

Putnam, Sue

From: Putnam, Sue
Sent: Thursday, June 18, 2015 1:07 PM
To: 'Khouri, Bradley'
Cc: Dowlen, Shimika; Godard, Holly
Subject: EDG Submittal for 3018576

Bradley

Thank you for talking on the phone with me today.

My understanding is that we agreed that an updated EDG packet would be submitted prior to the EDG meeting. (We will go forward with scheduling the meeting based on the June 10 packet.)

The updated packet will include a statement under "Objectives" regarding the need for a contract rezone. The new packet will also show the full property owned by Mr. Saedi with a note that an LBA will be submitted in the future. It can also call out the portion of his site that is not going to be included in the proposal.

Also, would you please email a new site plan to Shimika Dowlen (Shimika.dowlen@seattle.gov) which shows the property, including the parcel owned by Mr. Saedi and include the APN number for his property? Thank you.

Attachment A

City of Seattle Application for Early Design Guidance

PART I: CONTACT INFO

1. **Property Address** 1203 E Spruce St., Seattle WA, 98122

2. **Project number** 3018576

Additional related project number(s): _____

4. **Owner/Lessee Name** Capitol Hill Development LLC

5. **Contact Person* Name** Bradley Khouri

Firm b9 Architects, Inc.

Mailing Address 610 2nd Ave

City State Zip Seattle, WA 98104

Phone 206.297.1284

Email address office@b9architects.com

RECEIVED

6. **Applicant's Name** Bradley Khouri

June 11 2015

Relationship to Project Architect

City of Seattle
Dept. of Planning and Development

7. **Design Professional's Name** Bradley Khouri

Address 610 2nd Ave

Phone 206.297.1284

Email address bgk@b9architects.com

8. **Applicant's Signature** *Bradley Khouri* Date 4.24.15

*Only the **contact person** will receive notice of the meeting. The **contact person** is responsible for informing other pertinent parties.

LEGAL DISCLAIMER: This Tip should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this Tip.

| | | | | |
|--|-------------|-----------|---------------|------------------|
| LAND USE | FULL C | CMRCL | \$7940625 | 1203 E SPRUCE ST |
| Appl: | Pty: | Filed at: | 1230 E FIR ST | Use: |
| Design Review Early Design Guidance application proposing three, 6-story buildings containing 400 residential units, 16,000 sq. ft. of commercial space at ground level and parking for 270 vehicles to be | | | | |
| Parent: | Related AP: | Build ID: | | 3018576 |

PART II: SITE AND DEVELOPMENT INFO

Attach additional sheets as needed.

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.
The project site is a collection of 13 parcels that form an "L" from the corner of 12th Ave. and E. Spruce St. into the center of the block bounded by 12th Ave., 14th Ave., E Spruce St., E Fir St. There is approximately 25 feet of fall from the northwest corner of the site to the southeast corner. There are 8 existing structures on the project site: 3 single-family houses, a duplex, a triplex, a garage, a church and a church rectory. 6 of the 13 parcels are used for surface parking.
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.
The lot is split-zoned NC3-65 and LR3. The project application is concurrent with an application to rezone the subject parcels to NC3-65. The lot is located in the 12th Avenue Urban Center Village. There are no Neighborhood Specific Guidelines so the design team will be referring to the city-wide guidelines.
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.
Two major redevelopment projects are occurring in close proximity to the project: the Yesler Terrace redevelopment and the King County Children and Family Justice Center. Washington Hall, an important community and historical landmark, is adjacent to the project's southeast corner. There is no established architectural pattern in the immediate vicinity of the project. Instead, the pattern is disrupted by several vacant lots, a variety of building uses, and the presence of a large scale institution to the north. There are opportunities for territorial views to the south and west.
4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.
The proposal is to design and construct three mixed-use buildings containing a total of 400 residential units and 16,000 square feet of commercial space. Parking for 270 vehicles to be provided below grade.

PART III: EDG ANALYTIC DESIGN PROPOSAL PACKETS

Together with a written response to the questions above, please provide two copies of the following:

1. Statement of development objectives.
 - a) Number of residential units (approx).
 - b) Amount of commercial square footage (approx).
 - c) Number of parking stalls (approx).
2. Urban design analysis. On the graphics below, identify views, barriers and traffic flows that affect the site and call out major building names and types:
 - a) Vicinity map, indicating surrounding uses, structures and zoning.
 - b) Axonometric or other three-dimensional drawing, photos or models of the 9 block area surrounding the project site. Include call-out notes on drawings and a brief narrative stating what design cues can be gleaned to develop design alternatives.
 - c) Aerial photograph.
 - d) Photo montage of the streetscape (both side of the street) identifying the site.
3. Design guidelines.
 - a) Briefly list those guidelines that the applicant thinks are most pertinent to the site and design of the project.
4. Site analysis.
 - a) Map of zoning, existing uses and structures.
 - b) Topography and tree survey.

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- c) Site photos.
- d) Map of access opportunities and constraints.
- 5. Three feasible alternative architectural concepts. For each concept, list pros and cons. Do not include detailed parking layouts and floorplans:
 - a) Show siting, massing, open space, façade treatments, and access in the same graphic context and for the same development objective.
 - b) Submit a code complying scheme. It may be counted as one of the three concepts.
- 6. Three dimensional studies and sketches at the street level.
- 7. Summary of requested development departures.
 - a) Code standards and amounts.
 - b) Proposed amounts.
 - c) Explain how the proposed design intends to meet or exceed the City's design guidelines.



PROJECT #3018576-EDG

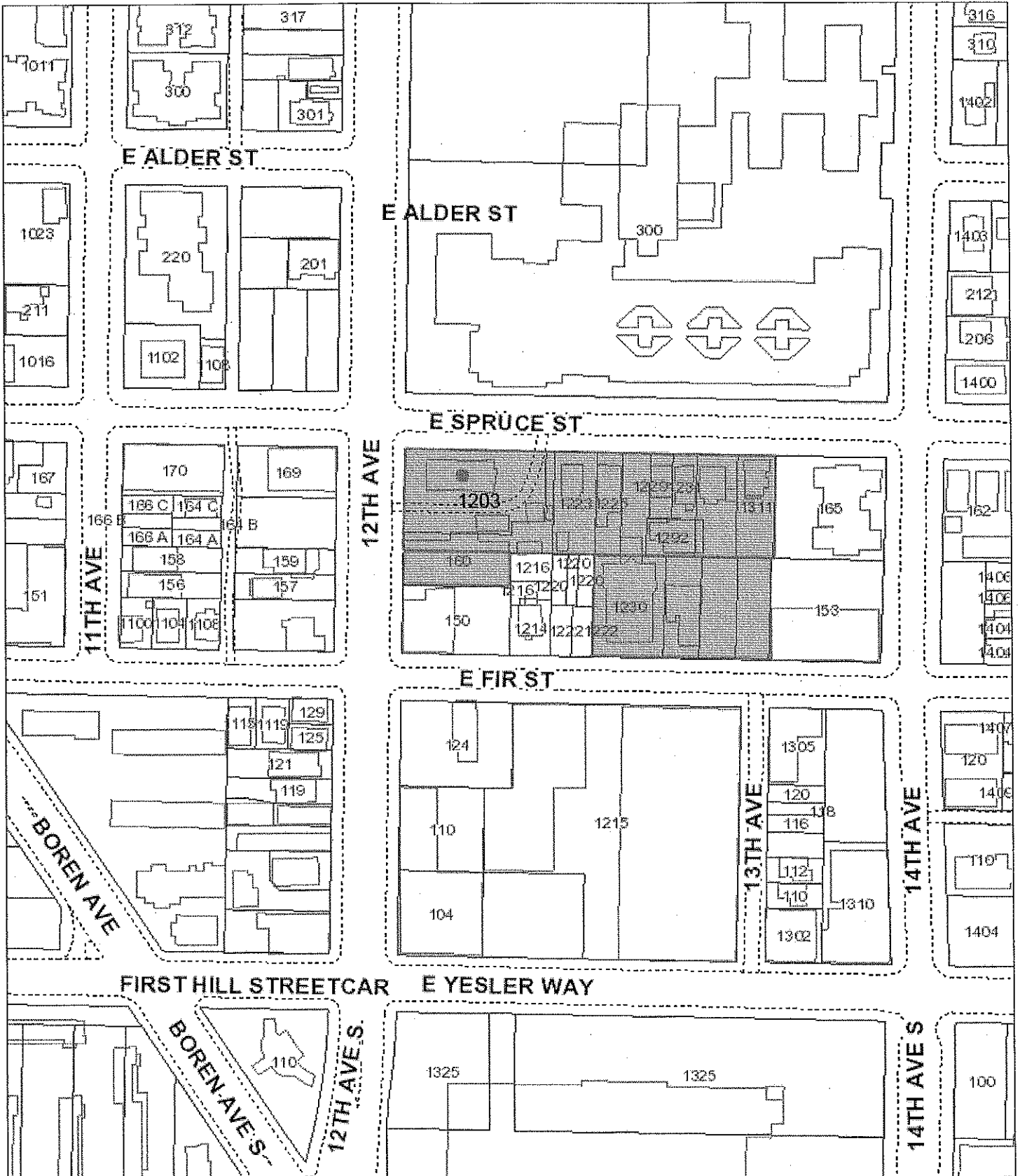
1203 E SPRUCE ST
MAP #117

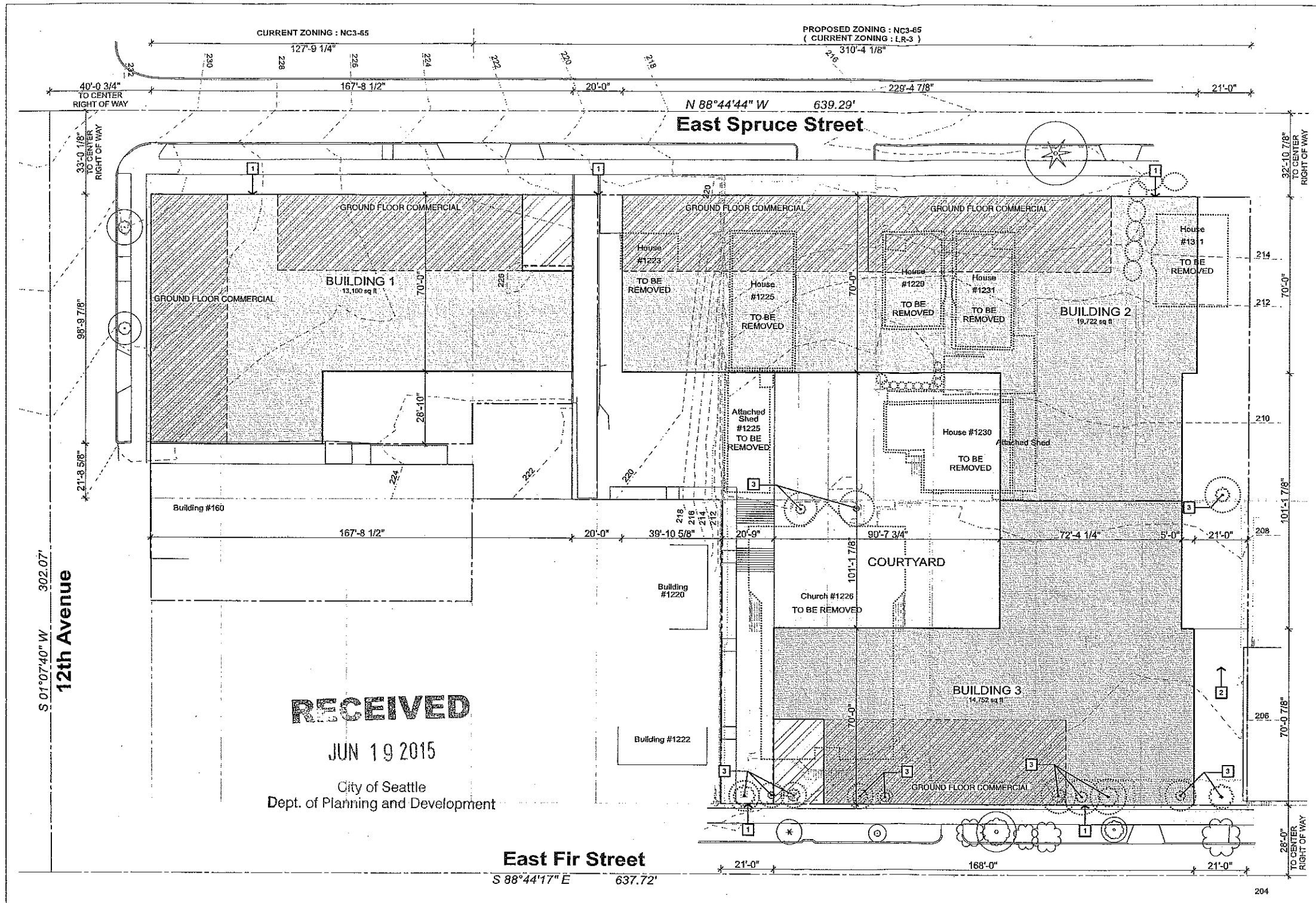


Feet

0

150





PROJECT INFORMATION

ADDRESS: 1203 E SPRUCE STREET, SEATTLE WA, 98122
 OWNER: EVANSTON AVE N LLC
 4200 196TH STREET SW, SUITE 201
 LYNNWOOD, WA 98036
 ARCHITECT: B9 ARCHITECTS, INC.
 810 2ND AVE., SEATTLE, WA 98104
 TEL. 206.297.1284
 LEGAL DESCRIPTION: KOLLOCKS ADD N 82.8 FT OF W 40 FT OF 8 & N 98.8 FT OF 9-10-11 LESS
 KOLLOCKS ADD PLAT BLOCK 1 LOT 7
 LAWLERS ADD 12-13-14-15-16
 LAWLERS ADD 1-2-3-4-5
 APN: 3927-4000-05
 3927-4000-51
 3927-4000-45
 4226-9001-25
 4226-9001-15
 4226-9001-05
 4226-9000-95
 4226-9001-10
 4226-9000-85
 4226-9000-70
 4226-9000-65
 4226-9000-15
 4226-9000-19
 4226-9000-20

BASIC ZONING INFORMATION

ZONE: NC3-65
 LOT AREA: 73,827 SF
 DENSITY: LR3: 1 APARTMENT/800 SF OR NO LIMIT
 (FOR APARTMENT DEVELOPMENTS THAT MEET THE
 STANDARDS OF SUBSECTION 23.45.510.C NO DENSITY LIMIT)
 FLOOR AREA RATIO (FAR): APARTMENTS: BASE FAR 4.75
 (FOR ALL USES ON A LOT THAT IS OCCUPIED BY A MIX OF USES)
 ALLOWED: 73,827 SF x 4.75 = 350,678.25 SF
 SETBACKS: NONE REQUIRED
 AMENITY AREA: THE REQUIRED AMOUNT OF AMENITY AREA IS EQUAL TO 5% OF THE
 TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE.
 REQUIRED AMENITY AREA: 73,827 SF x 0.05 = 3,691 SF
 PARKING: REQUIREMENTS SUBJECT TO SMC.23.54.015 TABLE B
 EXISTING 110 (APPROX.)
 REQUIRED 9
 PROPOSED 200
 FREQUENT TRANSIT CORRIDOR: YES

PLAN NOTES

- 1. PEDESTRIAN ACCESS
- 2. VEHICULAR ACCESS
- 3. EXISTING TREE TO BE REMOVED, TYP.
- NEW STRUCTURE FOOTPRINT AT GRADE
- OPEN SPACE AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE

1 | PLOT PLAN
 SCALE: 1" = 10' 10' 20' 40' 80'

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Project Address:
 1203 E SPRUCE ST



LAND USE: FULL C CMRCL \$7940625 1203 E SPRUCE ST
 Appl: Pny: Filed at 1230 E FIR ST Use:
 Design Review Early Design Guidance application proposing three, 6-story buildings containing 400 residential units, 16,000 sq. ft. of commercial space at ground level and parking for 270 vehicles to be
 Parent: Related AP: Build ID: 3018576

| | |
|-------------------------|------------|
| Site Plan Revision | 06.19.2015 |
| Preliminary Application | 12.29.2014 |

Plot Plan

A1.1

Pre Application

Rezone Application Submittal Information

Please provide the following information with your rezoning application at the time of your appointment:
See attached for responses

1. Project number.
2. Subject property address(es).
3. Existing zoning classification(s) and proposed change(s).
4. Approximate size of property/area to be rezoned.
5. If the site contains or is within 25 feet of an environmentally critical area, provide information if required pursuant to SMC 25.09.330 and Tip 103B, *Environmentally Critical Area Site Plan Requirements*.
6. Applicant information:
 - a. Property owner or owner's representative or
 - b. Other? (Explain)
7. Legal description of property(s) to be rezoned (also include on plans – see #16, below).
8. Present use(s) of property.
9. What structures, if any, will be demolished or removed?
10. What are the planned uses for the property if a rezoning is approved?
11. Does a specific development proposal accompany the rezoning application? If yes, please provide plans.
12. Reason for the requested change in zoning classification and/or new use.
13. Anticipated benefits the proposal will provide.
14. Summary of potential negative impacts of the proposal on the surrounding area.
15. List other permits or approvals being requested in conjunction with this proposal (e.g., street vacation, design review).
16. Submit a written analysis of rezoning criteria (see SMC 23.34.008 and applicable sections of 23.34.009-128). Include applicable analysis locational criteria of 23.60.220 if a shoreline environment redesignation is proposed.
17. Provide six copies of scale drawings with all dimensions shown that include, at a minimum, existing site conditions, right-of-way information, easements, vicinity map, and legal description. See SMC 23.76.040.D, Application for Council Land Use Decisions for other application materials that may be pertinent. Plans must be accompanied by DPD plans cover sheet.

1. DCI Project #3018576
2. The parcel addresses are:
 - a. Parcel 3927400051 (1203 E Spruce St)
 - b. Parcel 3927400045 (1223 E Spruce St)
 - c. Parcel 4226900125 (1225 E Spruce St)
 - d. Parcel 4226900115 (unaddressed)
 - e. Parcel 4226900105 (1229 E Spruce St)
 - f. Parcel 4226900095 (1231 E Spruce St)
 - g. Parcel 4226900085 (1237 E Spruce St)
 - h. Parcel 4226900110 (1292 E Spruce St)
 - i. Parcel 4226900070 (1311 E Spruce St)
 - j. Parcel 4226900005 (1230 E Fir St)
 - k. Parcel 4226900015 (1234 E Fir St)
 - l. Parcel 4226900019 (unaddressed)
 - m. Parcel 4226900020 (unaddressed)
3. The existing zoning of parcel 3927400051 is split NC3P-65 and LR3. The remaining parcels are all zoned LR3. The proposal is to rezone all portions of LR3 to NC3-65.
4. The approximate size of the parcels to be rezoned is 59,110 sf.
5. A steep slope is located on the site. An ECA exemption was applied for and approved under DPD project number 6501749. It was determined that the steep slope was created through previous legal grading associated with site development.
6. Bradley Khouri (applicant), b9 architects, 610 2nd Ave, Seattle WA 98104.
7. See attached
8. The present use includes one church, four single family structures, one parking lot, and the remaining are vacant lots.
9. All existing structures will be demolished.
10. The proposed project is for three (3) six-story mixed-use buildings with a total of 366 apartment units, 15 live/work units, approximately 8,500 sf of commercial space at street-level, and parking for 200 vehicles below grade.
11. Yes, plans have been submitted under DCI project number 3018576.
12. A contract rezone will allow a feasible project to be constructed at this prominent location. The project is oriented around a large central courtyard that maintains a large

amount of open space. This courtyard, along with significant setbacks to neighboring structures, is made possible because of the extra height allowed under a 65 foot height limit.

13. The rezone will allow the development of three mixed-use buildings that will serve to increase the residential density and commercial viability for the 12th Avenue corridor. Currently these parcels are either under-developed or vacant.
14. The increase in height from the 40 feet allowed (for apartments in an LR3 zone) to 65 feet could be deemed a negative, however, given the proximity of existing NC3-65 and MR zones (across the E Fir St to the south and across 12th Ave to the west respectively), this is not deemed to be a major issue.
15. The proposed project is being reviewed by the City of Seattle's Design Review process and Master Use Permit drawings have been submitted to DCI.
16. The rezone criteria analysis is attached to this application.
17. Drawings have been submitted through DCI's ePlan under project number 3018576.\

EXISTING LEGAL DESCRIPTIONS

APN: 392740-0051 (LBA SUBMITTED UNDER DCI #3022858 TO REVISE PROPERTY LINES)

THE NORTH 98.8 FEET OF LOTS 9 THROUGH 11, ALL IN BLOCK 1, KOLLOCK'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON;

TOGETHER WITH THE NORTH 82.8 FEET OF THE WEST 40 FEET OF LOT 8, SAID BLOCK 1 OF SAID PLAT;

EXCEPT PORTION OF AFORESAID LOT 11 CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NO. 61476 FOR THE WIDENING OF 12TH AVENUE, AS PROVIDED BY ORDINANCE NO. 17972 OF THE CITY OF SEATTLE.

APN: 392740-0045

LOT 7, BLOCK 1, KOLLOCK'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 29, IN KING COUNTY, WASHINGTON.

APN: 422690-0005

LOTS 1 AND 2, IN BLOCK 1, OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON.

APN: 422690-0115

LOT 3, IN BLOCK 1, OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON.

APN: 422690-0019

LOT 4, IN BLOCK 1, OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON.

APN: 422690-0020

THE WEST 40 FEET OF LOT 5, IN BLOCK 1, OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON.

APN: 422690-0085

THE EAST 9 FEET OF LOT 14, IN BLOCK 1, OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE WEST 39 FEET OF LOT 13, SAID BLOCK 1 OF SAID PLAT.

APN: 422690-0095

THAT PORTION OF LOT 14, BLOCK 1 OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION OF THE NORTH LINE OF SAID LOT 14 WITH THE CENTERLINE OF A 4 FOOT CONCRETE WALKWAY AT A POINT WHICH IS 28.53 FEET, MORE OR LESS, WEST OF THE NORTHEAST CORNER OF THE WEST 33 FEET OF SAID LOT 14;

THENCE SOUTH, ALONG A CENTER LINE OF THE SAID CONCRETE WALKWAY, 76 FEET, MORE OR LESS, TO A POINT WHICH IS 44 FEET NORTH OF THE SOUTH LINE OF SAID LOT 14;

THENCE EAST 28.50 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF THE WEST 33 FEET OF SAID LOT 14;

THENCE NORTH, 76 FEET, MORE OR LESS TO THE NORTHEAST CORNER OF THE WEST 33 FEET OF SAID LOT 14;

THENCE WEST, ALONG THE NORTH LINE OF SAID LOT 14, 28.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

APN: 422690-0110

THE SOUTH 44 FEET OF THE WEST 33 FEET OF LOT 14, BLOCK 1, OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE SOUTH 44 FEET OF THE EAST 24 FEET OF LOT 15, BLOCK 1 OF SAID PLAT.

APN: 422690-0125

LOT 16, IN BLOCK 1, OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE EAST 12 FEET THEREOF.

APN: 422690-0115

THE WEST 18 FEET OF LOT 15, BLOCK 1, OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE EAST 12 FEET OF LOT 16, BLOCK 1 OF SAID PLAT;

ALSO TOGETHER WITH THAT PORTION OF THE EAST 24 FEET OF THE NORTH 76 FEET OF AFORESAID LOT 15, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 15, WHICH IS 21 FEET WEST OF THE NORTHEAST CORNER THEREOF;

THENCE WEST, ALONG SAID NORTH LINE, 3 FEET;

THENCE SOUTH, ALONG THE WEST LINE OF THE EAST 24 FEET OF SAID LOT 15, 76 FEET;

THENCE EAST, ALONG THE SOUTH LINE OF THE NORTH 76 FEET OF SAID LOT 15, 2.37 FEET;

THENCE NORTHERLY, 76.1 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE FOLLOWING PARCELS WERE ADDED BY CLIENT, AND ARE NOT PART OF THE ACQUISITION:

APN: 422690-0105

THAT PORTION OF LOTS 14 AND 15, BLOCK 1 OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTERLINE OF A 4 FOOT CONCRETE WALKWAY AT A POINT WHICH IS 28.50 FEET, MORE OR LESS WEST OF THE NORTHEAST CORNER OF THE WEST 35 FEET OF LOT 14 IN SAID BLOCK 1;

THENCE SOUTH ALONG THE CENTERLINE OF SAID WALKWAY, 75 FEET, MORE OR LESS, TO A POINT WHICH IS 44 FEET NORTH OF THE SOUTH LINE OF SAID LOT 14;

THENCE WEST 28.50 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 24 FEET OF LOT 15 IN SAID BLOCK;

THENCE NORTH 76 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID LOT 15;

THENCE EAST ALONG THE NORTH LINE OF SAID LOTS 14 AND 15, A DISTANCE OF 28.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT;
THENCE WEST ALONG THE NORTH LINE THEREOF 25.50 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING WEST 3 FEET TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTH ALONG THE WEST LINE OF SAID TRACT, 76 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE EAST ALONG THE SOUTH LINE OF SAID TRACT, 2.37 FEET;

THENCE NORTHERLY 76.1 FEET, MORE OR LESS, TO THE WEST POINT OF BEGINNING.

APN: 422690-0070

LOT 14, IN BLOCK 1, OF LAWLER'S ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 214, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH THE EAST 3 FEET OF LOT 13, BLOCK 1 OF SAID PLAT.

ANALYSIS - REZONE

The applicable requirements for this rezone proposal are stated in the Seattle Municipal Code, sections 23.34.007, 23.34.008, 23.34.009, 23.34.072, and 23.34.078.

Applicable portions of the rezone criteria are shown in italicized typeface, followed by analysis in regular typeface.

SMC 23.34.004 Contract Rezones

- A. Property Use and Development Agreement. The Council may approve a map amendment subject to the execution, delivery, and recording of a property use and development agreement (PUDA) executed by the legal or beneficial owner of the property to be rezoned containing self-imposed restrictions upon the use and development of the property in order to ameliorate adverse impacts that could occur from unrestricted use and development permitted by development regulations otherwise applicable after the rezone. All restrictions imposed by the PUDA shall be directly related to the impacts that may be expected to result from the rezone. A contract rezone shall be conditioned on performance or compliance with the terms and conditions of the PUDA. Council may revoke a contract rezone or take other appropriate action allowed by law for failure to comply with a PUDA. The PUDA shall be approved as to form by the City Attorney, and shall not be construed as a relinquishment by the City of its discretionary powers.***

The proposed rezone is a contract rezone and the applicant has submitted a proposed project under DPD project number 3018576.

- B. Waiver of Certain Requirements. The ordinance accepting the PUDA may waive specific bulk or off-street parking and loading requirements if the Council determines that the waivers are necessary under the agreement to achieve a better development than would otherwise result from the application of regulations of the zone. No waiver of requirements shall be granted that would be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.***

No waivers are being requested as part of the proposed rezone.

SMC 23.34.007 Rezone Evaluation

- A. The provisions of this chapter apply to all rezones except correction of mapping errors. In evaluating proposed rezones, the provisions of this chapter shall be weighed and balanced together to determine which zone or height designation best meets those provisions. In addition, the zone function statements, which describe the intended function of each zone designation, shall be used to assess the likelihood that the area proposed to be rezoned would function as intended.**

This rezone is not proposed to correct a mapping error, and therefore the provisions of this chapter apply. In evaluating the proposed rezone the provisions of this chapter have been weighed and balanced together to determine which zone and height designation best meets the provisions of the chapter. Additionally, the zone function statements have been used to assess the likelihood that the proposed rezone will function as intended.

- B. No single criterion or group of criteria shall be applied as an absolute requirement or test of the appropriateness of a zone designation, nor is there a hierarchy or priority of rezone considerations, unless a provision indicates the intent to constitute a requirement or sole criterion.**

This analysis evaluated the full range of criteria called for and outlined in Chapter 23.34, "Amendments to Official Land Use Map (Rezoning)" as they apply to the subject rezone.

- C. Compliance with the provisions of this Chapter 23.34 shall constitute consistency with the Comprehensive Plan for the purpose of reviewing proposed rezones, except that Comprehensive Plan Shoreline Environment Policies shall be used in shoreline environment redesignations as provided in subsection 23.60A.042.C.**

The proposed rezone is not a shoreline environment re-designation and so the Comprehensive Plan Shoreline Area Objectives were not used in this analysis.

- D. Provisions of this chapter that pertain to areas inside of urban centers or villages shall be effective only when a boundary for the subject center or village has been established in the Comprehensive Plan. Provisions of this chapter that pertain to areas outside of urban villages or outside of urban centers shall apply to all areas that are not within an adopted urban village or urban center boundary.**

The proposed rezone is within the 12th Avenue Urban Center Village as established in the Comprehensive Plan.

- E. The procedures and criteria for shoreline environment redesignations are located in Sections 23.60A.042, 23.60A.060 and 23.60A.220.**

The proposed rezone is not a redesignation of a shoreline environment and therefore is not subject to Shoreline Area Objectives.

- F. Mapping errors due to cartographic or clerical mistakes may be corrected through process required for Type V Council land use decisions in SMC Chapter 23.76 and do not require the evaluation contemplated by the provisions of this chapter.**

The proposed rezone is not a correction of a mapping error and therefore should not be evaluated as a Type V Council land use decision.

SMC 23.34.008 General Rezone Criteria

A. To be approved a rezone shall meet the following standards:

- 1. In urban centers and urban villages the zoned capacity for the center or village taken as a whole shall be no less than one hundred twenty-five percent (125%) of the growth targets adopted in the Comprehensive Plan for that center or village.**
- 2. For the area within the urban village boundary of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not be less than the densities established in the Urban Village Element of the Comprehensive Plan.**

In response to (1) and (2), the proposed rezone is located within the 12th Avenue Urban Center Village Overlay, as described in the response to SMC 23.34.007.D.

The growth target listed for this Urban Center Village in Urban Village Appendix A of the Comprehensive Plan is for 700 additional dwelling units between the year 2005 and the year 2024.

The established density target for this Urban Center Village in Urban Village Appendix A of the Comprehensive Plan is a density of 13 dwelling units per acre by the year 2024. In 2004, the density in this Urban Village was listed at 9 dwelling units per acre.

From 2005 through the fourth quarter of 2015, six hundred and thirteen (613) new units were built in the 12th Avenue Urban Center Village (an average of 55.7 units per year). This results in 88% of the growth target being met.

At the end of the fourth quarter 2015, an additional three hundred and seventy-four (374) units had been permitted. When combining new units (613) and permitted units (374) the total grows to nine hundred and eighty-seven (987) units, and results in approximately 141% of the growth target being met, exceeding the 125% requirement in SMC 23.34.008. As such, the proposed rezone is appropriate for this location within the 12th Avenue Urban Center Village.

This rezone is also consistent with SMC 23.34.008A.2 because the proposed change would not result in less density for this zone than the density established in the Urban Center Village Element of the Comprehensive Plan.

B. Match Between Zone Criteria and Area Characteristics. The most appropriate zone designation shall be that for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation.

The proposed rezone intends to change the zone designation from Lowrise 3 to Neighborhood Commercial 3-65. The area immediately surrounding the site to the south and west is zoned Neighborhood Commercial 3-65 as is the 12th Avenue Corridor that abuts the site. Across the street to the north is property that will be surplus by King County with the expectation of future development and likely Rezone application.

The immediate neighborhood zoning to the south is a mix of NC and other commercial zones with a 65-foot height limit.

C. Zoning History and Precedential Effect. Previous and potential zoning changes both in and around the area proposed for rezone shall be examined.

The following is a chronological list of historical zoning for the subject parcels from the City of Seattle zoning archives:

- 1923: Commercial District / Second Residence District with a 65 foot height limit across all parcels.
- 1973: General Commercial (CG) / Multiple Residence Low Density (RM) Zone
- 1988 to Present: Neighborhood Commercial 3 with a 65 foot height limit.

The project site's current zoning is split, Neighborhood Commercial 3-65 along 12th Avenue and a portion of E Spruce Street. The remainder of the site along E Spruce Street and E Fir Street is zoned Lowrise 3.

With the passage of Ordinance 110381, the City of Seattle established Title 23 in the Seattle Municipal Code. Starting with Residential Zones, the City began to adopt in phases a new Land Use Code.

D. Neighborhood Plans.

- 1. For the purposes of this title, the effect of a neighborhood plan, adopted or amended by the City Council after January 1, 1995, shall be as expressly established by the City Council for each such neighborhood plan.**

The Central Area Neighborhood Plan was adopted by City Council on November 2, 1998. The adopted portions can be found in the City of Seattle Comprehensive Plan Adopted Neighborhood Plans section.

- 2. Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration.**

The subject property falls within the Central Area Neighborhood and is covered by the adopted portions of the Central Area Neighborhood Plan.

The proposed rezone is consistent with the goals in and around the Central Area, specifically the 12th Avenue corridor, and will facilitate future development that will best accomplish the City's planning objectives.

- 3. Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan.**

The adopted portions of the Central Area Neighborhood Plan states that land use tools such as rezones shall be used to help create a vibrant commercial district that encourages dense urban development in the commercial areas and encourages housing supportive of the community.

- 4. If it is intended that rezones of particular sites or areas identified in a Council adopted neighborhood plan are to be required, then the rezones shall be approved simultaneously with the approval of the pertinent parts of the neighborhood plan.**

This section does not apply.

E. Zoning Principles. The following zoning principles shall be considered:

- 1. The impact of more intensive zones on less intensive zones or industrial and commercial zones on other zones shall be minimized by the use of transitions or buffers, if possible. A gradual transition between zoning categories, including height limits, is preferred.**

The proposed rezone is bounded to the west and south by NC3-65 and C-65 parcels and to the southwest and east by Lowrise 3. Across 12th Avenue to the west is a corridor of NC3-65 that extends three blocks north where it meets Seattle University, MIO-105 MR and MIO-65-LR3, and three blocks south where it transitions to the International District, DMR/C 65/65-85. Due to sloping topography from west to east, the existing structures located adjacent to the site on E Fir Street on the Lowrise parcels sit 10 feet above the right-of-way. The proposed project tied to the rezone is designed to provide an appropriate zone transition to all neighboring parcels with specific attention paid to the historic Washington Hall to the east and the Lowrise to the east and west along E Fir Street and to the east along E Spruce Street. The proposed rezone would be consistent with the adjacent zoning to its south and west.

At 12th Avenue and along all street frontages, the proposed project is 6-stories in height. At all transitions the proposed project provides significant setbacks, 21 feet to the Lowrise at the west along E Fir Street and 30 feet to the Lowrise to the east along E Fir Street and E Spruce Street. This sensitive approach minimizes the effect of the increased height requested through the rezone creating what are effectively landscaped pedestrian areas as wide as a street between uses/parcels. The increased 65-foot height limit is being requested to create a 100-foot by 100 foot, privately managed and publicly accessible courtyard. It is situated ideally at the intersection of multiple Urban Center Villages and Urban Villages where there is a need for more quality park/open space. The site has great access to Seattle's neighborhoods and downtown. This park space is sheltered internal to the site with great southwest exposure and multiple access points from the surrounding street grid. The new First Hill Streetcar will provide great transit access just two blocks southeast of the site.

Through the methods described above the site-specific design solution combined with the requested increased height the proposal seeks less the additional Floor Area Ratio (FAR) available at the 65-foot height limit. The underlying zoning of LR3 allows 2.0 FAR plus a partially below grade story that is equivalent to an additional 0.5 FAR, for a total allowable area equal to 2.5 FAR. When we subtract the allowable NC3-65 FAR from the total site, the proposed FAR for the LR3 portion of the site is 3.6, or equal to half of the allowable additional FAR allowed under the proposed NC3-65 zoning.

- 2. Physical buffers may provide an effective separation between different uses and intensities of development. The following elements may be considered as buffers:**
 - a. Natural features such as topographic breaks, lakes, rivers, streams, ravines and shorelines;**
 - b. Freeways, expressways, other major traffic arterials, and railroad tracks;**
 - c. Distinct change in street layout and block orientation;**
 - d. Open space and green spaces.**

The subject parcels are currently zoned LR3. Across the street to the north is one (1) large parcel (256,057sf) that currently houses the King County Youth Services. Across the street to the south is one (1) large parcel (75,251sf) that currently houses the King County Records building.

The topography of the subject parcels has a gradual slope running from northwest to southeast and is situated

in a valley between the high points of Boren Ave to the west and 20th Avenue to the east. There is approximately 90 feet of rise from the subject parcels to the surrounding high points. This natural feature places the nearby structures to the north and west at a higher elevation, reducing the chance of possible view blockage from the rezone.

3. Zone Boundaries.

a. In establishing boundaries the following elements shall be considered:

(1) Physical buffers as described in subsection E2 above;

(2) Platted lot lines.

In response to (1) and (2), the proposed rezone would extend the existing zoning from 12th Avenue, without the Pedestrian overlay, to the east across the entire development site and south towards E Fir Street. The proposed rezone is bounded by the platted lot lines of the entire development site, an aggregation of thirteen individual parcels.

b. Boundaries between commercial and residential areas shall generally be established so that commercial uses face each other across the street on which they are located, and face away from adjacent residential areas. An exception may be made when physical buffers can provide a more effective separation between uses.

The proposed rezone from LR-3 to NC3-65 creates several new boundary conditions: 1) It creates new commercial zoning across the street from existing commercial zoning on E Fir Street; 2) it extends commercial zoning to the east along E Spruce Street opposite the future surplus land from the redevelopment of the King County Juvenile Center, likely to be considered for rezone application; and 3) the adjacent residential uses to the west along the E Fir Street frontage is raised up a full story above the street as a physical buffer, creating a better scaled transition.

4. In general, height limits greater than forty (40) feet should be limited to urban villages. Height limits greater than forty (40) feet may be considered outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area

As described in response to SMC 23.34.007.D above, the subject parcel is located within the 12th Avenue Urban Center Village between the First Hill Urban Center Village and the 23 and Union-Jackson Residential Urban Village.

The proposed sixty-five (65) foot height limit is consistent with the site's location within the 12th Avenue Urban Center Village. Though the subject parcel is abutted to the east and the southwest by a forty-four (44) foot height limit for apartments with partially below grade stories in Lowrise 3, the predominant surrounding height limit to the south on E Fir Street and west along 12th Avenue is sixty-five (65) feet.

The subject parcel slopes down approximately twenty-four (24) feet from 12th Avenue to E Fir Street. Due to the slope of the subject parcel the proposed structures will step down the hill so as to minimize the height, bulk, and scale impacts of the two additional stories. The topography continues to slope uphill to the north, east and west, therefore are not expected to block air and/or light or adversely impact the existing or future uses surrounding the site.

Overall, the proposal would appear to satisfy these criteria for the subject parcel.

F. Impact Evaluation. The evaluation of a proposed rezone shall consider the possible negative and positive impacts on the area proposed for rezone and its surroundings.

1. Factors to be examined include, but are not limited to, the following:

a. Housing, particularly low-income housing;

The proposed project will have a positive impact on the supply of housing on the site and its surroundings, supporting multiple vibrant neighborhoods ranging from the Central District to the International District, First Hill and Capitol Hill with downtown Seattle only eight blocks to the west. The proposed rezone will add housing capacity to the neighborhood, locate additional housing in the Urban Center Village, and take pressure off adding housing to the nearby low rise and single family zoned neighborhoods. Twenty percent (20%) of the proposed residential units are proposed to be designated "low-income" as defined by the Land Use Code or Seattle Office of Housing at 80% of AMI.

b. Public services;

Given the proposed rezone's location and proximity to Capitol Hill, First Hill, and Downtown Seattle, it can be anticipated that the existing public services are capable of accommodating the increased density proposed. The demand for public services will see an increase, but the added population will also strengthen the community by contributing to the critical mass necessary to support neighborhood services. The increased security provided by a developed site with security lighting and the surveillance of eyes on the street provided by multiple residents is seen as having a positive impact.

c. Environmental factors, such as noise, air and water quality, terrestrial and aquatic flora and fauna, glare, odor, shadows, and energy conservation;

Noise – No noticeable change in impacts are anticipated from the change in zone.

Air quality – No noticeable change in impacts will result from a change in zone.

Water quality – No noticeable change in impacts will result from change in zoning. Storm water collection and management will be in conformance with City of Seattle standards. The proposed rezone would not create the potential for any more impervious surface than would be possible under existing zoning.

Flora and fauna – No noticeable impacts as the change in zoning would not reduce the vegetation requirements of the proposed project.

Glare – No noticeable change in impacts will result from a change in zoning.

Odor – No noticeable change in impacts will result from a change in zoning.

Shadows – The proposed development will create additional shadows on its north, east and west sides, depending on season and time of day. Shadow studies have been created for this project and have been submitted with the Master Use Permit drawings. The shadow studies demonstrate that there are no significant shadow impacts created from the proposed rezone.

Energy – No noticeable change in impacts will result from a change in zoning. The proposed project will be required to comply with the current Seattle Energy Code.

Views – Due to the topographical characteristics of the site as presented in 23.34.009.B (with the site sloping down from northwest to southeast) and the predominant view being Mount Rainier to the southeast, it is not anticipated that the increased zoning capacity would significantly impact views any more than the current zoning would.

d. Pedestrian safety;

No noticeable change in negative impacts will result from a change in zoning. All boundaries, including the central courtyard, will be provided with appropriate and compliant lighting for pedestrian safety. The proposed increase in housing density will help contribute to an increased sense of pedestrian safety by providing a greater number of eyes on the street.

e. Manufacturing activity;

Not applicable.

f. Employment activity;

The change in zone from LR3 to NC3-65 will allow for an increase in employment opportunity by adding approximately 5,500 sf of commercial space along with 15 Live/Work units.

g. Character of areas recognized for architectural or historic value;

The proposed project is located directly west of the historic Washington Hall. The design of the proposed structures responds to the historical significance of Washington Hall by providing a 30-foot wide landscaped setback. Early in the design process the design team met with Historic Seattle (the owner of Washington Hall), and members of the community, leading to a design change to move the parking access from E Fir Street, adjacent to Washington Hall, to E Spruce Street. This greatly improves the pedestrian experience adjacent to Washington Hall and demonstrates the design's attentiveness to this important neighbor.

h. Shoreline view, public access and recreation.

No noticeable change in impacts will result from a change in zoning. There are no appreciable private/public views of the shoreline as currently developed, therefore it is anticipated that the shoreline view would not be impacted by the proposed rezone.

2. Service Capacities. Development which can reasonably be anticipated based on the proposed development potential shall not exceed the service capacities which can reasonably be anticipated in the area, including:

a. Street access to the area;

b. Street capacity in the area;

c. Transit service;

d. Parking capacity;

The subject parcels are served by E Spruce Street and E Fir Street, both of which are designated as Access Streets (Residential and Commercial).

In response to (a) through (d), the street access, street capacity, transit service and parking are discussed in the traffic analysis provided with the Master Use Permit application.

e. Utility and sewer capacity;

The subject parcels are currently zoned LR3 and are located within the Urban Center. It is anticipated that the existing infrastructure is capable of handling the maximum development potential of the subject parcel as currently zoned. The proposed rezone is not anticipated to add undue load to the existing system. If the contract rezone is granted, it can be assumed that the proposed project would add approximately 90 additional dwelling units to the maximum development potential of the parcel as currently zoned.

f. Shoreline navigation.

The area of the rezone is not located within a shoreline environment so shoreline navigation is not applicable to this rezone.

G. Changed Circumstances. Evidence of changed circumstances shall be taken into consideration in reviewing proposed rezones, but is not required to demonstrate the appropriateness of a proposed rezone. Consideration of changed circumstances shall be limited to elements or conditions included in the criteria for the relevant zone and/or overlay designations in this chapter.

As noted above in section SMC 23.34.008.C, the subject site has changed zoning and height limits throughout its history. A study of the current prevalent zoning immediately adjacent to the development site reveals that much of the adjacent lots to the north, west, and south are zoned at the 65-foot height limit. Given its adjacency to the 12th Ave corridor, the NC3-65 designation is consistent with the goals of the 12th Avenue Urban Center Village. Currently, given the current zoning, there is a lost opportunity to further activate the 12th Avenue corridor and to meet the goals of the Comprehensive Plan and the Growth Management Act.

There are significant opportunities for market rate and affordable rental housing and commercial development, especially given the proximity to downtown, Capitol Hill, First Hill, the International District, and transit service.

H. Overlay Districts. If the area is located in an overlay district, the purpose and boundaries of the overlay district shall be considered.

These parcels are located in the 12th Avenue Urban Center Village overlay, adjacent to 12th Avenue. One of the strategies of the neighborhood plan is to encourage the development of denser housing near the 12th Avenue corridor. The proposed rezone would increase housing density on the subject parcels when compared to current zoning.

I. Critical Areas. If the area is located in or adjacent to a critical area (SMC Chapter 25.09), the effect of the rezone on the critical area shall be considered.

The subject parcel has a mapped steep-slope critical area. A request for ECA exemption was submitted to and approved by the Department of Construction and Inspections. It was determined that the steep slope had been created through previous legal grading associated with site development.

J. Incentive Provisions. If the area is located in a zone with an incentive zoning suffix a rezone shall be approved only if one of the following conditions are met:

- 1. The rezone includes incentive zoning provisions that would authorize the provision of affordable housing equal to or greater than the amount of affordable housing authorized by the existing zone; or**
- 2. If the rezone does not include incentive zoning provisions that would authorize the provision**

of affordable housing equal to or greater than the amount of affordable housing authorized by the existing zone, an adopted City housing policy or comprehensive plan provision identifies the area as not a priority area for affordable housing, or as having an adequate existing supply of affordable housing in the immediate vicinity of the area being rezoned.

The proposed rezone is not located in a zone with an incentive-zoning suffix.

23.34.009 Height Limits of the Proposed Rezone.

If a decision to designate height limits in residential, commercial, or industrial zones is independent of the designation of a specific zone, in addition to the general rezone criteria of Section 23.34.008, the following shall apply:

- A. Function of the zone. Height limits shall be consistent with the type and scale of development intended for each zone classification. The demand for permitted goods and services and the potential for displacement of preferred uses shall be considered.**

This rezone seeks to increase the proposed height limit of the current LR3 zoning from 40 feet (for apartments located in Urban Centers) to and NC3 zoning height of 65 feet. This is intended to accommodate increased housing density and to allow for commercial/retail units that would not be allowed under the current zoning.

The change from LR3 to NC3 would allow for the same multifamily residential uses that are currently allowed in the zone while allowing a component of commercial, so there is no potential to displace preferred uses.

- B. Topography of the area and its surroundings. Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered.**

The topography of the subject parcels has a gradual slope running from northwest to southeast and is situated in a valley between the high points of Boren Ave to the west and 20th Avenue to the east. There is approximately 90 feet of rise from the subject parcels to the surrounding high points. The predominant views in this area would be to the southeast towards Mount Rainier.

To the north, there is a gradual climb (~4-5%) up to Capitol Hill and to the south is a gradual descent (~4-5%) down to the intersection of the International District/Beacon Hill neighborhoods.

Zoning allows a maximum height limit of 60' (MR) and 65' (NC3-65) to the west, 65' to the south and 40' (for apartments) to the north and south. Due to its location in a valley, it is not expected that the rezone will have a significant impact on views from surrounding parcels.

- C. Height and Scale of the Area.**

- 1. The height limits established by current zoning in the area shall be given consideration.**
- 2. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential.**

In response to (1) and (2), the current height limit is forty-four (44) feet (for apartments with a partially below grade story). The current height limit on commercial properties to the west and south is between sixty feet (MR zoning) and sixty-five feet (NC3-65 zoning). The current height limit on multifamily properties to the north and east is forty-four (44) feet (for apartments). In the surrounding forty-four (44) and sixty-five (65) foot zoned areas to the north, south, and east, few parcels have been developed in the last 20 years. This indicates that the area's overall development potential is high. Since 2013, multiple projects have been proposed in the MR and NC zoning to the west of the subject parcels. The two most recently completed developments of a similar scale are at 103 12th Ave in the NC3-64 zone and 1105 E Fir St at the MR 60-foot zone.

- D. Compatibility with Surrounding Area.**

- 1. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas excluding buildings developed under Major Institution height limits; height limits permitted by the underlying zone, rather than heights permitted by the Major Institution designation, shall be used for the rezone analysis.**
- 2. A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers, as described in subsection 23.34.008.D.2, are present.**

The subject properties are 4 blocks south of Seattle University.

As described above in Subsection 23.34.009.C.2, the surrounding commercial parcels range in height limits from forty (40) feet to sixty-five (65) feet. Changing the height limit for the subject parcel to sixty-five (65) feet would not be out of character with the existing and potential development limits.

E. Neighborhood Plans.

- 1. Particular attention shall be given to height recommendations in business district plans or neighborhood plans adopted by the City Council subsequent to the adoption of the 1985 Land Use Map.**
- 2. Neighborhood plans adopted or amended by the City Council after January 1, 1995, may require height limits different than those that would otherwise be established pursuant to the provisions of this Section 23.34.009 and Section 23.34.008.**

In response to (1) and (2), as described in response to SMC 23.34.008.D above, portions of the Central Area Neighborhood Plan were adopted by City Council and are included in the Seattle Comprehensive Plan. There are no adopted goals or policies that specifically address height in the Central Area Neighborhood Plan.

SMC 23.34.072 Designation of Commercial Zones

A. The encroachment of commercial development into residential areas shall be discouraged.

Commercial development is already present on the site. Nearly 12,600 square feet of the 71,703 square feet of the parcel is currently zoned NC3-65. The proposal effectively extends the commercial zoning to the east where there is currently commercial zoning across the street to the south on E Fir Street and in anticipation of future possible rezone application on the land to be supplused by the King County Juvenile Center across the street on E Spruce Street.

B. Areas meeting the locational criteria for a single-family designation may be designated as certain neighborhood commercial zones as provided in Section 23.34.010.

The subject parcel is currently configured as a multi-family zone, therefore this section does not apply.

C. Preferred configuration of commercial zones shall not conflict with the preferred configuration and edge protection of residential zones as established in Sections 23.34.010 and 23.34.011 of the Seattle Municipal Code.

As described above in SMC 23.74.072.A, a portion of the subject parcel is currently configured as a neighborhood commercial zone. The change in designation from LR3 to NC3-65 would simply adjust the position of the edge protection of the residential zones as established in Sections 23.34.010 or 23.34.011 of the Seattle Municipal Code.

D. Compact, concentrated commercial areas, or nodes, shall be preferred to diffuse, sprawling commercial areas.

The change in the zoning designation of the site from LR3 to NC3-65 would not diminish the compact and concentrated character of the existing commercial area located along 12th Avenue. The proposed rezone would not enable diffusion or sprawl of the existing commercial area. The change in designation would help to create a more compact and concentrated commercial area by providing both greater residential density and additional commercial space.

Commercial development is currently located along both sides of 12th Avenue as you head north from the towards Seattle University and south towards E Yesler Way. The existing pattern of commercial development along this corridor would not be characterized as sprawling, but rather would be consistent with intent of this code.

E. The preservation and improvement of existing commercial areas shall be preferred to the creation of new business districts.

The proposed rezone is located directly adjacent an existing commercial area and would not result in an elimination of the existing commercial uses. No new business districts would be created by the proposal.

SMC 23.34.078 Neighborhood Commercial 3 (NC3) Zones, Function and Locational Criteria

A. Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved:

1. A variety of sizes and types of retail and other commercial businesses at street level;

Currently there is little retail or commercial businesses existing at street level within the immediate rezone area. However, a full range of goods and services are available in the vicinity of the subject property, including:

Harborview Medical Center (0.5 miles)
Swedish Medical Center (0.5 miles)
Seattle Public Library - Douglass-Truth (0.8 miles)
Michael Mulick, DMD (0.3 miles)
QFC (0.9 miles)
Red Apple Market (1.0 miles)
Antioch Baptist Church (0.5 miles)
Seven (7) Banks (within 0.5 miles)
Bailey Gatzert Elementary (0.2 miles)
O'Dea High School (0.6 miles)
Seattle University (0.6 miles)
Wisteria Park (0.5 miles)
Kobe Terrace Park (0.6 miles)

2. Continuous storefronts or residences built to the front lot line;

The proposed rezone would not change the desired functional character of the Neighborhood Commercial Zone. The proposal includes commercial space at street-level that will be all built to the property line and will directly relate to the sidewalk. Also included in the proposal are fifteen (15) live-work units (seven facing E Spruce St and eight facing E Fir St) that act as a transition from the higher-intensity commercial use and the LR3 existing to the subject parcels' east.

3. Intense pedestrian activity;

The current pedestrian activity along 12th Avenue is increasing adjacent to the site, with activity resulting from new development along 12th Avenue. The activity will increase further with the opening of the First Hill Streetcar and the continued redevelopment of Yesler Terrace, a few blocks west of the site. E Spruce Street and E Fir Street connect to more residential streets east of 14th Avenue, providing a strong connection to the main commercial corridor along 12th Avenue. Additional pedestrian activity along E Fir and E Spruce Streets will further activate 12th Avenue. The proposed project will add interest and a sense of safety to the neighborhood while adding ground floor retail making it attractive to pedestrians.

4. Shoppers can drive to the area, but walk around from store to store;

The area of the proposed rezone meets this criterion because shoppers can drive to the area, park on 12th Avenue, E Spruce Street or E Fir Street and walk along 12th Avenue from store to store. The proposed structures are located a few blocks east of the redevelopment at Yesler Terrace, four blocks south of Seattle University, and four blocks north of the International District.

5. Transit is an important means of access.

King County Metro currently provides service to E Yesler Way via routes 27 and 60. These routes serve, Belltown, Downtown, Leschi, Capitol Hill, Beacon Hill, Georgetown, and White Center. In addition, the First Hill Streetcar will open in 2016 providing a fast connection to Pioneer Square and the Capitol Hill Light Rail Station via First Hill.

B. Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions:

1. The primary business district in an urban center or hub urban village;

The subject parcel is located within the 12th Avenue Urban Center Village thereby meeting the intent of this section.

2. Served by principal arterial;

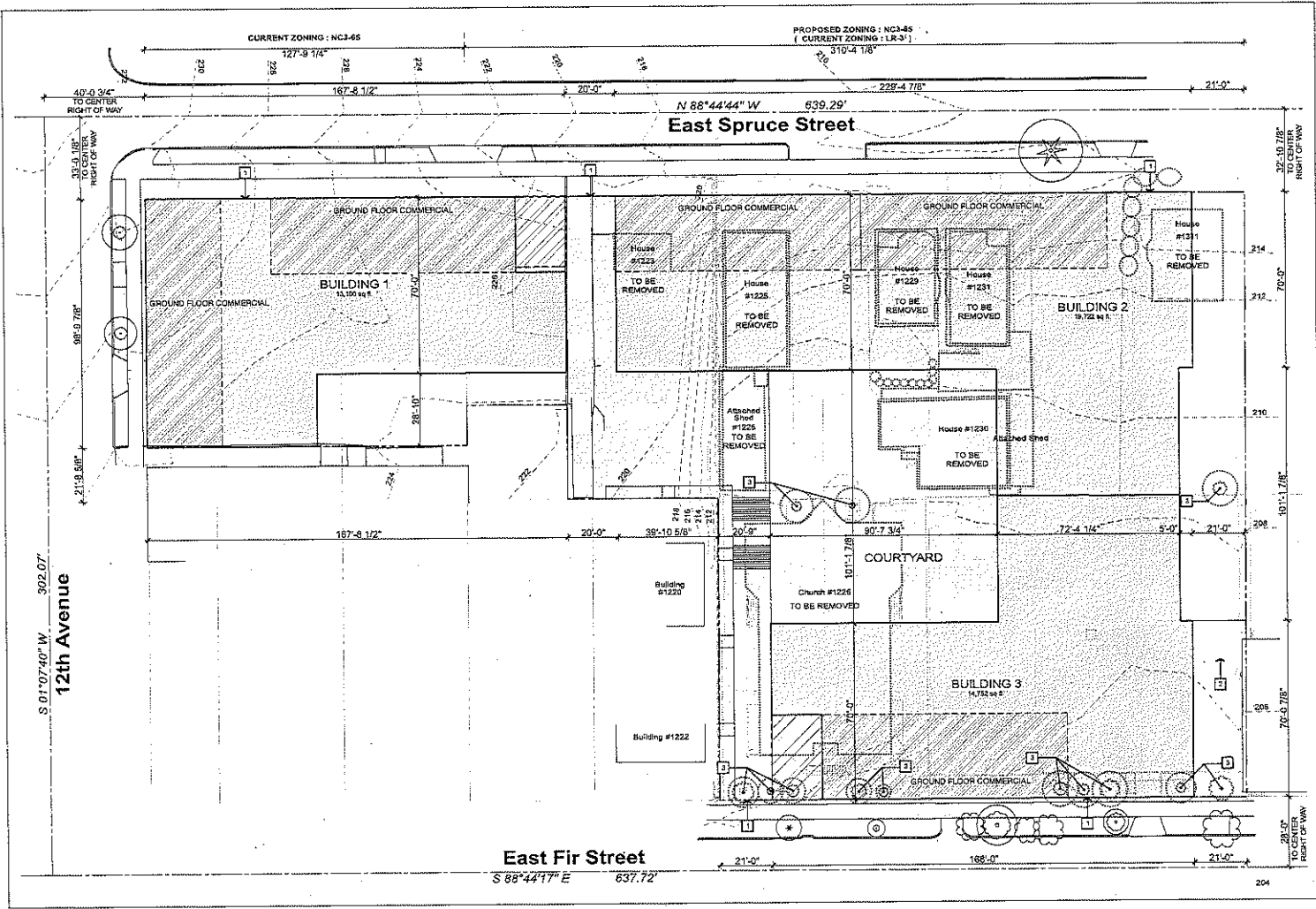
The subject parcel is served by 12th Avenue and is located one block north of E Yesler Way, both of which are designated as Minor Arterials. Two blocks to the east is 14th Avenue which is designated as a Collector Arterial. In addition, 12th Avenue, 14th Avenue, and E Yesler Way are all designated as Minor Transit Streets.

3. Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;

The subject parcel is located adjacent to four lots zoned LR3. The proposed project responds to these adjacencies by proposing increased setbacks. The minimum setback proposed to the west is 21 feet while the minimum setback proposed to the east is 30 feet.

4. Excellent transit service.

As noted in the response to SMC 23.34.078.A.5, this zone is served by transit service that ties the neighborhood to the rest of the city.



PROJECT INFORMATION

ADDRESS: 1203 E SPRUCE STREET, SEATTLE WA, 98122
OWNER: EVANSTON AVE N LLC
 4200 186TH STREET SW, SUITE 201
 LYNNWOOD, WA 98036
ARCHITECT: b9 ARCHITECTS, INC.
 610 2ND AVE., SEATTLE, WA 98104
 TEL: 206.297.1284
LEGAL DESCRIPTION: KOLLOCKS ADD N 82.6 FT OF W 40 FT OF S & N 88.0 FT OF 9-10-11 LESS KOLLOCKS ADD PLAT BLOCK 1 LOT 7
 LAWLERS ADD 12-15-16-18-16
 LAWLERS ADD 1-2-3-4-5
APN: 3927-4000-51
 3927-4000-48
 4226-9001-25
 4226-9001-13
 4226-9001-05
 4226-8000-35
 4226-8000-35
 4226-8000-10
 4226-8000-85
 4226-8000-70
 4226-8000-65
 4226-8000-18
 4226-8000-18
 4226-8000-20

BASIC ZONING INFORMATION

ZONE: NC3-6S
LOT AREA: 73,827 SF
DENSITY: LR3: 1 APARTMENT/800 SF OR NO LIMIT
 (FOR APARTMENT DEVELOPMENTS THAT MEET THE STANDARDS OF SUBSECTION 23.65.010.C AND DENSITY LIMIT)
FLOOR AREA RATIO (FAR): APARTMENTS: BASE FAR 4.75
 (FOR ALL USES ON A LOT THAT IS OCCUPIED BY A MIX OF USES)
ALLOWED: 73,827 SF x 4.75 = 350,676.25 SF
SETBACKS: NONE REQUIRED
AMENITY AREA: THE REQUIRED AMOUNT OF AMENITY AREA IS EQUAL TO 6% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE.
REQUIRED AMENITY AREA: 73,827 SF x 0.06 = 3,691 SF
PARKING: REQUIREMENTS SUBJECT TO SMO 23.54.013 TABLE B
EXISTING REQUIRED PROPOSED
 110 (APPRX.)
 0
 200
FREQUENT TRANSIT CORRIDOR: YES

PLAN NOTES

- PEDESTRIAN ACCESS
- VEHICULAR ACCESS
- EXISTING TREE TO BE REMOVED, TYP.

LEGEND

- NEW STRUCTURE FOOTPRINT AT GRADE
- OPEN SPACE AT GRADE
- CANTILEVERED FLOOR SPACE ABOVE GRADE

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FIRST CENTRAL STATION

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Preliminary Application 12.28.2014

Plot Plan

A1.1

Plan Application