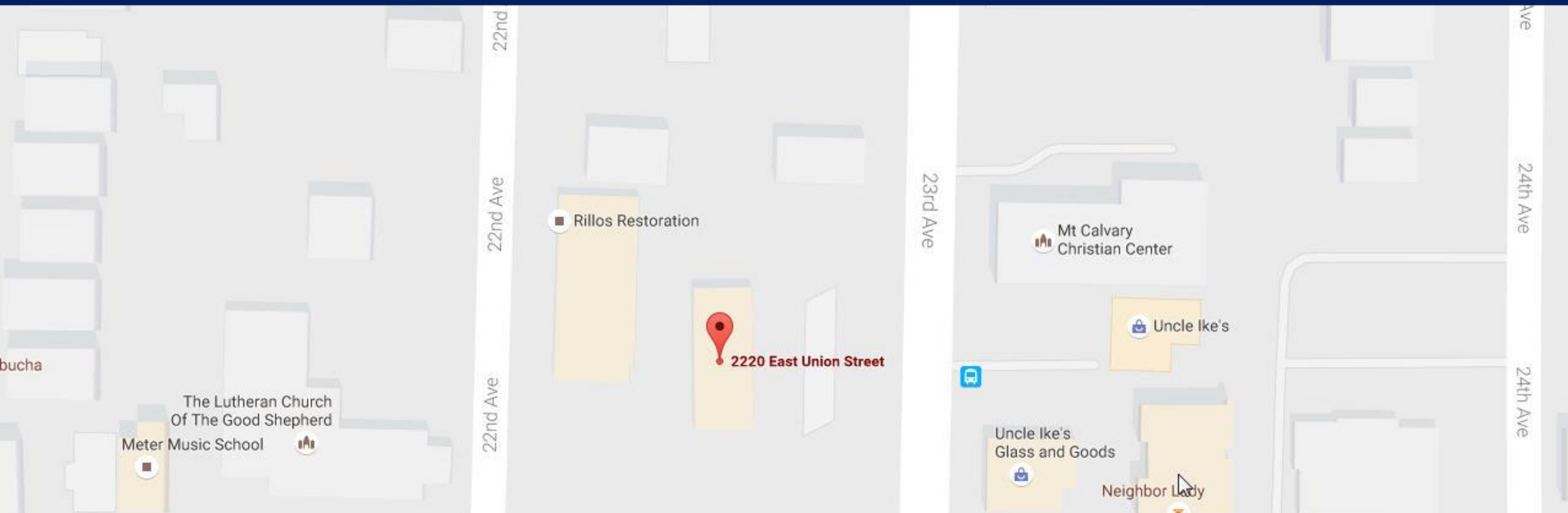




SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# Planning, Land Use & Zoning Committee



## 2220 East Union Street Rezone Application

from Clerk File 314312 / Exhibit 1 Excerpts

Ketil Freeman, Council Central Staff  
September 9, 2016

# Clerk File 314312

Application of East Union 22, LLC for approval of a rezone of property located at 2220 East Union Street from Neighborhood Commercial 2-40 (NC2-40) to Neighborhood Commercial 2-65 (NC2-65) and from Neighborhood Commercial 2-40 with a pedestrian designation (NC2P-40) to Neighborhood Commercial 2-65 with a pedestrian designation (NC2P-65). (SDCI App. No 3019001)

## Hearing Examiner's Exhibit 1

Design Recommendation Booklet for Design Review Board Meeting, February 17, 2016

## APPENDIX - CONTEXT: EXISTING ZONING

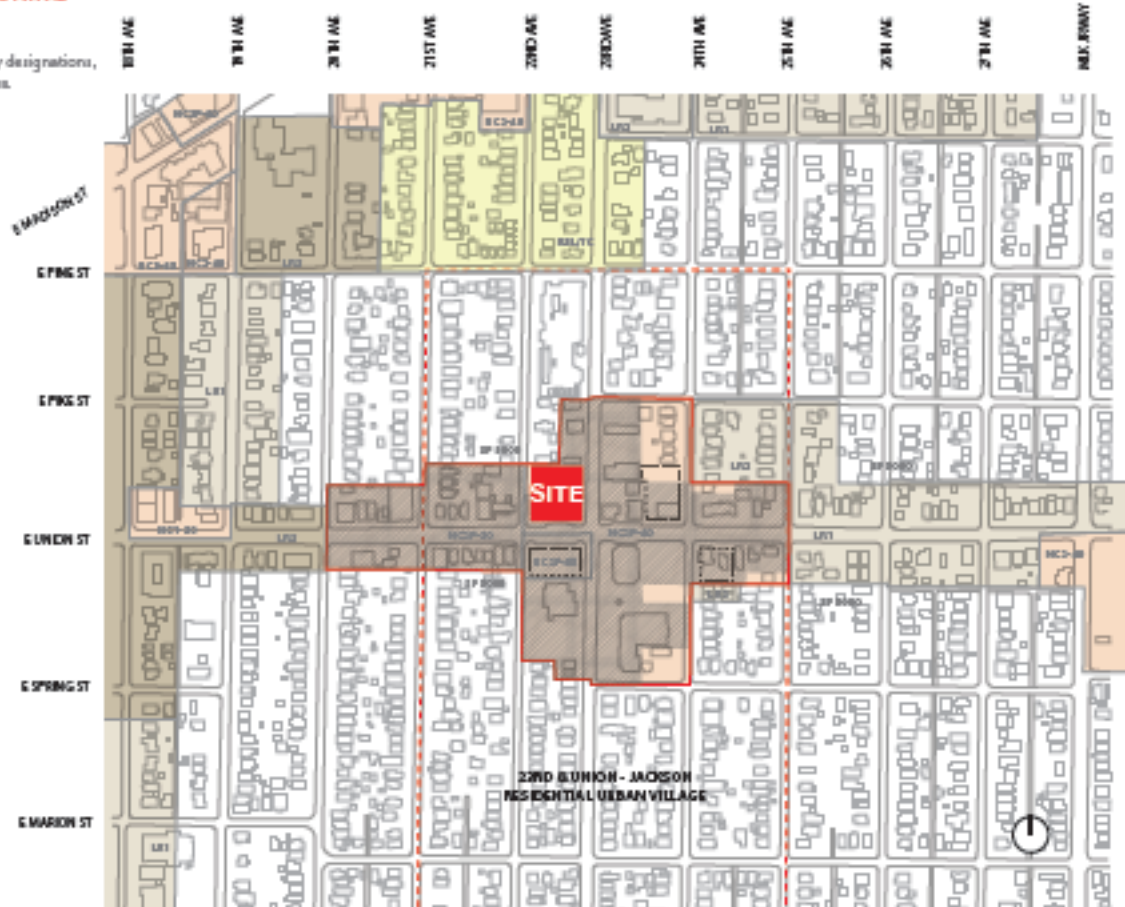
Please indicate the sites zoning and any other overlay designations, including applicable Neighborhood Design Guidelines.

An overview indicated the proposed site is located within the 21st Union-Jackson Residential Urban Village. All three parcels are zoned RC-40, with the two parcels abutting 21st Avenue and E Union Street located within the pedestrian overlay and all parcels within a frequent transit corridor.

The zoning of the parcels abutting the project site to the north vary with the site to the northeast being zoned SF-400 and the site to the southeast zoned RC2F-40. To the west of the project site across 2nd Avenue, the zoning is RC2F-40. The parcels located to the east of the site across 2nd Avenue are zoned RC2F-40. Lastly the parcel to the south of the site across E Union Street is zoned RC2F-40.

### Existing Zoning Legend

RC	
UR1 & UR2	
UR3	
RU1TC	
Frederick Overlay	
21st Avenue BDF Urban Core	
21st & Union Jackson RV	
Zone Boundaries	
Neighborhood Design Guidelines	

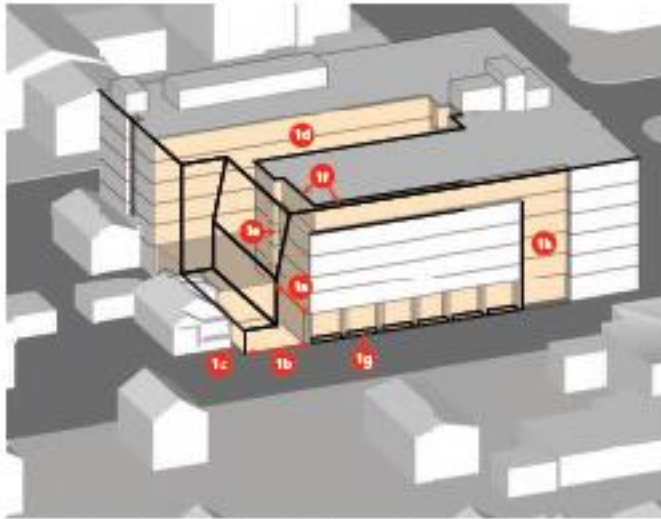




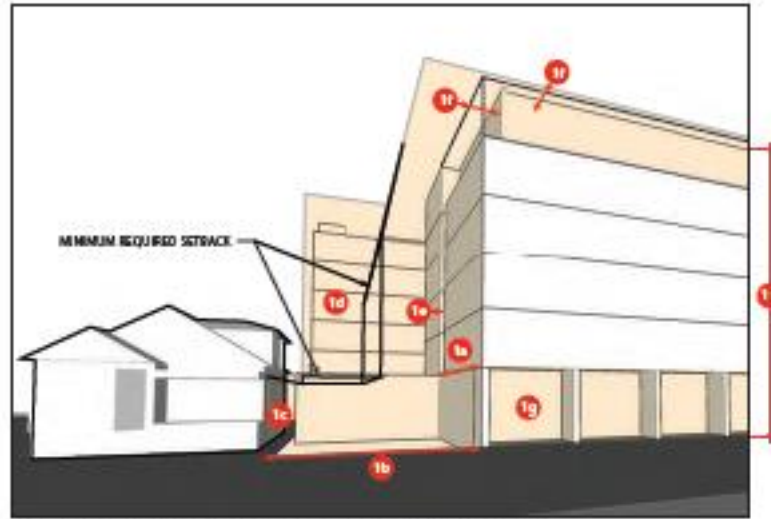
\* Zoning Heights Shown As Approximation



## HEIGHT BULK & SCALE: SINGLE FAMILY ZONE EDGE



PERSPECTIVE VIEW OF ZONING EDGE TREATMENT (A LIONELLE ZONING ENVELOPE SHOWN SHADED)



DETAILED PERSPECTIVE VIEW OF ZONING EDGE TREATMENT (A LIONELLE ZONING ENVELOPE SHOWN SHADED)

The subject property borders MC zoning on all sides, except for the western 7.4 feet of the north property line, which abuts SF zone zoning. The SF-zoned property to the north is developed with a two-story single family residence that sits just one foot from the north property line of the recre site (the house being nonconforming to single family side yard setback.)

In the case of development in an MC zone adjacent to a residential zone, the Land Use Code requires tiered setbacks. The first 15-foot of structure requires no setback; between 15 and 40 feet, a 10-foot setback is required; above 40 feet, an additional 2 feet of setback is required for every 10-foot above 40 feet resulting in a 20-foot setback at 60 feet. Given that the existing single family home sits so close to the north property line, the Code-

required setbacks would provide a greater sense of enclosure as no setbacks are required for the first 15 feet of building height. This Code-compliant setback would permit building structure on the north property line except for the windows in the single family home. The Code-required setbacks provide bulk relief above the 15 feet, but the majority of the recre building mass would sit 15 feet from the single family dwelling and zone.

To address the unique circumstances of the recre site and single family dwelling to the north, a more sensitive building design is proposed as a zone-edge transition.

- At the ground level, a 5-foot landscaped area and screening would be provided as a buffer for the single family dwelling to the north.

- The entire building—from the ground level through the fifth floor—is set back 10 feet 4 inches from the north property line, for the western 2.4 feet of the building. This is a 10% increase over the Code-required 10-foot setback and a 10% increase over the Code-required 10-foot setback for the 15 to 40-foot portion of the building, and a 10% increase over the Code-required 10-foot setback for the 40 to 60-foot portion of the building. (An even greater setback is provided in this location for the sixth floor; see below.)
- For the westerly 2.4 feet of the building the sixth floor is set back another four feet from the primary façade, for a total of 14 feet 4 inches from the north property line. This provides additional bulk and massing relief to the single family dwelling.
- To the east of the single family dwelling is a 10-foot increase with a substantial setback from

the property line. In this case the westerly 4.1 feet of the building abutting the SF zone, the proposed building is built to the property line and is about 14 feet 4 inches in height. Above that height the proposed building sets back 10 feet 4 inches.

- The building's courtyard is oriented toward the north. This substantially reduces building bulk and massing to the north as the building form is divided into two wings.
  - The northern building façade adjacent to the single family zone includes a careful selection of exterior materials to soften the sense of massing.
- All of these features together create a transition in zoning heights that is appropriate to the particular characteristics of this recre site and its neighbors to the north.





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RENDERING OF 22ND AVENUE & SHELL FAMILY ZONE EXHIBIT



-  Sense of Place
-  Architectural Presence
-  Site Characteristics
-  Connection to Street
-  Corner Sites
-  Access to Public Life
-  Retail Edges, Ancillary Activities

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**Questions?**