



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# Planning, Land Use & Zoning Committee



## 1511 DEXTER AVE NORTH Rezone Application

from Clerk File 314315 / Exhibit 8 Excerpts

Ketil Freeman, Council Central Staff  
August 2, 2016

# Clerk File 314315

Application of 1511 Dexter Limited Partnership for approval of a rezone of property located 1511 Dexter Ave North from Neighborhood Commercial 3 with a 40 foot height limit to Neighborhood Commercial 3 with a 65 foot height limit (Project No. 3015682, Type IV).

## Hearing Examiner's Exhibit 8

Design Recommendation Booklet for Design Review Board Meeting, 11.18.2015

# SITE CONTEXT & URBAN DESIGN ANALYSIS

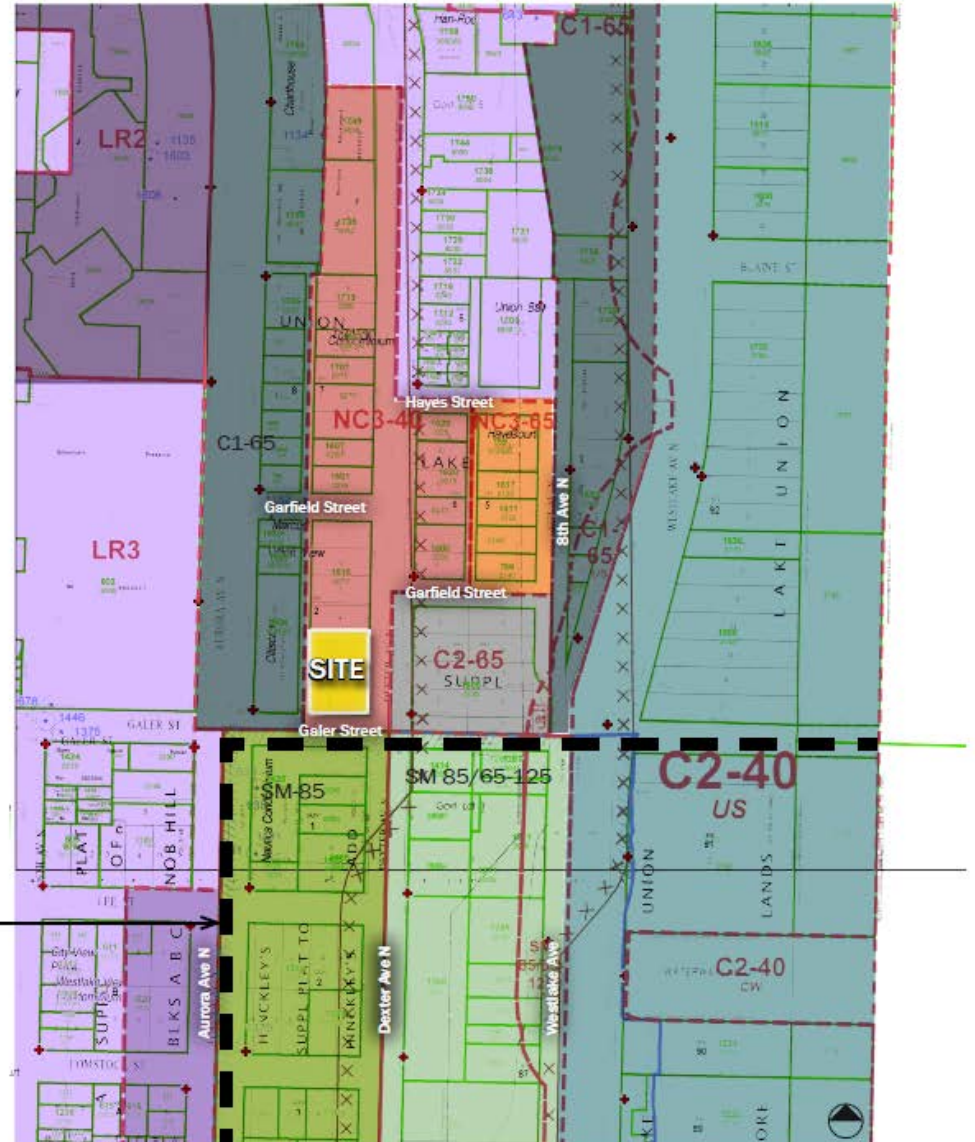
## ZONING MAP

The project site is currently zoned NC3-40 and is seeking to rezone to NC3-65

The site is subject to Citywide Guidelines

- SM-85
- SM 85/65-125
- NC3-65
- NC3-40
- LR2
- LR3
- LR3 RC
- C2-40
- C1-65
- C2-65

SLU URBAN CENTER

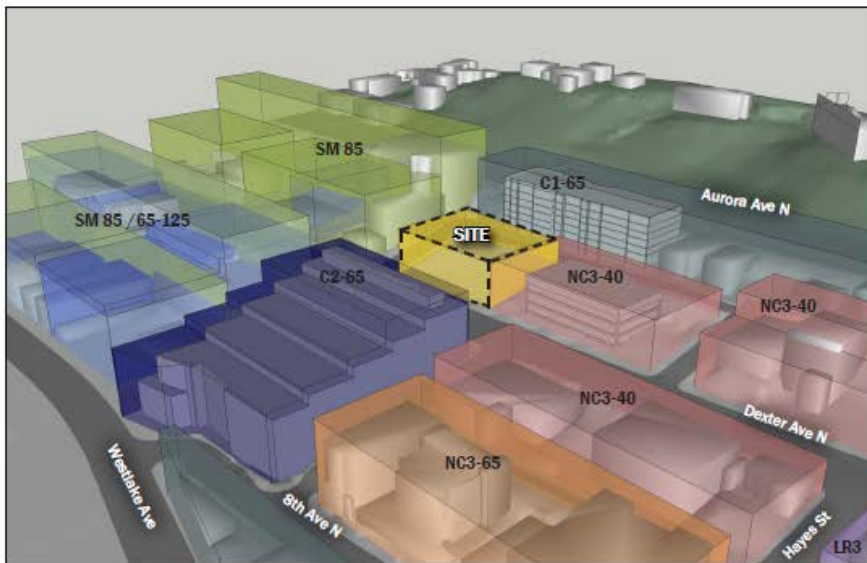


## SITE CONTEXT & URBAN DESIGN ANALYSIS

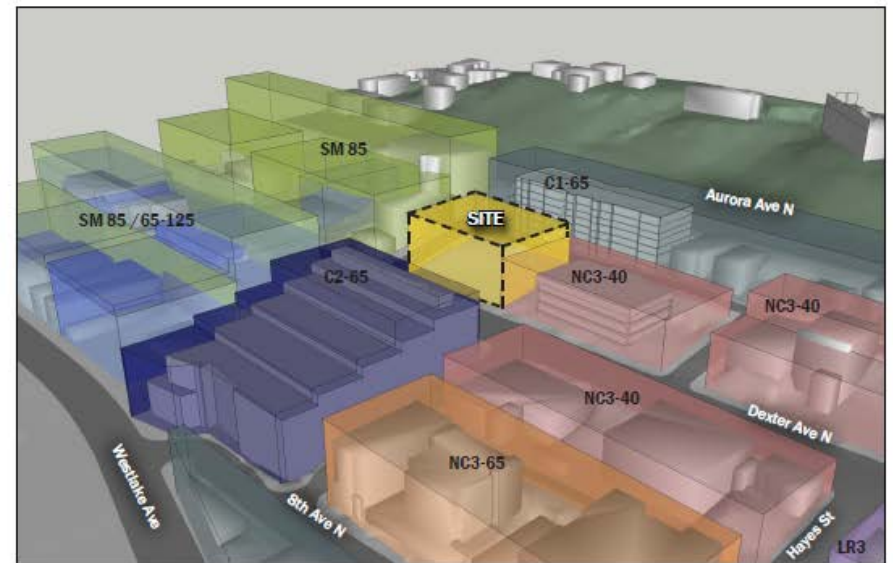
### EXISTING & PROPOSED ZONING

Project includes a contract rezone application to City Council to rezone this site from NC3-40 to NC3-65, with the primary purpose to achieve 25 ft. for 1 additional floor of affordable housing and the ability to provide required parking on site. The added height relates to adjacent zoning and existing structures by creating more of a transition from much higher 85' height to the south to the 40' heights to the north and matches the 65' height of buildings to the east and west.

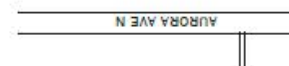
**Existing Zoning: NC3-40**



**Proposed Zoning: NC3-65**



**EXISTING SITE CONDITIONS**  
**SITE PHOTOS**



**VIGNETTE**

**SE VIEW FROM DEXTER AVE N.**



A-7, E-2, E-3  
LANDSCAPING DESIGN PROVIDES FOR  
STEPPED STORMWATER PLANTERS  
AND SEAT WALLS TO PROVIDE LAYERS  
OF LANDSCAPING AND HABITAT  
RESTORATION THAT CONNECT TO AND  
ENRICH THE GALER STREET PEDESTRIAN  
CROSSING.



**Questions?**