

## Rezone Application Submittal Information

*Please provide the following information with your rezone application at the time of your appointment:*

### **1. Project number.**

3037590-LU; the Project was reviewed under 3037522-EG for early design guidance.

### **2. Subject property address(es).**

2501 NW Market Street in Seattle, Washington 98107 (referred to herein as the “Property”).

### **3. Existing zoning classification(s) and proposed change(s).**

The western portion of the Property is zoned Industrial Commercial with a 65-foot height limit and a Mandatory Housing Affordability designation of (M) (“IC-65 (M)”). The eastern component of the Property is zoned Neighborhood Commercial-3 with a Pedestrian Designation, a 75-foot height limit, and MHA designation of (M) (“NC3-P 75 (M)”). This application is for a contract rezone to designate the entirety of the Property NC3-P 75 (M) (the “Application” or the “Rezone”). The entire Property, including the western portion currently zoned IC-65(M) is within the Ballard Hub Urban Village, and not within the Ballard-Interbay-Northend Manufacturing Industrial Center.

### **4. Approximate size of property/area to be rezoned.**

The total size of the Property 21,824 SF or approximately 0.5 acres. The 15,943-sf. eastern (approximately 0.366 acres) portion of the Property to be rezoned from IC-65(M) to NC3-P 75.

### **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.**

N/A

### **6. Applicant information:**

J. Selig Real Estate, LLC

### **7. Legal description of property(s) to be rezoned (also include on plans – see #16, below).**

THAT PORTION OF GOVERNMENT LOT 3, SECTION 11, TOWNSHIP 25 NORTH, RANGE 3 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

TRACT 49 OF FARMDALE HOMESTEAD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 211, IN KING COUNTY, WASHINGTON, LYING NORTHERLY OF THE GREAT NORTHERN RAILROAD RIGHT OF WAY AND SOUTHERLY OF MARKET STREET RIGHT OF WAY.

EXCEPT THE EAST 450.00 FEET THEREOF.

**8. Present use(s) of property.**

The site is vacant and used for outdoor storage associated with the shipyard across NW 54th Street.

**9. What structures, if any, will be demolished or removed?**

There are no existing permanent buildings on the Property. All temporary outdoor storage structures will be removed. The site will be cleared in preparation for grading and excavation work.

**10. What are the planned uses for the property if a rezone is approved?**

The project is an 8-story mixed-use multi-unit residential building containing approximately 110-120 residential units, 4,500-5,500 SF of commercial space and parking for approximately 60 vehicles (“Project”). Residential use will consist of a mix of market rate and low-income residential units through the City’s MHA performance option.

**11. Does a specific development proposal accompany the rezone application? If yes, please provide plans.**

Yes. Please see the attached Master Use Permit application.

**12. Reason for the requested change in zoning classification and/or new use.**

The Rezone would implement the goals and policies of the Comprehensive Plan by allowing for dense residential development within the Ballard Hub Urban Village and to eliminate a split-zoned property that is currently underdeveloped and used only as a storage site. The Comprehensive Plan calls for the greatest density to be directed towards urban villages and centers. The Rezone will allow for more residential and mixed-use development within the Ballard Hub Urban Village near transit.

**13. Anticipated benefits the proposal will provide.**

The Rezone will contribute to the City’s housing supply by providing new housing in the Ballard Hub Urban Village near transit. The Property is currently undeveloped and used only for storage.

The Rezone would allow for a pedestrian-oriented and climate-responsive residential building offering a variety of unit sizes. The Applicant intends to pursue the MHA affordable housing on-site performance option with at least 7 units (6%) available for MHA qualified households spread across various unit types. In general, the Project benefits the City by allowing more people, including diverse families to live in the Ballard Hub Urban Village with its accessibility to walkable services and transit options. On site affordable housing, especially in varied unit sizes, is a benefit.

In addition, the ground-level design will benefit both the neighborhood and local small businesses. The Project’s design includes street facing retail along Market Street with a high degree of transparency. The proposed design of the ground level commercial space accommodates a variety of neighborhood and local small businesses, including restaurants, café, and small-scale retail sales and services. The commercial frontage will feature broad expanses of transparent operable storefront glazing and encourage outdoor seating along the Market street sidewalk frontage. The NW 54<sup>th</sup> street frontage will incorporate flexible residential-workshop style residential units accessed from the public way with residential space located on the level above the street. The design will support the needs of adjacent uses by locating service uses to minimize impacts to existing freight traffic.

#### **14. Summary of potential negative impacts of the proposal on the surrounding area.**

The Project will displace the current outdoor storage use and replace it with a mixed-use development that is consistent with the scale and design of current surrounding properties such as the Mark24 residential development across Market Street. The Project would not have negative impacts on the surrounding area. Potential concerns around the perception of bulk and scale could be addressed through the City's design review process and would factor in the following concepts:

- i. Project complies with the NC3-75 zoning to the east of the Property.
- ii. Project design includes upper-level setbacks and façade modulation to reduce the perceived scale and bulk of the project when viewed from the street and upland sites.
- iii. Project will undergo design review process to ensure height, bulk and scale compatibility.
- iv. Project includes varying sizes of building volumes relates to the smaller scale of existing industrial neighbors.
- v. Project design provides reduced building height, scale and bulk when viewed from NW Market Street and NW 54th Street.
- vi. Project's setback upper-level massing provides increased daylight penetration to the street
- vii. Design team utilized shadow studies to sculpt the building and reduce the impacts on adjacent properties
- viii. Design team conducted community outreach to understand specific concerns with height, bulk and scale, incorporating comments into our design.
- ix. Adjusted designs per the recommendations of Design Review Board at EDG (which reviewed for height bulk and scale).

The Project will not have any potential negative transportation or parking impacts as shown in the Transpo Group traffic impact analysis submitted with the MUP based on the Project's anticipated population and travel patterns and the proximity to a variety of transit options near the Project.

#### **15. List other permits or approvals being requested in conjunction with this proposal (e.g., street vacation, design review).**

No special permits or approvals are necessary other than code-required processes for a project this scale. Those processes include: SEPA determination, design review approval, and zoning approval. A Building Permit and Street Improvement Permit, as well as various other ministerial permits (side sewer permit, PSCAA permit, for example) will be required to actually construct the Project.

#### **16. Submit a written analysis of rezone 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.**

##### **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.

This Application is for a contract rezone; a PUDA will be developed as part of the Council review.

B. Notwithstanding any contrary provision of subsection 23.34.004.A, the Council may approve a map amendment subject to 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 applying the provisions of Chapter 23.58B or Chapter 23.58C to the property. The Director shall by rule establish payment and performance amounts for purposes of subsections 23.58C.040.A and 23.58C.050.A that shall apply to a contract rezone until Chapter 23.58C is amended to provide such payment and performance amounts for the zone designation resulting from a contract rezone.

C. 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.

D. 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.

The Applicant does not seek a waiver from bulk or off-street parking and loading requirements. Departures from Code will be addressed through the Design Review process.

### **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.

Noted. The relevant rezone criteria for this Application are addressed below and should be weighed and balanced together.

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.

Noted.

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 Shoreline Policies do not apply to this Rezone.

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 Property is located in the Ballard Hub Urban Village as established in the Comprehensive Plan on page 243.

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

N/A.

### **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 125 percent of the growth estimates 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 Growth Strategy Element of the Comprehensive Plan.

The Property is located in the Ballard Hub Urban Village. Current density in Hub Urban Villages is 13.5 housing units per acre (Seattle Comprehensive Plan, Land Use Appendix Figure A-2). The Comprehensive Plan adopts growth targets of 10,900 new residential units in Hub Urban Villages between 2015 and 2035 (2035 Seattle Comprehensive Plan, Citywide Planning, Growth Strategy Figure 1). The proposed rezone would slightly increase the zoned capacity of the Ballard Hub Urban Village, by adding 115-140 new units. This increase does not reduce capacity below 125% of the Comprehensive Plan growth targets. Instead, the Rezone supports the City's ability to meet the population growth targets and densities in 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 western portion of the Property is currently zoned IC-65. The eastern component of the Property is zoned NC3-P 75. The Rezone of the western portion would allow for 75 feet in height across the entire site and residential uses, consistent with properties extending east along NW Market Street, and the recently developed AMLI residential project across NW Market Street from the Property. Please see the functional and locational criteria analyses below.

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

The Property was originally zoned First Manufacturing as reflected in the City's 1947 zoning map.<sup>1</sup> The block to the west and across Market Street were zoned Commercial. The Property was designated Industrial in the City's first Comprehensive Plan in 1957. Resolution 17488; see <https://www.seattle.gov/cityarchives/search-collections/research-tips-and-tools/guide-to-the-comprehensive-plan-in-seattle>. In 1973, the Property was zoned General Industrial and eastern portion of the block, adjacent to the Property was a Community Business zone.

The Ballard Urban Hub Village was first established in 1994. *See* Ordinance 117221.

The western portion of the Property was previously designated IC-65 prior to implementation of Citywide MHA, when it was designated IC-65(M) in 2019.

- 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.
2. Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration.
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.
4. If it is intended that rezone 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.

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<sup>1</sup> *See* City of Seattle Archives 1947 Zoning Maps, Plate 11: [http://archives.seattle.gov/digital-collections/index.php/Search/objects/search/ca\\_objects.type\\_id%253A26+AND+ca\\_objects.date.dates\\_value%253A%221947%22+AND+ca\\_objects.map\\_group:%207419](http://archives.seattle.gov/digital-collections/index.php/Search/objects/search/ca_objects.type_id%253A26+AND+ca_objects.date.dates_value%253A%221947%22+AND+ca_objects.map_group:%207419)

The Crown Hill/ Ballard neighborhood plan is a part of the Comprehensive Plan. It does not include specific guidance for rezones or rezone review in the Ballard Hub Urban Village. Our proposal is consistent with the Neighborhood Plan, furthering its goals and policies.

The Crown Hill/ Ballard Neighborhood Plan encourages mixed use development within the Ballard Hub Urban Village, concentrating residential density within the Hub, and supporting local business and a pedestrian environment. The proposed NC3-P zoning designation would allow for multifamily development and neighborhood-serving commercial uses, with required ground-level uses on pedestrian designated streets. Since the Property is within the Urban Village, a rezone to an NC designation across the entire Property would be consistent with the following Neighborhood Plan policies:

CH/B-G1 A defined, vital, accessible mixed-use core with residential and commercial activity in the Ballard Hub Urban Village and Crown Hill Residential Urban Village.

CH/B-P2 Improve the attractiveness of the business areas in the Ballard Hub Urban Village and the Crown Hill Residential Urban Village to businesses, residents, and shoppers through creation of pleasant streetscapes and public spaces.

CH/B-G2 A community with housing types that range from single-family to moderate-density multifamily.

CH/B-P5 Accommodate the majority of new housing units and increases in density in the central areas of the Ballard and Crown Hill urban villages.

CH/B-P6 Maintain the physical character of the single-family-zoned areas in the Crown Hill/ Ballard plan area.

CH/B-P10 Strive to improve the pedestrian environment along NW Market Street while retaining its function as a principal arterial.

Crown Hill/ Ballard Neighborhood Plan, 2020 Comprehensive Plan p. 241-246.

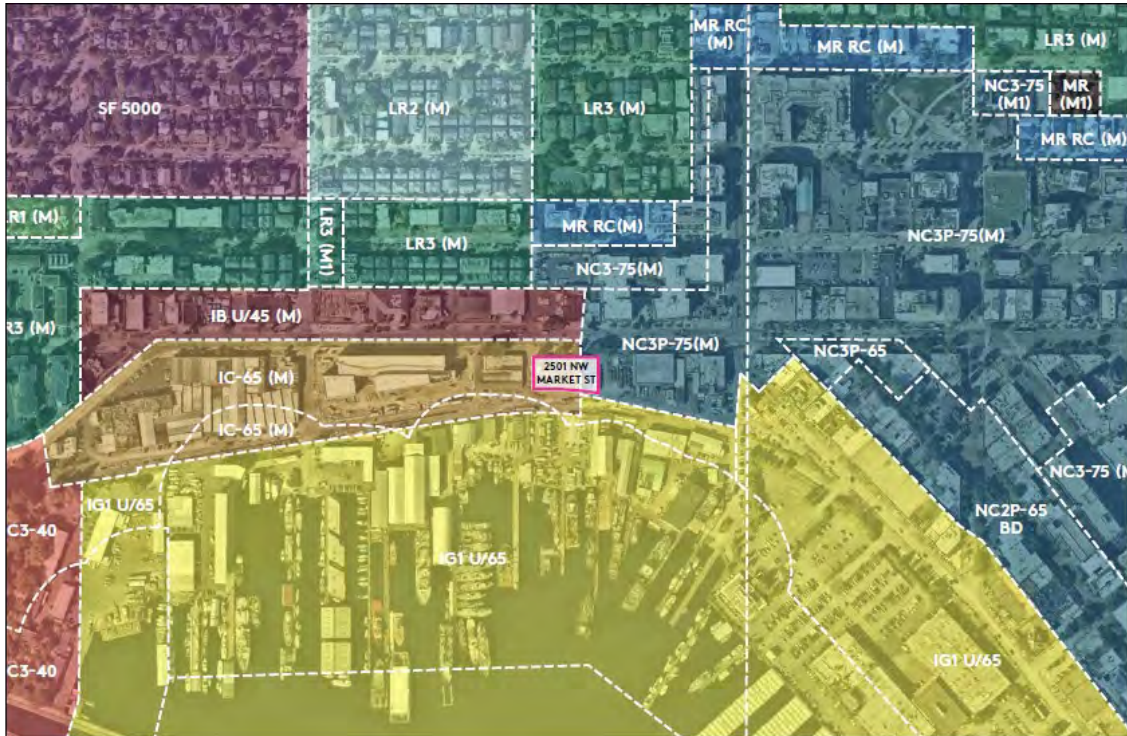
**E. Zoning principles. The following zoning principles shall be considered:**

- 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.**

As shown on Map A below, the properties to the west of the Property are zoned IC-65(M). Apart from the Nordic Museum these are industrial and commercial properties with a height designation of only ten feet less than what is contemplated in the Rezone. The properties to the east are all NC3-75, which matches the Rezone request. The nearest residential zone is a Lowrise 3 zone to the north approximately 200+ feet away. The nearest single-family zoning is nearly 1000 feet away as the crow flies. See Map A and D below. To address the transition to the IC-65 zone to the west, the Project incorporates massing that steps down 2-stories at the western site boundary facing 26<sup>th</sup> Avenue NW to reduce the perceived height,

scale and bulk of the Project when viewed from the west. The Project supports the goals of the Ballard Hub Design Guidelines for commercial development located along NW Market Street. The Project is entirely consistent with the goals of the Comprehensive Plan and the neighborhood design guidelines to provide more residential density with urban villages and sensitively integrate with existing uses and physical urban patterns. The Project matches the scale of the eastern neighbors along NW Market Street and steps down toward the west.

### MAP A – ZONING CONTEXT



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.

N/A.

- b. Freeways, expressways, other major traffic arterials, and railroad tracks;

The Project is separated from the nearest residential uses to the north by Market Street, which is a major arterial in the Ballard Hub Urban Village.

- c. Distinct change in street layout and block orientation;

N/A.

- d. Open space and greenspaces.

The Project is set back 10-15 feet along the southern site boundary facing NW 54<sup>th</sup> Street to provide a screened buffer from existing industrial uses located across the right-of-way. The setback will incorporate trees and planting to reduce glare and noise impacts from adjacent uses.



**3. Zone boundaries**

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

- 1) Physical buffers as described in subsection 23.34.008.E.2; and
- 2) Platted lot lines.

The Property is currently split-zoned. The proposed Rezone would correct that to create a zone boundary following platted lot lines.

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.

See Map A above. The Property is abutting commercial uses to the east and west and commercial/industrial uses to the north. The nearest single residential zoned area to the north is nearly a ¼ mile away and is buffered by a major arterial street and intervening blocks of industrial, commercial and lowrise residential zoned land that provides adequate transition.

4. In general, height limits greater than 55 feet should be limited to urban villages. Height limits greater than 55 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.

Since the Property is within the Ballard Hub Urban Village the proposed Rezone to NC3 with a 75-foot height designation meets this criterion.

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 Project will have a positive impact on housing because it will provide approximately 110-120 units of rental housing, including approximately 7 units of affordable housing reserved for residents earning between 40% and 80% AMI through on-site MHA performance.

b. Public services;

The Project will have a less than moderate impact on public services similar to the other mixed-use residential and commercial development in the Ballard Hub Urban Village.

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

The Project will have a less than moderate impact on environmental factors and will undergo SEPA review and condition subject to SMC 25.05.675.

d. Pedestrian safety;

The Project will locate its pedestrian entrance on Market Street on the eastern façade to ensure compatibility with the vicinity industrial uses.

**f. Employment activity;**

The Property is vacant land used for outdoor storage; there is no employment activity on the site. The Project will support additional commercial activity with the ground-floor space and provide housing opportunities for tenants that work in the Ballard Hub Urban Village and the BINMIC. Overall, the Project will have a positive impact on employment activity compared to current use.

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

N/A.

**h. Shoreline view, public access, and recreation.**

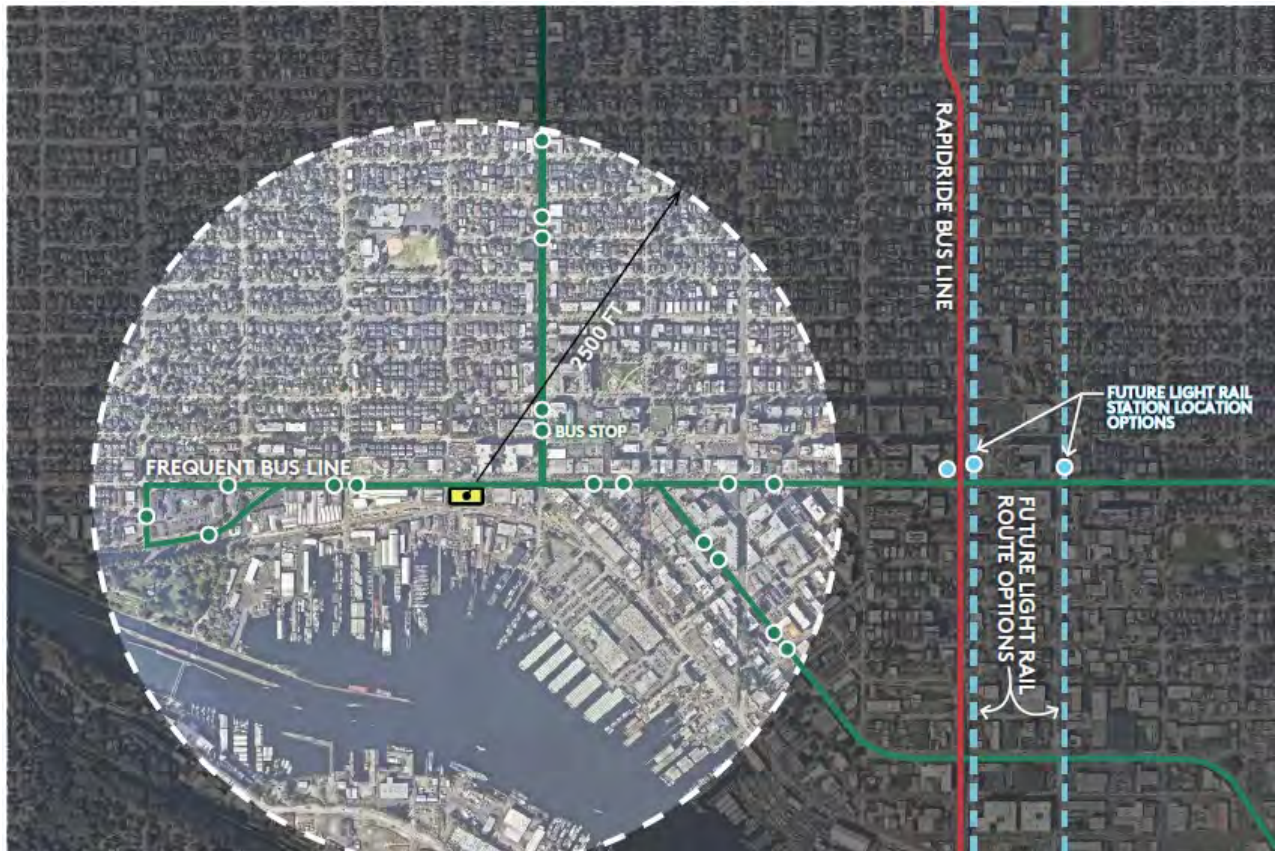
N/A. The Project is not within the City's shoreline designation and will not interfere with any public access or recreational activities within the vicinity.

**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;
- e. Utility and sewer capacity;
- f. Shoreline navigation.

The Project demands on service capacities can reasonably be anticipated in the Ballard Hub Urban Village and access can reasonably be provided to the necessary utility and sewer capacity. The Project will provide on-site parking and is located within 2500 feet of frequent transit options and within ½ mile of a future light rail station. See Map B below. The project has obtained confirmation that adequate water, sewer, transit, storm water, and electrical services exist to serve the proposed project. The Preliminary Assessment Report is part of the MUP record reflecting these adequacies. The Project will not impact shoreline navigation.

**MAP B – TRANSIT CONTEXT**



- 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 23.34.

The Rezone reflects changed conditions in the gradual urbanization of the Ballard Hub Urban Village especially along Market Street since the last time the zoning for the industrial section of the Property was addressed. The development of the Mark24 residential project to the east reflects the shifting nature of the residential and mixed-use development to the east. The completion of the Nordic Museum to the west demonstrates the emerging institutional and recreational nature of the industrial areas to the west. The Rezone will implement the changed conditions in the land use patterns.

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

N/A. The Project is not within an overlay district.

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

N/A. The Project is not located in or adjacent to a critical area on the City's maps.

### **SMC 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.

An NC3-P 75 designation is the most appropriate for the Property. The functional and criteria of the of the NC3 zone is provided below followed. Further below please find the criteria for the other commercial zones and our response as to why those zones are less appropriate for the Property.

- 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.

An NC3-P 75 designation is the most appropriate for the Property. There are no topographical features in the vicinity that make the Rezone inappropriate. The Rezone will regularize the zoning between the split zoned parcel. The Industrial Commercial zoning to the west is of a similar height and bulk. There is limited likelihood of view blockage from the public right of way in the vicinity.

See Map A for more detail.

- C. **Height and scale of the area**

1. The height limits established by current zoning in the area shall be given consideration.

An NC3-P 75 designation is the most appropriate for the Property. The Rezone will regularize the zoning between the split zoned parcel with NC3-P 75 zoning. The Industrial Commercial zoning to the west is of a similar height and bulk. There is limited likelihood of view blockage from the public right of way in the vicinity. The zoning to the north and Market Street provides an appropriate transition on height and bulk. See Map A for more detail about the surrounding context.

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.

See answer to C.1. above.

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.

See answer to C.1. above.

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.

See answer to C.1. above.

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.

The applicable Neighborhood Plan policies do not specifically address height limits.

**SMC 23.34.072 Designation of commercial zones.**

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

The Rezone does not result in encroachment into residential areas.

- 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.

N/A.

- 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.

N/A.

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

The Rezone would support the success of the compact, concentrated Ballard Hub Urban Village.

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

The Rezone would support the preservation and improvement of the Ballard Hub Urban Village.

**SMC 23.34.074 Neighborhood Commercial 1 (NC1) zones, function and locational criteria.**

- A. Function. To support or encourage a small shopping area that provides primarily convenience retail sales and services to the adjoining residential neighborhood, where the following characteristics can be achieved:
1. A variety of small neighborhood-serving businesses;
  2. Continuous storefronts built to the front lot line;
  3. An atmosphere attractive to pedestrians;
  4. Shoppers walk from store to store.
- B. Locational Criteria. A Neighborhood Commercial 1 zone designation is most appropriate on land that is generally characterized by the following conditions:
1. Outside of urban centers and urban villages, or within urban centers or urban villages where isolated or peripheral to the primary business district and adjacent to low-density residential areas;

Not met because Property is located in the Ballard Hub Urban Village.

2. Located on streets with limited capacity, such as collector arterials;

Not met because Project is located on Market, which is a principal arterial.

3. No physical edges to buffer the residential areas;

Project is buffered from residential uses by Market Street and intervening zoning.

4. Small parcel sizes;

Not met because the Property is over 0.5 acre in size.

5. Limited transit service.

Not met because the Property is well served by transit. See Map B.

A rezone to NC1 is not the most appropriate zoning relationship for the Property due to the location inside the Urban Village on the primary arterial and the Site's proximity to transit. The Rezone provides for high density housing while balancing impacts to adjacent industrial use and anticipates future development along NW Market Street (250 units/acre). NC1 zoning does not take full advantage of the parcel and would not provide the appropriate housing productivity on an urban parcel. Half of the Property is currently zoned NC3-75 (M). NC1 is not an appropriate zone.

**SMC 23.34.076 Neighborhood Commercial 2 (NC2) zones, function and locational criteria.**

- A. Function. To support or encourage a pedestrian-oriented shopping area that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods, and that accommodates other uses that are compatible with the retail character of the area such as housing or offices, where the following characteristics can be achieved:

1. A variety of small to medium-sized neighborhood-serving businesses;
  2. Continuous storefronts built to the front lot line;
  3. An atmosphere attractive to pedestrians;
  4. Shoppers can drive to the area, but walk from store to store.
- B. Locational Criteria. A Neighborhood Commercial 2 zone designation is most appropriate on land that is generally characterized by the following conditions:
1. Primary business districts in residential urban villages, secondary business districts in urban centers or hub urban villages, or business districts, outside of urban villages, that extend for more than approximately two blocks;

Not met because the Property is on primary business street on Hub Urban Village.

2. Located on streets with good capacity, such as principal and minor arterials, but generally not on major transportation corridors;

Not met because Market Street is a major transportation corridor in Ballard.

3. Lack of strong edges to buffer the residential areas;

Project is buffered from residential uses by Market Street and intervening zoning.

4. A mix of small and medium sized parcels;

Not met because the Property and vicinity is mostly large contiguous parcels.

5. Limited or moderate transit service.

Not met because the Property is well served by transit. See Map B.

A rezone to NC-2 is not the most appropriate zoning relationship for the Property due to the location inside the Urban Village on the primary arterial and the Site's proximity to transit. The Rezone provides for high density housing while balancing impacts to adjacent industrial use and anticipates future development along NW Market Street (250 units/acre). NC2 zoning does not maximize development of the parcel in a fashion compatible with current land use patterns and the neighborhood plan and would not provide the appropriate housing productivity on this site. Half of the Property currently zoned NC3-75 (M); A rezone to NC2 zoning is not an appropriate zone here.

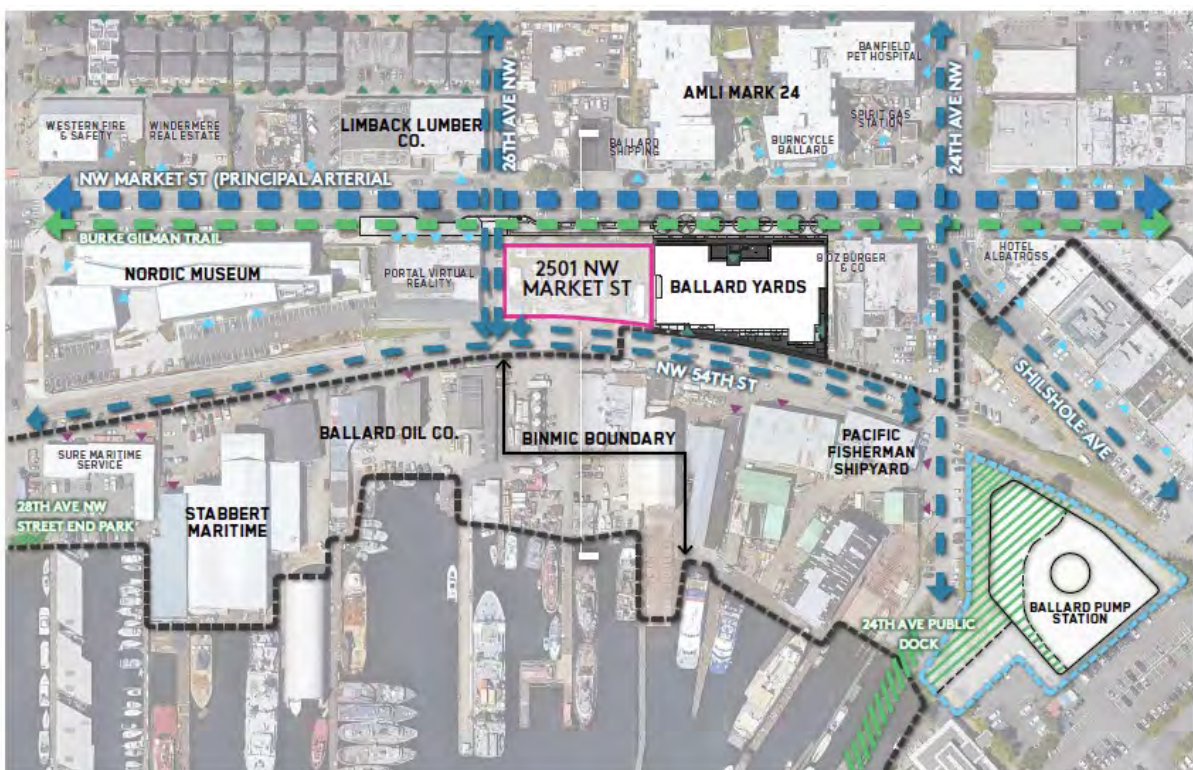
**SMC 23.34.078 Neighborhood Commercial 3 (NC3) zones, function and locational criteria.**

- 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;
  2. Continuous storefronts or residences built to the front lot line;
  3. Intense pedestrian activity;

4. Shoppers can drive to the area, but walk around from store to store;
  5. Transit is an important means of access.
- 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;  
Met because the property is on Market Street corridor in the Ballard Hub Urban Village.
  2. Served by principal arterial;  
Met as Property is abutting Market Street. See Map B.
  3. Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;  
Met because Property is separated from single family residential zoning by nearly ¼ mile and buffered by a principal arterial street and intervening commercial, industrial and lowrise residential zoning.
  4. Excellent transit service.  
Met because the Property is well served by transit. See Map B.

The Rezone to NC3-75 on the western portion is the most appropriate zone for the Property. The Rezone would allow for consistent zoning across the entire site results in the Project that is consistent with the type and scale of development intended for the NC3 zone. The Project includes neighborhood retail spaces built to the front lot line, an atmosphere attractive to the pedestrians, and encourages walking from store to store along Market Street NW. See Map C.

**MAP C – REZONE CONTEXT**



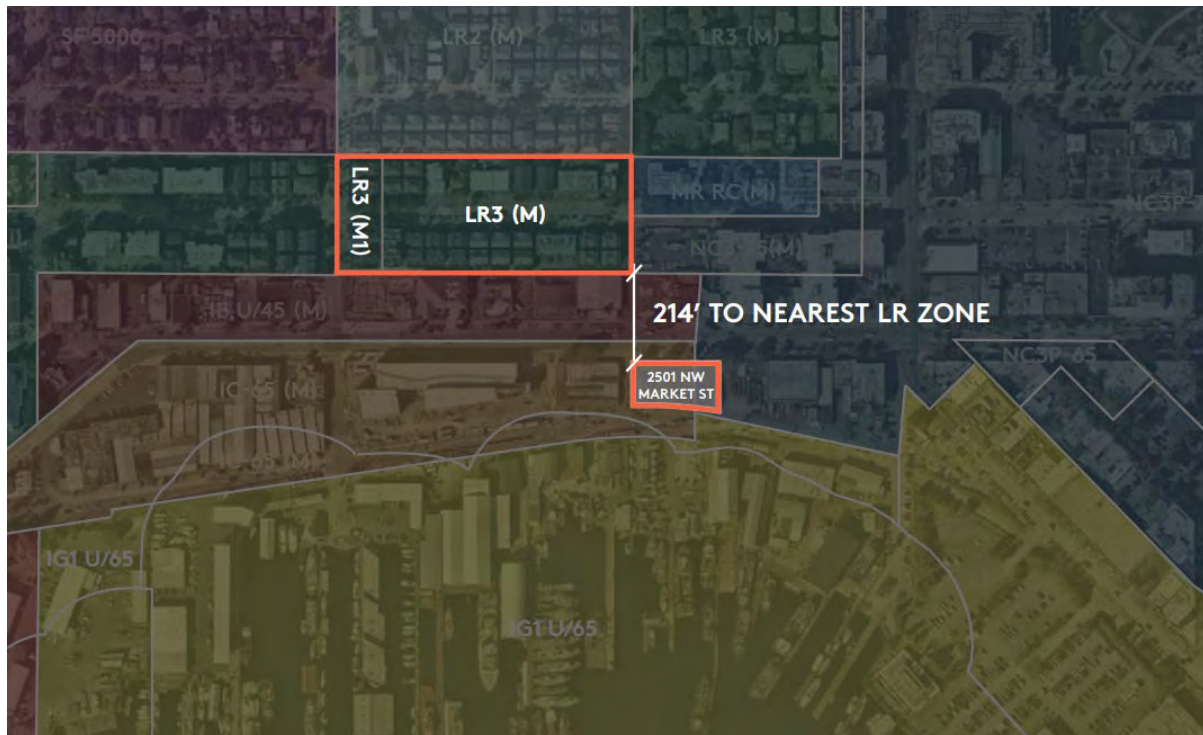


The 75-foot height limit allows for multifamily housing and street-level retail, preferred uses, that will support the neighborhood commercial district. Approximately 110-120 units of housing are proposed (250 units/acre), which further supports the goal of the Comprehensive Plan to increase residential density in Seattle’s urban villages. Increased residential density will foster pedestrian activity along NW Market Street, and in Ballard generally. The Project will provide space for parking on two partial below grade levels in order to mitigate the parking impact in the vicinity.

The Rezone does not displace a preferred use but instead replaces an undeveloped lot used for outdoor storage that detracts from the vibrancy of the neighborhood. Per the Neighborhood Plan, a mixed-use building in the form of the proposal is desired by the neighborhood in this location, is compatible with the goals of the city, and intensifies use of land in the Ballard Hub Urban village. Notably, the Applicant presented the Rezone design to the Northwest Design Review Board for early design guidance on May 17, 2021. The Board indicated its support for the Project’s massing concept because it expressed the “surrounding industrial and traditional commercial character through a simple contrasting material palette.” EDG Board Report, Dated May 17, 2021, pg. 4. The Board also noted that the Rezone concept successfully addressed the surrounding context.

This transition is especially responsive to the residential uses to the north as shown in Map D below. The Rezone provides a graceful and gradual transition to the nearest residential uses and will not adversely impact the perception of height, bulk and scale from the lower-density residential zones, especially considering the physical and geographic separation from the Property and the nearest single-family zoned areas to the west that is separated by nearly ¼ mile as the crow flies. The Project – if approved – will be virtually imperceptible from those single-family residential areas.

### **MAP D – RELATIONSHIP TO LR/SF-5000 ZONING**



The Applicant appreciates the Board’s positive feedback on the Project’s early design massing and believe that it supports the determination that a consistent NC3-P 75 zoning is the appreciate contextual zoning for the Property given the surrounding zoning relationships in the vicinity.

**SMC 23.34.080 Commercial 1 (C1) zones, function and locational criteria.**

A. Function. To provide for an auto-oriented, primarily retail/service commercial area that serves surrounding neighborhoods and the larger community, citywide, or regional clientele.

B. Locational Criteria. A Commercial 1 zone designation is most appropriate on land that is generally characterized by the following conditions:

1. Outside of urban centers and urban villages or, within urban centers or urban villages, having a C1 designation and either abutting a state highway, or in use as a shopping mall;

Not met. No C1 designations or state highways/malls within the vicinity.

2. Retail activity in existing commercial areas;

Partially met because there is retail activity in the vicinity but not best match.

3. Readily accessible from a principal arterial;

Met because of access from Market.

4. Presence of edges that buffer residential or commercial areas of lesser intensity, such as changes in street layout or platting pattern;

Not met.

5. Predominance of parcels of 20,000 square feet or larger;

Large parcels are not “predominant” in the vicinity.

6. Limited pedestrian and transit access.

Not met given the strength of transit and pedestrian access in vicinity.

A rezone to C-1 is not the most appropriate zoning relationship for the Property due to lack of proximity to C-1 zone areas and the lack of commercial activity within the immediate vicinity. Additionally, C-1 zoning is not appropriate due to the multi-modal transit options within close proximity to the Property which provide excellent transit access. An auto oriented development isn’t consistent with the goals of the district. The Rezone provides for high density housing while balancing impacts to adjacent industrial use and anticipates future development along NW Market Street (250 units/acre). C1 zoning does not maximize development of the parcel in a fashion compatible with current land use patterns and the neighborhood plan and would not provide the appropriate housing productivity that the district so desperately needs. Half of the Property is currently zoned NC3-75 (M). A rezone to C1 commercial zoning is not the most appropriate here.

**SMC 23.34.082 Commercial 2 (C2) zones, function and locational criteria.**

A. Function. To provide for an auto-oriented, primarily non-retail commercial area that provides a wide range of commercial activities serving a community, citywide, or

regional function, including uses such as manufacturing and warehousing that are less appropriate in more-retail-oriented commercial areas.

B. **Locational Criteria.** A Commercial 2 zone designation is most appropriate on land that is generally characterized by the following conditions:

1. Outside of urban centers and urban villages or, within urban centers or urban villages, having a C2 designation and abutting a state highway;

Not met. No C2 designations in the vicinity and Property does not abut a state highway.

2. Existing commercial areas characterized by heavy, non-retail commercial activity;

Not met. Not an area with non-retail commercial activity.

3. Readily accessible from a principal arterial;

Met because of access from Market.

4. Possibly adjacent to manufacturing/industrial zones;

Met because of adjacency with BINMIC.

5. Presence of edges that buffer residential or commercial areas of lesser intensity, such as changes in street layout or platting pattern;

Not met as the street layout is regularized to the north.

6. Predominance of parcels of 30,000 square feet or larger;

Not met.

7. Limited pedestrian and transit access.

Not met given the strength of transit and pedestrian access in vicinity.

A rezoning to C-2 is not the most appropriate zoning relationship for the Property due to lack of proximity to C-2 zone areas and the lack of commercial activity within the immediate vicinity. Additionally, C-2 zoning is not appropriate due to the multi-modal transit options within close proximity to the Property which provide excellent transit access. Lastly, there is not a predominance of parcels of 30,000 sf. or larger within the vicinity. Automobile centric zoning is inconsistent with the goals for development within the Ballard Hub Urban Village. The Rezone provides for high density housing while balancing impacts to adjacent industrial use and anticipates future development along NW Market Street (250 units/acre). C2 zoning is not compatible with current land use patterns and the neighborhood plan, and would not provide the appropriate housing productivity prioritized for this district. Half of the subject site is currently zoned NC3-75 (M). A rezoning to C2 commercial zoning is not the most appropriate here.

**SMC 23.34.086 Pedestrian designation (suffix P), function and locational criteria**

A. **Function.** To preserve or encourage an intensely retail and pedestrian-oriented shopping district where non-auto modes of transportation to and within the district are strongly favored, and the following characteristics can be achieved:

1. A variety of retail/service activities along the street front;

2. Large number of shops and services per block;

3. Commercial frontage uninterrupted by housing or auto-oriented uses;

4. Pedestrian interest and activity;

5. Minimal pedestrian-auto conflicts.
- B. Locational criteria. Pedestrian-designated zones are most appropriate on land that is generally characterized by the following conditions:
  1. Pedestrian district surrounded by residential areas or major activity centers; or a commercial node in an urban center or urban village;  
Met because residential areas with P-designation to the east and the major activity center of the Nordic Museum to the west along with the vicinity location to pedestrian amenities.
  2. NC zoned areas on both sides of an arterial, or NC zoned block fronts across an arterial from a park, major institution, or other activity center; and  
Met. NC zoned areas of Market are within the vicinity to the east.
  3. Excellent access for pedestrians, transit, and bicyclists.  
Met. See Map B and C for transit access and vicinity amenities.

The proposed zoning designation, NC3-75 (M) complements the existing zoning, the development patterns, and the goals of the Ballard design guidelines to create pedestrian oriented sidewalks along NW Market, extending from the Ballard Avenue Landmark Area, west to the Nordic Museum.

**SMC 23.34.090 Designation of industrial zones.**

- A. The industrial zones are intended to support existing industrial activity and related businesses and provide for new industrial development, as well as increased employment opportunities.
- B. Industrial areas are generally well-served by rail, truck and water transportation facilities and do not require direct vehicular access through residential zones.
- C. Relative isolation from residential zones either by distance or physical buffers shall be preferred in the creation of new industrial zones.
- D. Areas where the infrastructure (streets, water, sewer, electrical, and other facilities) is adequate, or can be upgraded at a reasonable cost, are preferred to accommodate an industrial designation.
- E. 1. Economic Development. Increasing industrially zoned land shall be favorably considered when such action will provide additional opportunities for business expansion, retention of manufacturing and other industrial firms in Seattle, or increased employment, especially employment that adds to or maintains the diversity of job opportunities in Seattle. Land proposed to be assigned an industrial designation shall be suitable for manufacturing, research and development and other industrial uses and shall meet the locational criteria for the industrial zone.
  2. The rezone shall enhance and strengthen the industrial character of an area.
- F. In determining appropriate boundaries with residentially and commercially zoned land, the appropriate location and rezone criteria shall be considered.
- G. Rezoning of Industrial Land. Rezoning of industrial land to a less-intensive zone shall be discouraged unless most of the following can be shown:
  1. The area does not meet the locational criteria for the industrial zone.

The Property's location within the Ballard Hub Urban Village makes it inappropriate for an IC-65 designation. Since the Property is split zoned, it also has remained undeveloped and is unlikely to support new industrial development. The industrial zone designation criteria are addressed below.

2. **The rezone will not decrease industrial development and employment potential, especially manufacturing employment.**

The western portion of the Property is currently occupied by an accessory outdoor storage use.

According to the current Property owner, the Property has not been in industrial uses for over 100 years and does not support any industrial or manufacturing employment. The Rezone would not decrease the industrial development and employment potential.

3. **The rezone would not result in existing industrial uses becoming nonconforming.**

N/A. The Property is vacant and not being used for industrial use.

4. **The area clearly functions as a residential or commercial zone, has little or no potential for industrial development, and would not lead to further encroachment of residential, office, or retail uses into industrially zoned land located adjacent to or near the proposed rezone.**

The Rezone is limited to the Property and will not extend further than clarifying the split zone. The Property is not inside the BINMIC; instead, it is located in the Ballard Hub Urban Village. The Rezone would not lead to further encroachment into the BINMIC. The properties immediately adjacent to the east are developed with multifamily and commercial uses and the industrial zoned areas to the west are developed with the Nordic Museum, an institutional use. The industrial uses to the south are separated by right of way and are located within the BINMIC so there is limited likelihood of encroachment. The Rezone would not adversely impact the existing BINMIC uses.

5. **The rezone shall be consistent with the Seattle Shoreline Master Program.**

The Rezone is not within the City's shoreline designation, so the SMP is inapplicable here.

6. **The area is not part of an adopted Manufacturing/Industrial Center (MIC).**

The Property is not located within the BINMIC.

- H. **Compatibility With Scale and Character of Surrounding Area-Edges.** In general, a transition in scale and character shall be provided between zones. A gradual change in height limit or an area of transition (e.g., commercial zone between residential and industrial zones) shall be provided when the area lacks physical edges. Rezones shall achieve a better separation between residential and industrial zones, significantly reducing or eliminating major land use conflicts in the area. The following elements shall be considered physical edges or buffers:

1. **Natural features such as topographic breaks, lakes, streams, ravines and shorelines;**

N/A

2. **Freeways, expressways, other major traffic arterials, and railroad tracks;**

The Rezone is buffered from residential uses by Market Street and intervening commercial and industrial zoned areas that provides over ¼ mile buffer.

3. **Changes in street layout and block orientation;**

N/A

4. Open spaces and greenspaces.

The Project steps down on the west half of the site in order to transition to the scale of buildings on neighboring sites to the west. The proposed development is setback along NW 54<sup>th</sup> Street to provide a buffer from existing industrial uses. The proposed development will provide a ROW dedication along 26<sup>th</sup> to support freight access to and from neighboring industrial sites.

- I. Existing Pattern of Development. Consideration shall be given to whether the area is primarily industrial, commercial, residential, or a mix, and whether the area is fully developed and in need of room for expansion, or minimally developed with vacant parcels and structures.

The site is located within the Ballard Hub urban village, along the edge of the BINMIC area. Half of the site is currently zoned NC3-75, as are sites located to the east along NW Market Street. The Rezone is consistent with recent patterns of development in the Ballard Hub Urban Village and the character of development occurring along this section of the Market Street corridor. The Property is minimally developed and redevelopment under the Rezone supports the City's housing goals.

**SMC 23.34.092 General Industrial 1 (IG1) zone, function and locational criteria.**

- A. Function. An area that provides opportunities for manufacturing and industrial uses and related activity, where these activities are already established and viable, and their accessibility by rail and/or waterway make them a specialized and limited land resource.
- B. Locational Criteria. General Industrial 1 zone designation is most appropriate in areas generally characterized by the following:
  1. Areas directly related to the shoreline having the following characteristics:
    - a. Suitable water access for marine industrial activity,
    - b. Upland property of sufficient depth to accommodate industrial activity,
    - c. An existing character established by industrial uses and related commercial activity including manufacturing use, warehousing, transportation, utilities, and similar activities;

Not met. The Property is not directly related to the shoreline or provides water access.

2. Areas directly related to major rail lines serving industrial businesses;

Not met. The Property is not directly related to major rail lines.

3. Areas containing mostly industrial uses, including manufacturing, heavy commercial, warehousing, transportation, utilities and similar activities;

Not met. The Property is surrounded by residential and institutional uses along Market.

4. Large areas with generally flat topography;

The Property is surrounded by large areas with generally flat topography.

5. Areas platted into large parcels of land.

The Property is in an area of mixed large and medium sized parcels of land.

The Property's location within the Ballard Hub Urban Village makes it inappropriate for an IG-1 designation. The Property is not water-adjacent and does not provide support for maritime activity. The Property is not directly related or adjacent to rail access. The Property has not been actively used for an industrial use for decades. Since the Property is split zoned, it also has remained undeveloped and is unlikely to support new industrial development.

**SMC 23.34.093 General Industrial 2 (IG2) zone, function and locational criteria.**

- A. Function. An area with existing industrial uses, that provides space for new industrial development and accommodates a broad mix of activity, including additional commercial development, when such activity improves employment opportunities and the physical conditions of the area without conflicting with industrial activity.
- B. Locational Criteria. General Industrial 2 zone designation is most appropriate in areas generally characterized by the following:
  - 1. Areas that are developed with industrial activity or a mix of industrial activity and a wide range of commercial uses;

Not met. The Property is surrounded by residential and institutional uses along Market Street. It has been vacant for over 100 years according to the owner and does not support industrial uses.

- 2. Areas where facilities, such as the Kingdome or Design Center, have established a more commercial character for the surroundings and have created the need for a broader mix of support uses;

Not met.

- 3. Areas with adequate access to the existing and planned neighborhood transportation network; where additional trips generated by increased commercial densities can be accommodated without conflicting with the access and circulation needs of industrial activity;

The Property has adequate access to the Ballard transportation network.

- 4. Areas where increased commercial densities would allow the economic reuse of small sites and existing buildings no longer suited to current industrial needs;

N/A.

- 5. Areas that, because of their size and isolation from a larger industrial area due to separation by another type of zone or major physical barrier, such as an arterial or waterway, can accommodate more nonindustrial activity without conflicting with the industrial function of the larger industrial area;

N/A.

- 6. Large areas with generally flat topography;

The Property is surrounded by large areas with generally flat topography.

- 7. Areas platted into large parcels of land.

The Property is in an area of mixed large and medium sized parcels of land.

The Property's location within the Ballard Hub Urban Village makes it inappropriate for an IG-2 designation for the reasons discussed in the IG-1 section. The proposed development continues expansion of the Ballard Hub urban village toward the west but does not encroach on existing industrial use. This site has been vacant for a century or more, used only for lay-down storage.

**SMC 23.34.094 Industrial Buffer (IB) zone, function and locational criteria.**

- A. **Function.** An area that provides an appropriate transition between industrial areas and adjacent residential zones, or commercial zones having a residential orientation and/or pedestrian character.
- B. **Locational Criteria.** Industrial Buffer zone designation is most appropriate in areas generally characterized by the following:
  - 1. Areas containing industrial uses or a mix of industrial activity and a wide range of commercial uses which are located on the edge of a larger industrial area designated Industrial General 1 (IG1), Industrial General 2 (IG2), or Industrial Commercial (IC).
  - 2. Areas where a transition is needed to protect a less-intensive zone from potential negative impacts of industrial activity when the area directly abuts a residential, Neighborhood Commercial 1 (NC1), Neighborhood Commercial 2 (NC2), Neighborhood Commercial 3 (NC3), Commercial 1 (C1), or Commercial 2 (C2) zone with a substantial amount of residential development and/or pedestrian character.

Not met. The Property is in the Ballard Hub Urban Village and is not in an area where additional transition is needed to the NC3 area to the east.

- C. **Zone Boundaries.** The boundaries and overall depth of the Industrial Buffer (IB) zone shall vary according to the specific conditions of each area, so that an adequate separation between industrial activity and less-intensive zones can be provided to reduce through traffic, noise, visual conflicts, and other impacts of industrial development. However, where there are no special features or other conditions to provide sufficient buffer depth, a distance ranging from three hundred (300) to five hundred (500) feet shall be maintained as a buffer. Within an industrial area, the following conditions help establish the transition desired between industrial areas and less-intensive zones and should be considered in establishing boundaries separating the Industrial Buffer zone from the rest of the industrial area:
  - 1. **Topographic Conditions.** Significant changes in topography within an industrial area may provide a good boundary for the Industrial Buffer zone by reducing the noise and visual impacts of the larger industrial area on an abutting, less-intensive zone.
  - 2. **Development Patterns.** Changes in the type of activity and/or the scale of existing development occurring along the edge of an industrial area may create conditions that are more compatible with the abutting, less-intensive zone.
  - 3. **Grid and Platting Patterns.** Changes in block sizes, shifts in the street grid, a major arterial, undeveloped streets, platted lot lines, and other factors related to the platting pattern often create separate areas which, when located along the edge of an industrial area, can reinforce the transition desired in the Industrial Buffer zone.



4. **Special Features.** Certain natural or built features such as railway lines, open spaces, transmission line rights-of-way, and waterways may, because of their width, siting, or landscaping, separate the edge of an industrial zone from a larger industrial area, helping to establish the edge of the Industrial Buffer zone

The Property's location within the Ballard Hub Urban Village makes it inappropriate for an IB designation for the reasons discussed in the IG-1 section. The location is most appropriate for the development of a mixed-use commercial development that supports the goals and patterns of development in the vicinity. Since the site is currently split zoned, it is unlikely to undergo development as an industrial use.

**SMC 23.34.096 Locational criteria—Industrial Commercial (IC) zone.**

The Industrial Commercial (IC) zone is intended to promote development of businesses which incorporate a mix of industrial and commercial activities, including light manufacturing and research and development, while accommodating a wide range of other employment activities. In reviewing a proposal to rezone an area to Industrial Commercial (IC), the following criteria shall be considered:

- A. Areas with amenities such as shoreline views, proximity to downtown, or access to public open spaces that could provide an attraction for new businesses, particularly new technology-oriented and research and development activities which might otherwise be likely to seek locations outside the City;

N/A. The Property is not in an area with amenities such as shoreline views or access to public open spaces and is not within proximity to Downtown. The size of the Property does not lend itself to recruitment of R&D or technology businesses that seek a campus environment.

- B. Areas in close proximity to major institutions capable of providing support for new technology-oriented and research and development businesses;

N/A. The Property is not near any major institutions that support R&D and tech businesses. We note that the Ballard Alliance, which advocates for current and new businesses in Ballard, has indicated their support for the Rezone. The Ballard Alliance's support is a good indicator that the Property is not a target location for R&D or tech office.

- C. Former industrial areas which are undergoing a transition to predominantly commercial or mixed commercial and industrial activity, but where transportation and/or other infrastructure capacities are constrained and can only accommodate modest growth without major improvements;

N/A.

- D. Areas where there is an existing concentration of technology-oriented and research and development uses which may be subject to displacement by commercial development;

N/A.

- E. Areas which are underutilized and, through substantial redevelopment, could provide the type of campus-like environment attractive for new technology-oriented industrial and commercial development.

N/A.

The Property's location within the Ballard Hub Urban Village makes it inappropriate for an IC designation for the reasons discussed in the IG-1 section. The site's location within the Ballard Hub urban village and its close proximity to existing and future mass-transit, support the development objective of providing high-density housing (250 units/acre). The site is currently split zoned, the eastern half of the site currently designated NC3-75 (M). The IC zoning is not appropriate here.

**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 Seattle DCI plans cover sheet**

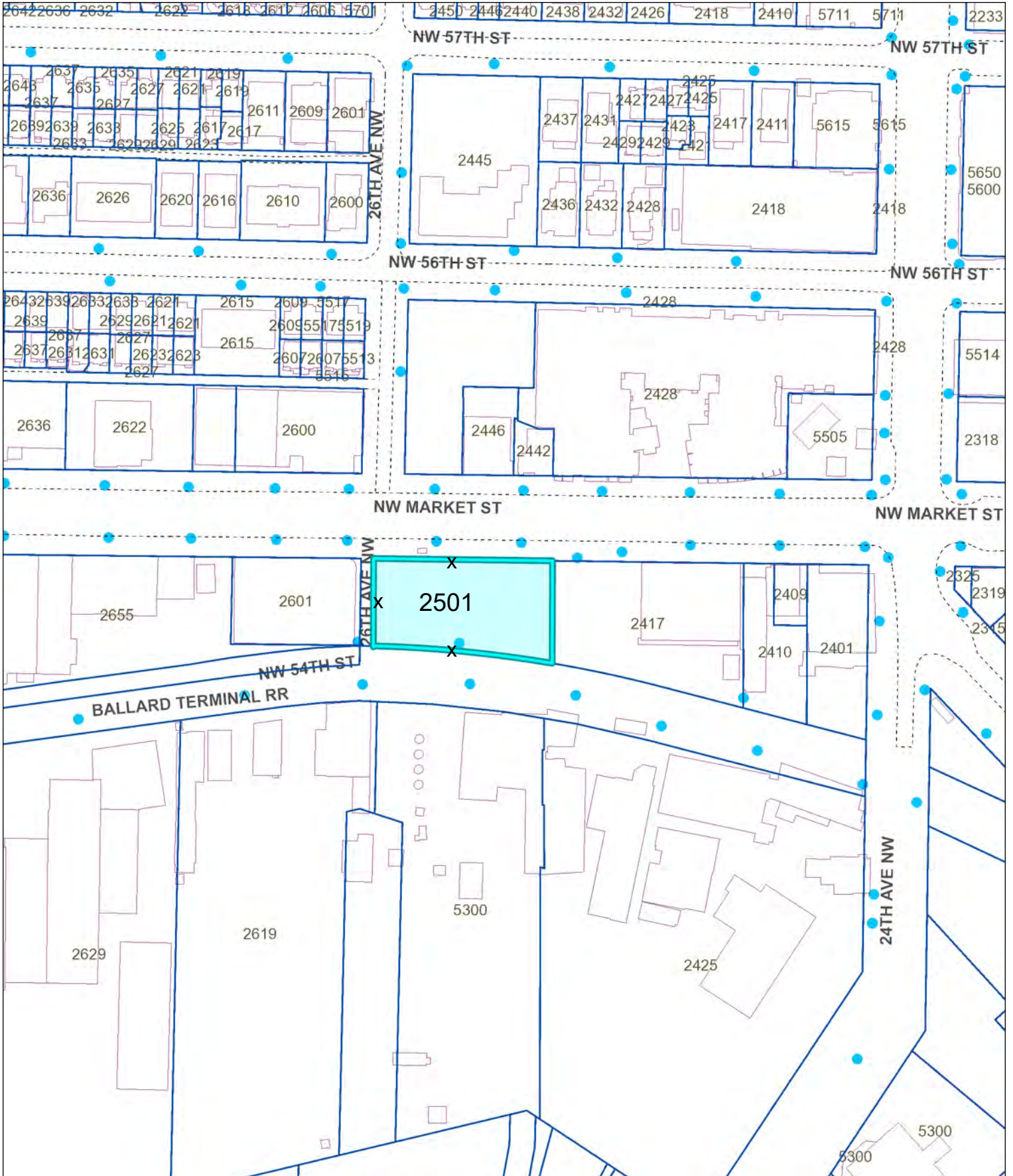


# 3037590-LU, DR, REZONE, SEPA

2501 NW MARKET ST  
MAP 53



Feet  
0 150



Seattle Department of Construction and Inspections is reviewing

# NEW 8-STORY APARTMENT BUILDING

Project:  
**3037590-LU**

### What is it?

- Units: 112
- Parking: 61

### Required Approvals:

- Environmental Review
- Council Action, Contract Rezone
- Design Review

**2501 NW MARKET ST**

*Sign company*  
Insert Map Here

### Submit comments to:

- Email: [PRC@seattle.gov](mailto:PRC@seattle.gov)
- Mail: SDCI/PRC, P.O. Box 34019  
Seattle, WA 98124-4019

### More Information:

- Online: Enter project number **3037590-LU**  
at [maps.seattle.gov/shapingseattle/buildings](https://maps.seattle.gov/shapingseattle/buildings)
- Phone: (206) 684-8467 (message line)

Include the project number and address.

(The comment period may be extended by written request prior to the date below. The comment period for Shoreline applications cannot be extended)

**Insert project photo here**

Submit comments by \_\_\_\_\_.

\* All comments are posted on our website in their entirety.



*Representation only; approved project may vary.*