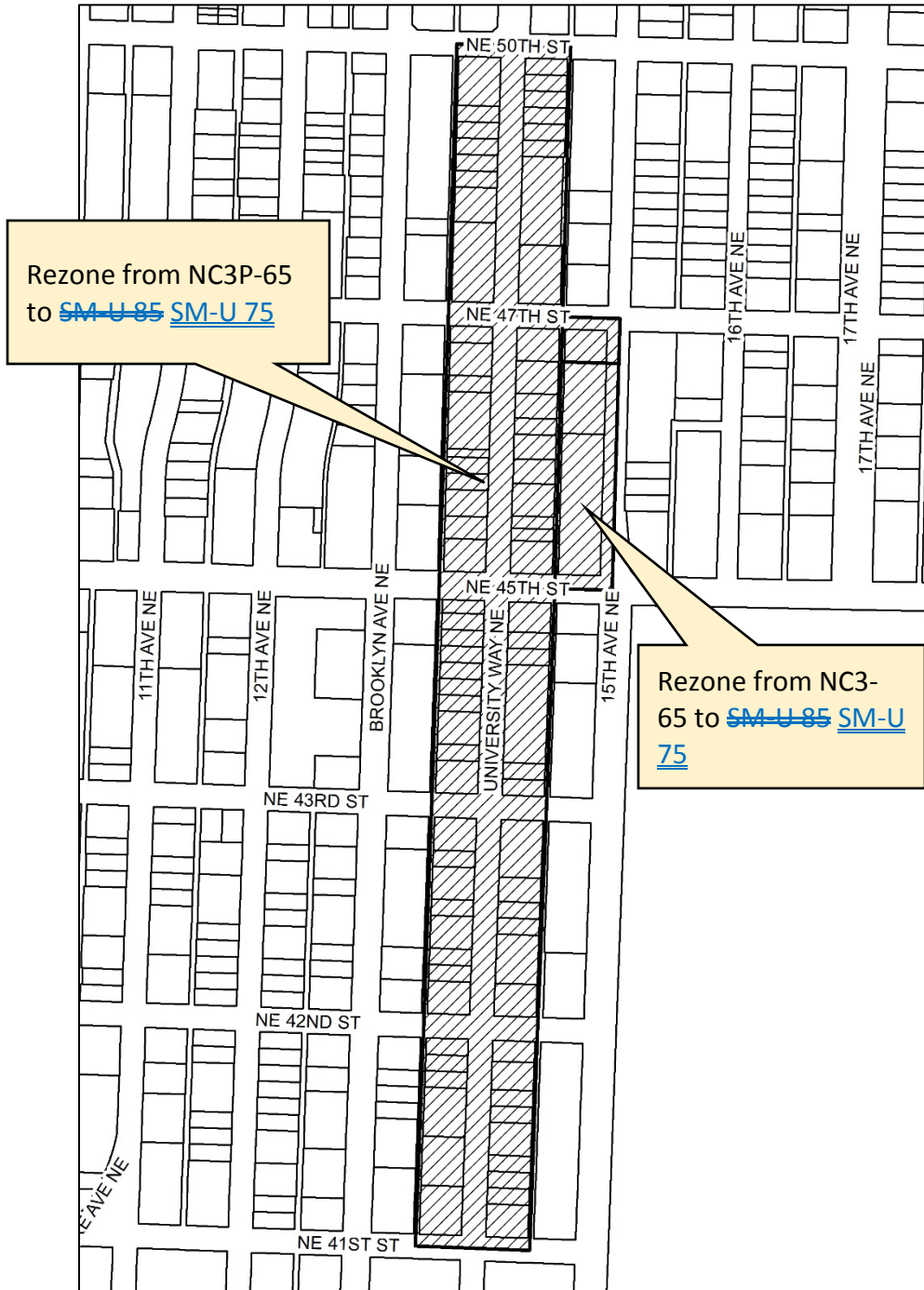SM-U/R = Seattle Mixed- U District - residential

Urban Center boundary
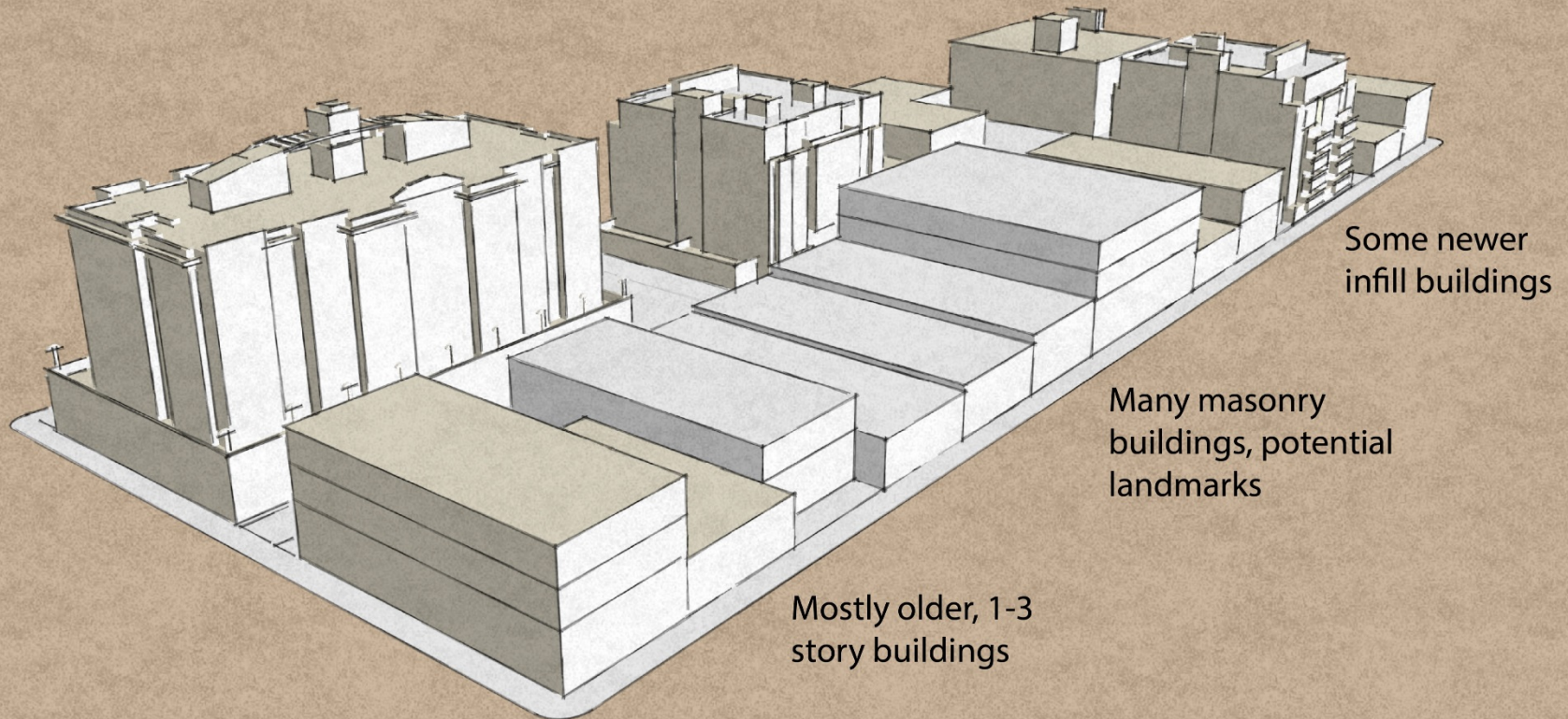
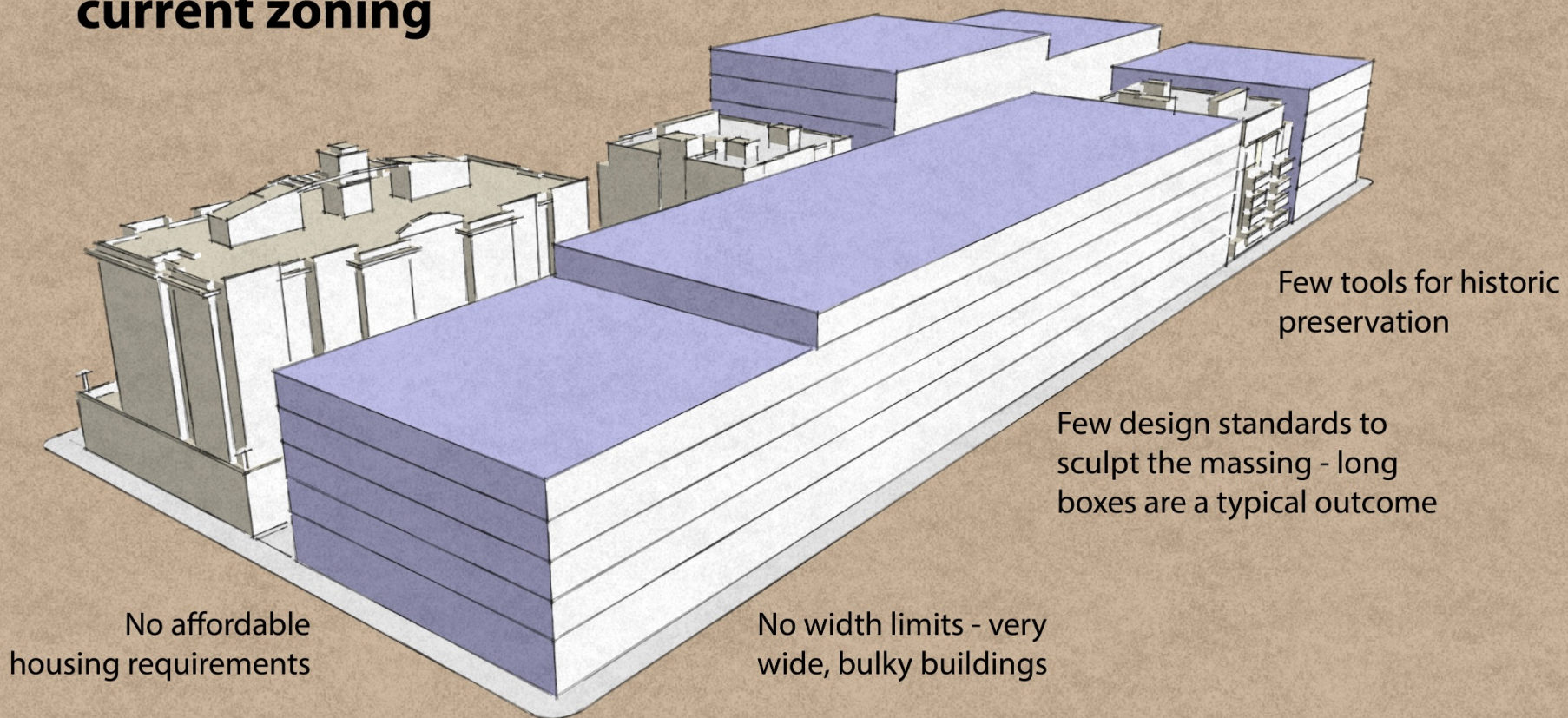*M1 denotes specific affordable housing requirements.*

N

MAP OF PROPOSED AVE REZONE

((Rezone from NC3P-65 to SM-U 85))

Rezone from NC3-65 to SM-U 85

MAP OF PROPOSED AVE REZONE

Rezone from NC3P-65 to ~~SM-U 85~~ SM-U 75

Rezone from NC3-65 to ~~SM-U 85~~ SM-U 75

Ave: existing conditions (typical block)

Some newer infill buildings

Many masonry buildings, potential landmarks

Mostly older, 1-3 story buildings

Ave: redevelopment under current zoning

Few tools for historic preservation

Few design standards to sculpt the massing - long boxes are a typical outcome

No affordable housing requirements

No width limits - very wide, bulky buildings

Seattle
Office of Planning &
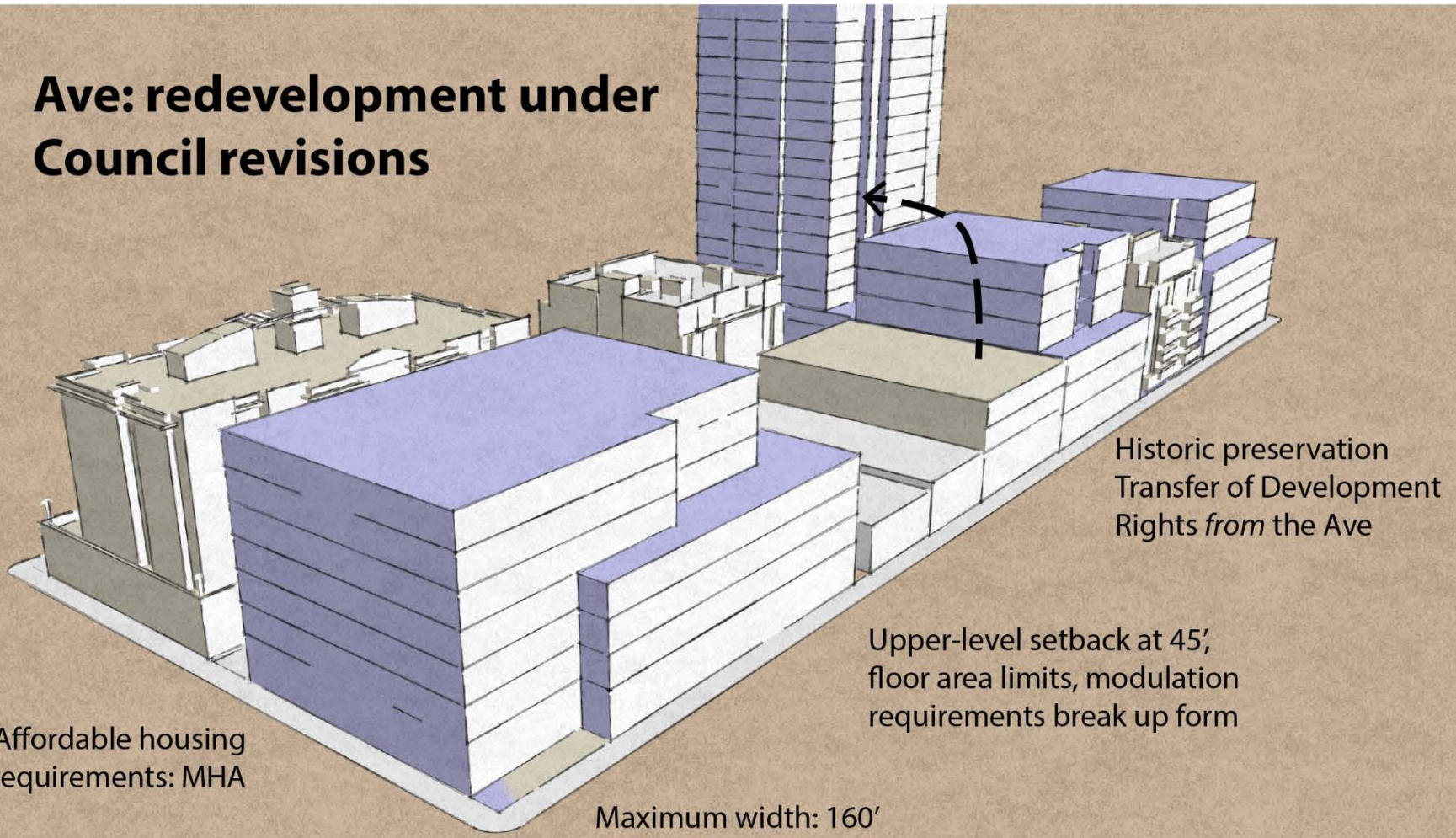Community Development

Ave: redevelopment under OPCD recommendations

Historic preservation Transfer of Development Rights *to and from* the Ave

Upper-level setback at 45′, floor area limits, modulation requirements break up form
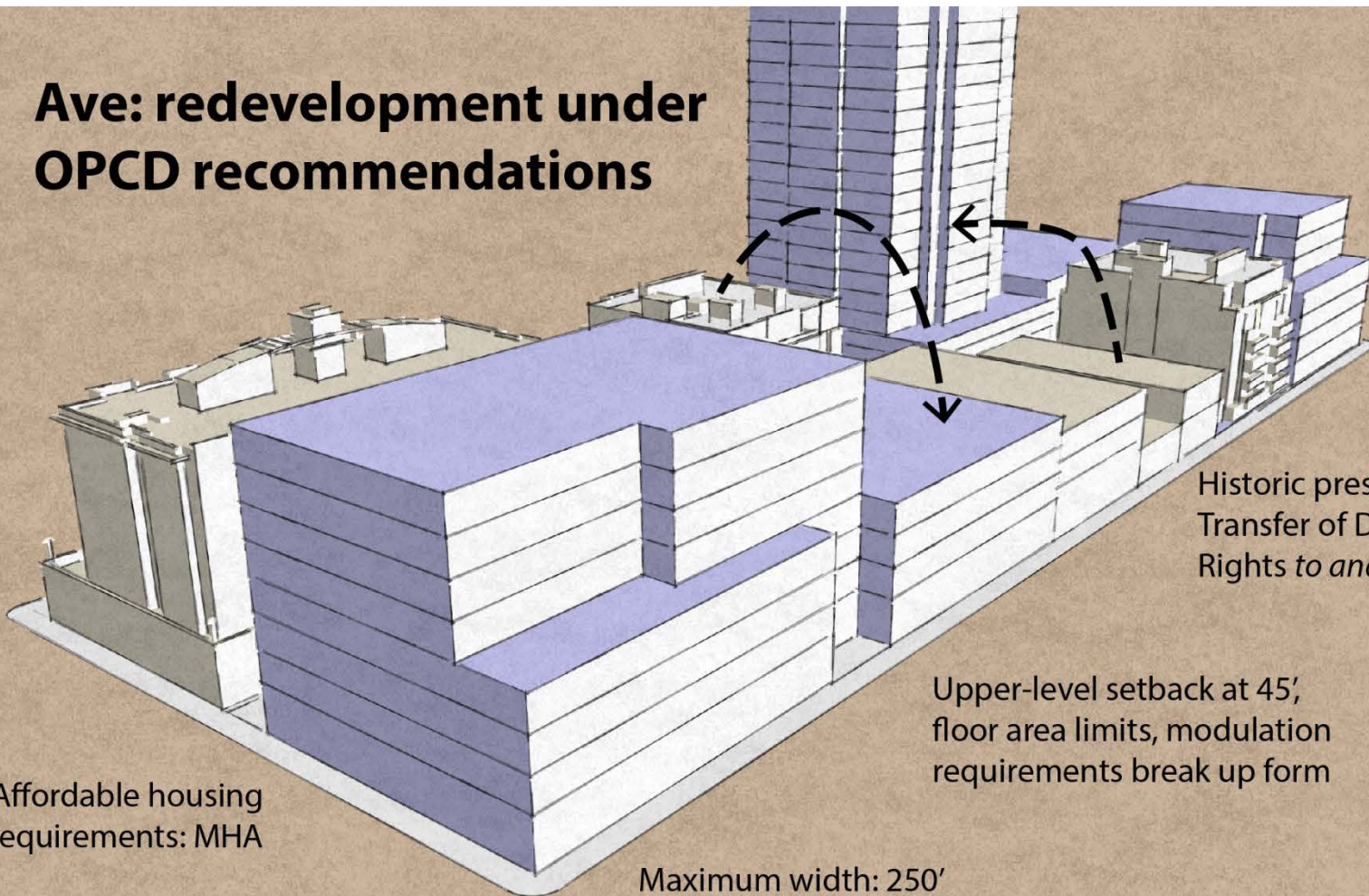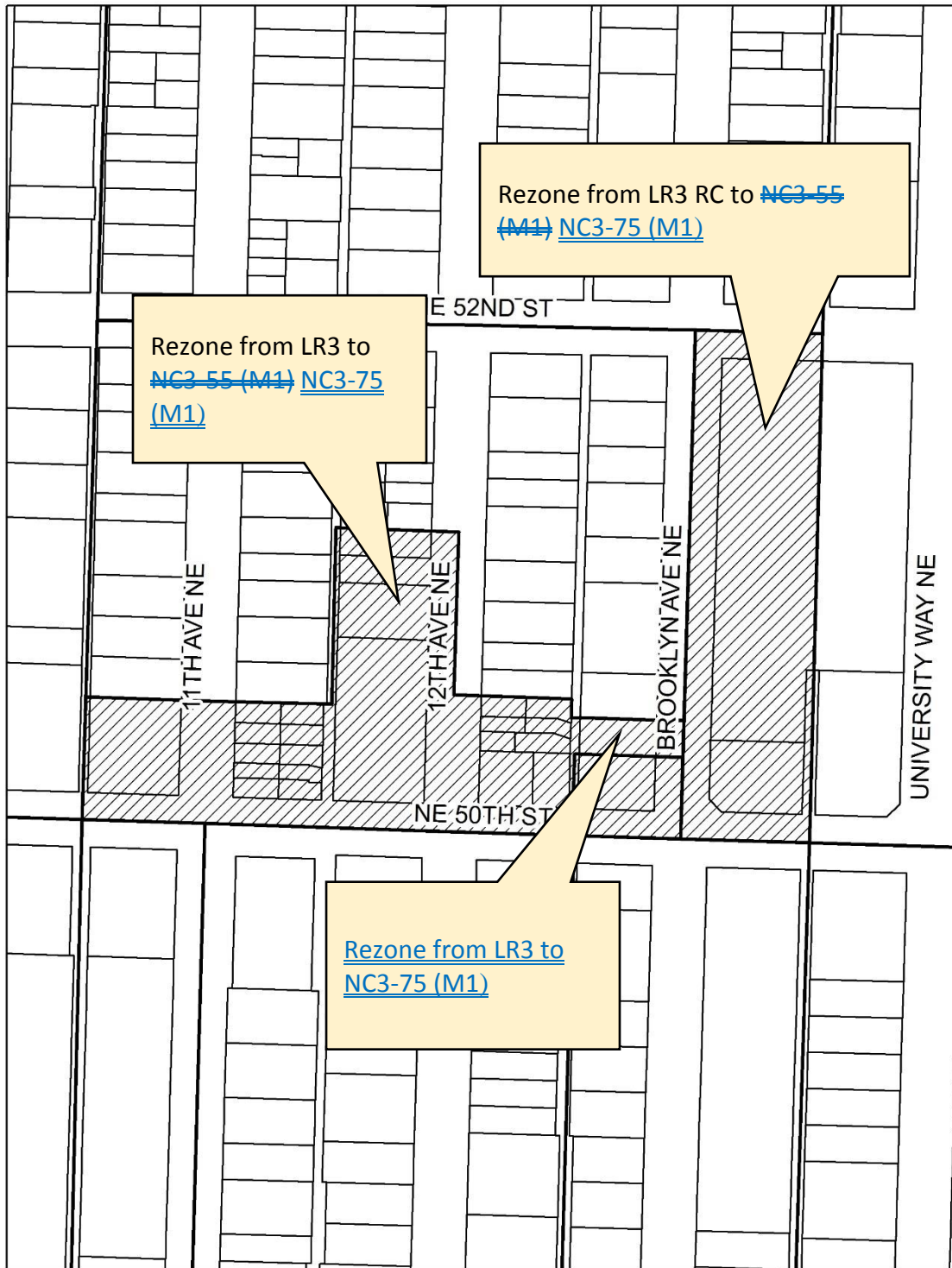
Affordable housing requirements: MHA

Maximum width: 250′

Ave: redevelopment under Council revisions

Historic preservation Transfer of Development Rights *from* the Ave

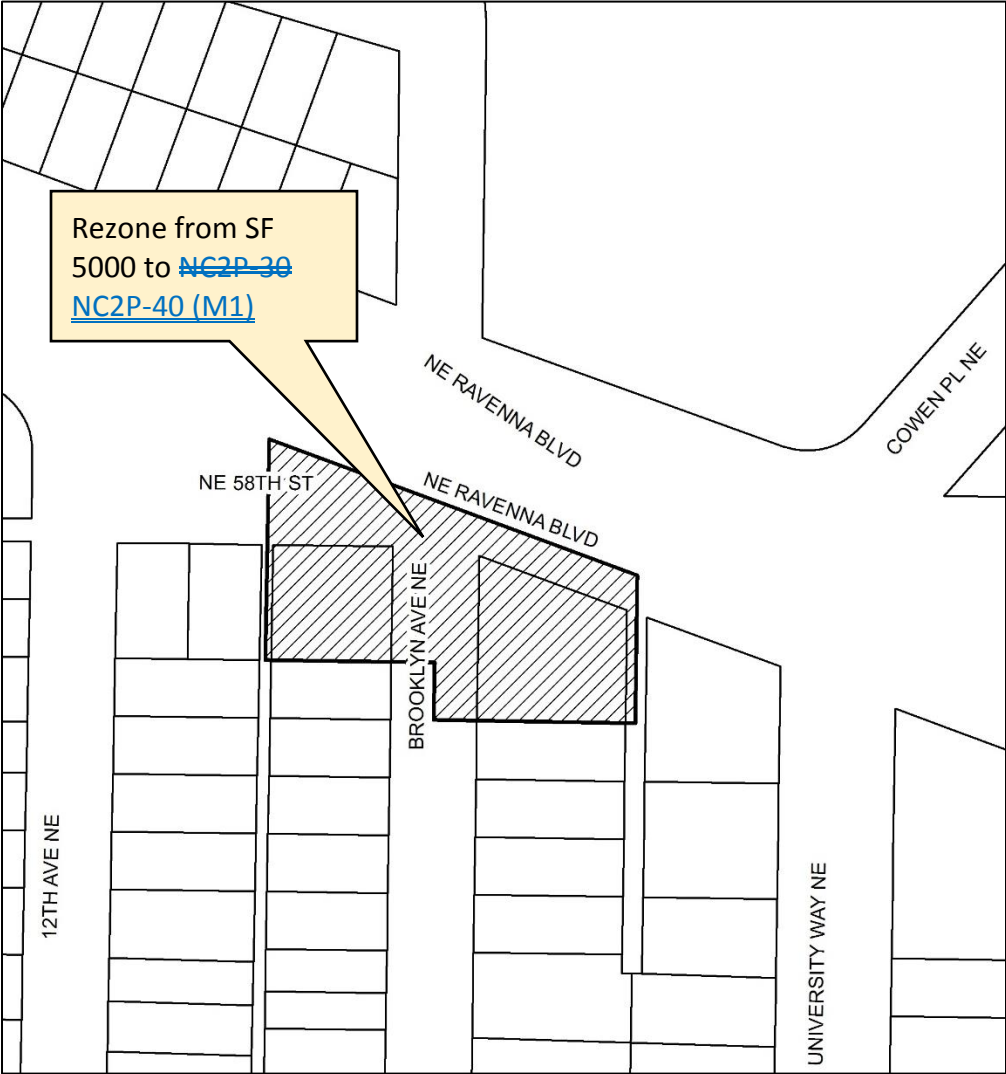Upper-level setback at 45', floor area limits, modulation requirements break up form

Affordable housing requirements: MHA

Maximum width: 160'

Seattle
Office of Planning &
Community Development

MAP OF PROPOSED NE 50TH STREET REZONE

Rezone from LR3 RC to ~~NC3-55 (M1)~~ NC3-75 (M1)

Rezone from LR3 to ~~NC3-55 (M1)~~ NC3-75 (M1)

Rezone from LR3 to NC3-75 (M1)

E 52ND ST

11TH AVE NE

12TH AVE NE

BROOKLYN AVE NE

UNIVERSITY WAY NE

NE 50TH ST

MAP OF PROPOSED NORTH OF NE 50TH STREET REZONE

Rezone from LR3 to MR (M1)

NE 52ND ST

11TH AVE NE

12TH AVE NE

BROOKLYN AVE NE

NE 50TH ST

ITY WAY NE

MAP OF PROPOSED REZONE AT BROOKLYN AVE NE AND NE RAVENNA BLVD

Rezone from SF 5000 to ~~NC2P-30~~ NC2P-40 (M1)

NE RAVENNA BLVD

COWEN PL NE

NE 58TH ST

NE RAVENNA BLVD

BROOKLYN AVE NE

12TH AVE NE

UNIVERSITY WAY NE

Attachment 15: Zoning at University Way NE between NE 56th St and NE Ravenna Blvd

NE RAVENNA BLVD

NE RAVENNA BLVD

Rezone from LR3 to NC2P-55 (M1)

UNIVERSITY WAY NE

15TH AVE NE

NE 56TH ST
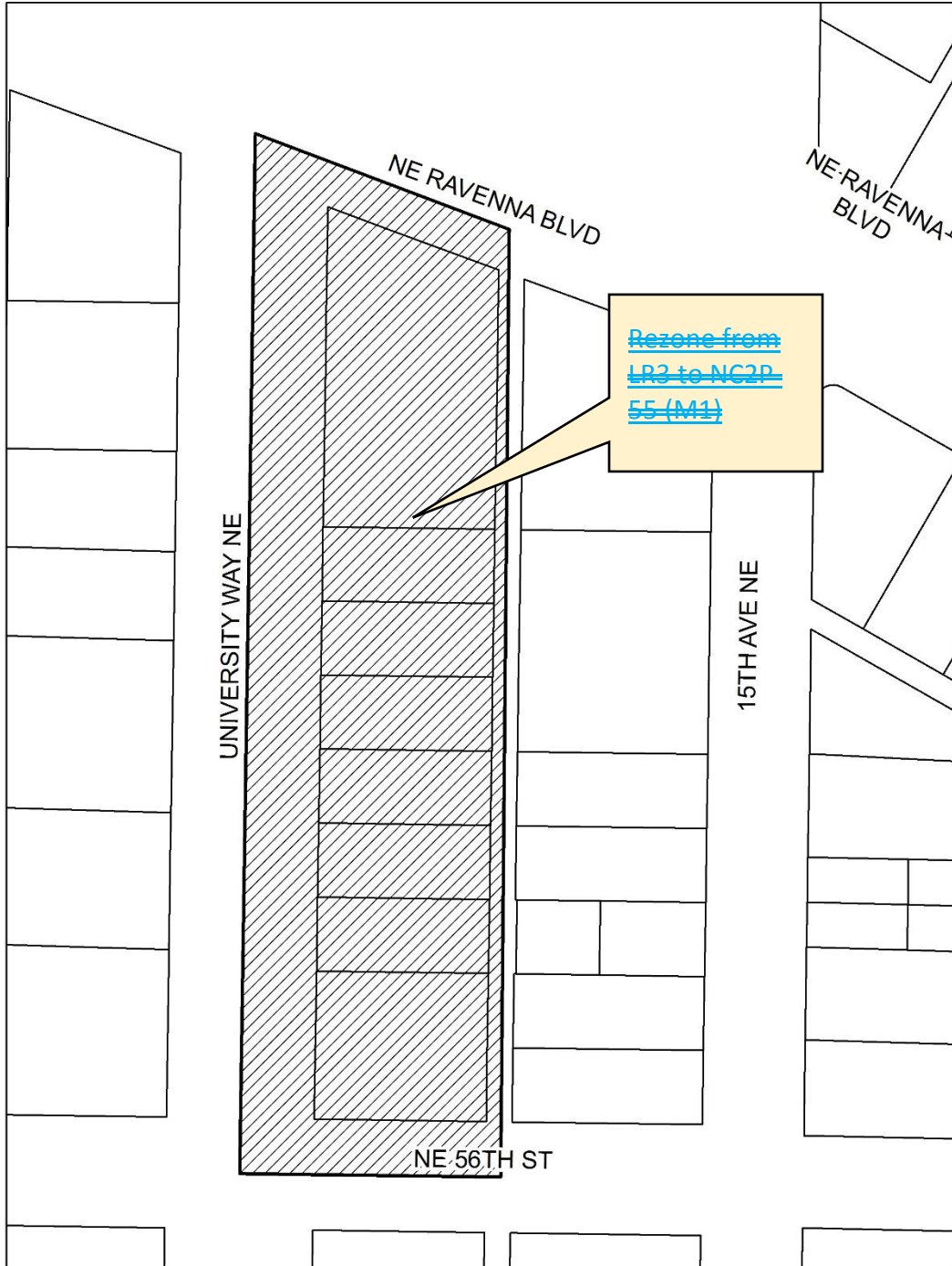
Example of 20,000 square foot floorplates
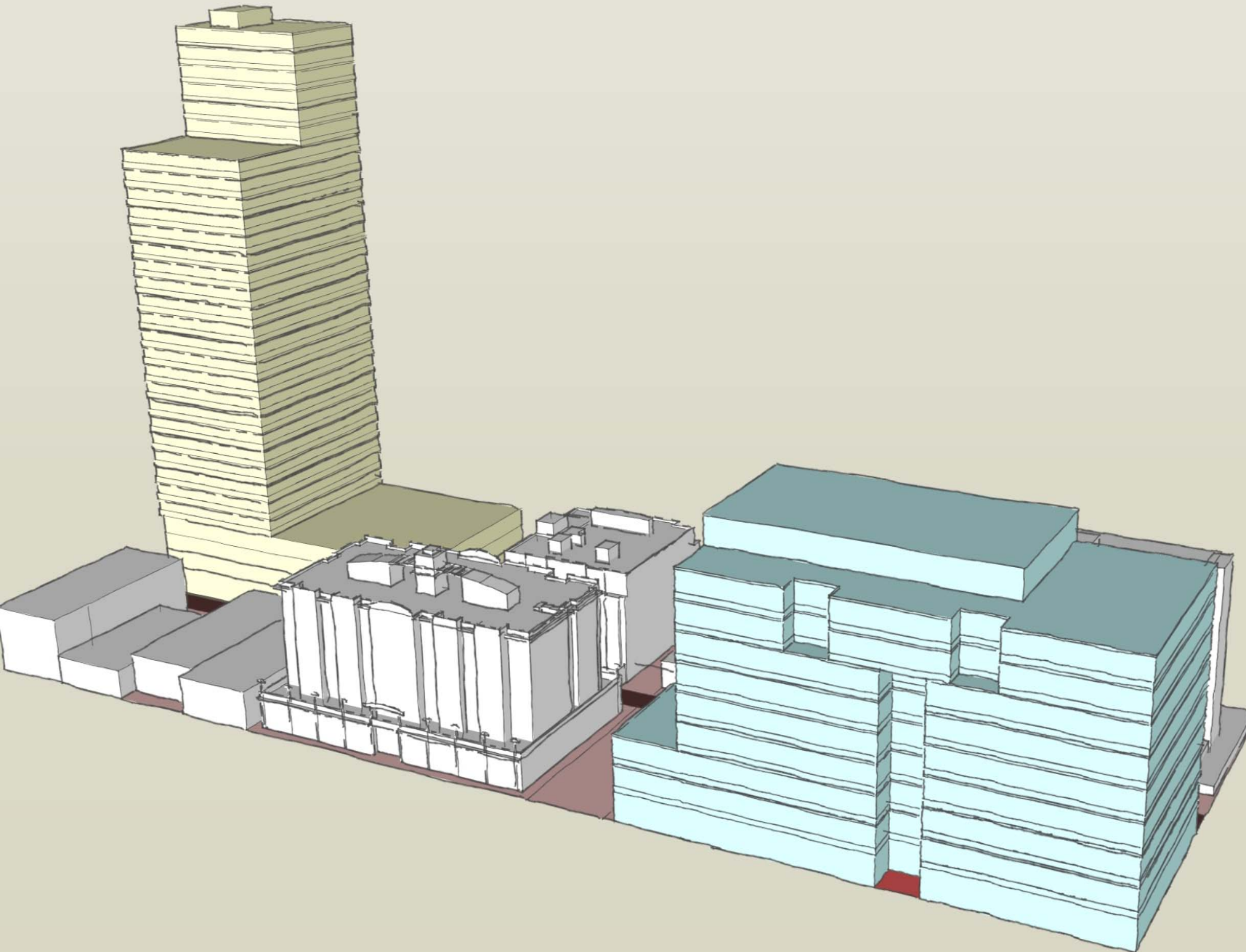
Example of 24,000 square foot floorplates

North Entrance
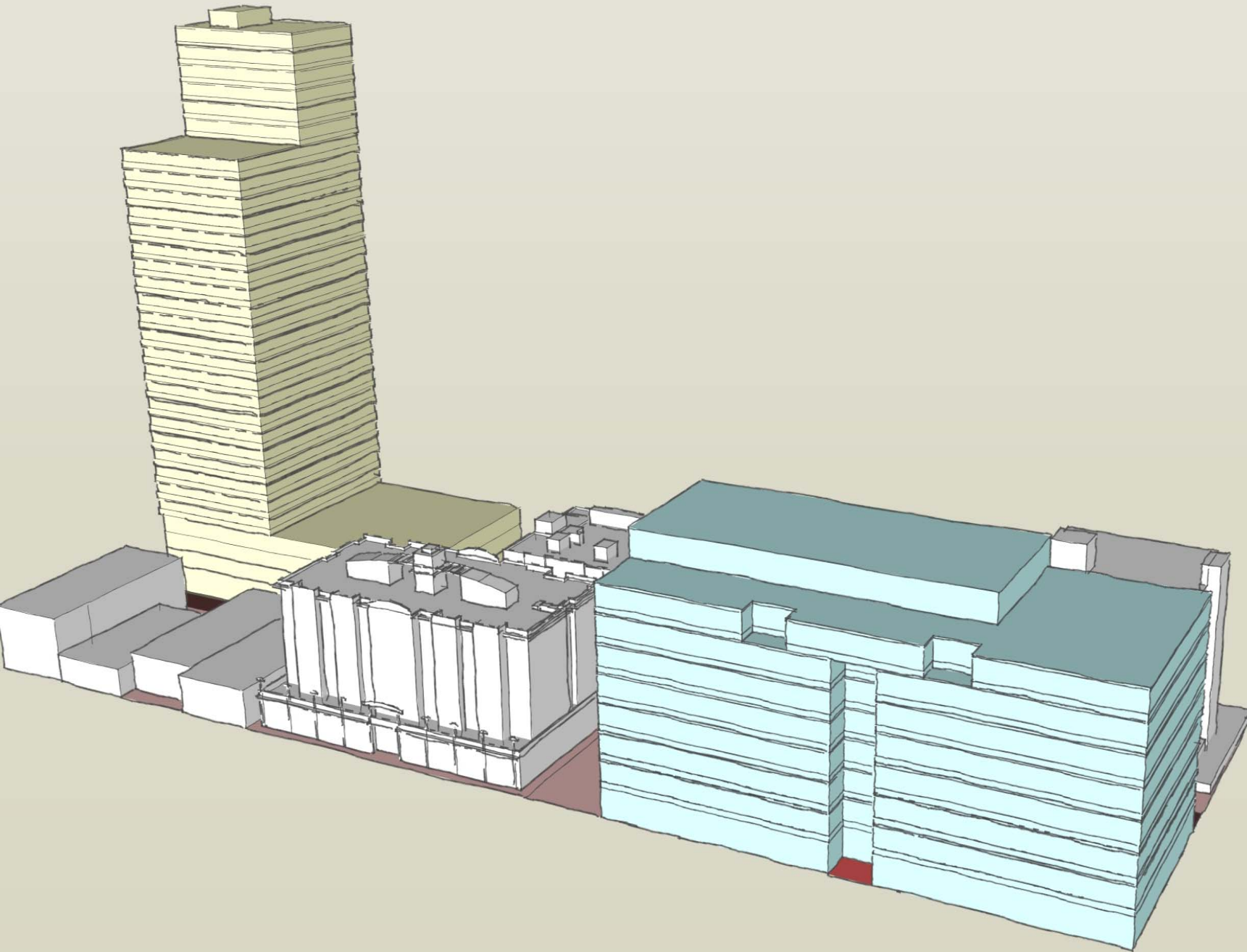
Dwelling units and amenity area
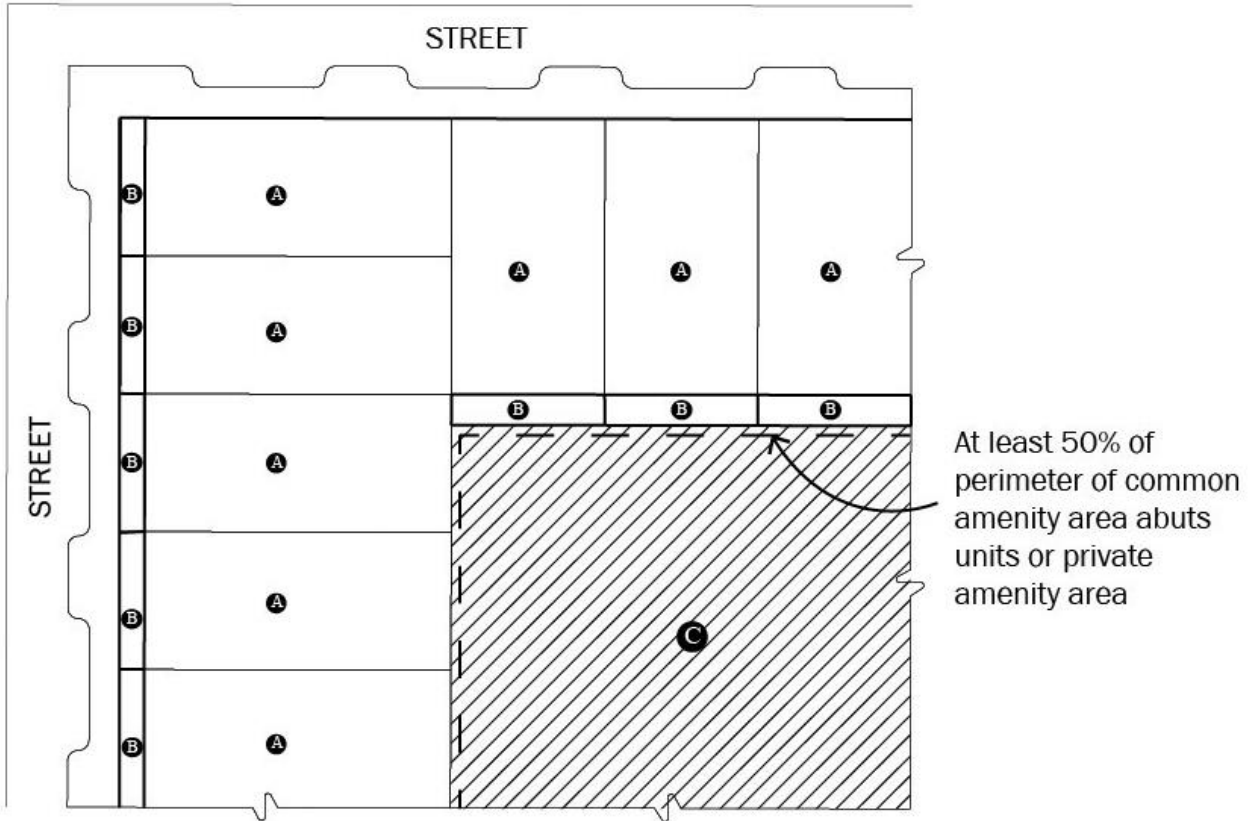
A	Dwelling units are at least 900 sq. ft. and include 2 bedrooms
B	Private amenity area is at least 150 sq. ft. and accessible from unit
C	Outdoor common amenity area is at least 800 sq. ft.

Proposed MHA requirements

Proposed requirements for residential and highrise commercial		Low Area		Medium Area		High Area	
		%	$	%	$	%	$
Scale of Zoning Change	Zones with (M) suffix	5%	$7.00	6%	$13.25	7%	$20.75
	Zones with (M1) suffix	8%	$11.25	9%	$20.00	10%	$29.75
	Zones with (M2) suffix	9%	$12.50	10%	$22.25	11%	$32.75

Proposed requirements for non-highrise commercial (up to 95 feet)		Low Area		Medium Area		High Area	
		%	$	%	$	%	$
Scale of Zoning Change	Zones with (M) suffix	5%	$5.00	5%	$7.00	5%	$8.00
	Zones with (M1) suffix	8%	$8.00	8%	$11.25	8%	$12.75
	Zones with (M2) suffix	9%	$9.00	9%	$12.50	9%	$14.50