



SEATTLE CITY COUNCIL

CENTRAL STAFF

Planning, Land Use & Zoning Committee



743 N 35th Street Rezone Application

Clerk File 314115

Excerpts from the Hearing Examiner's Record

Lish Whitson, Council Central Staff
January 30, 2017

Clerk File 314115

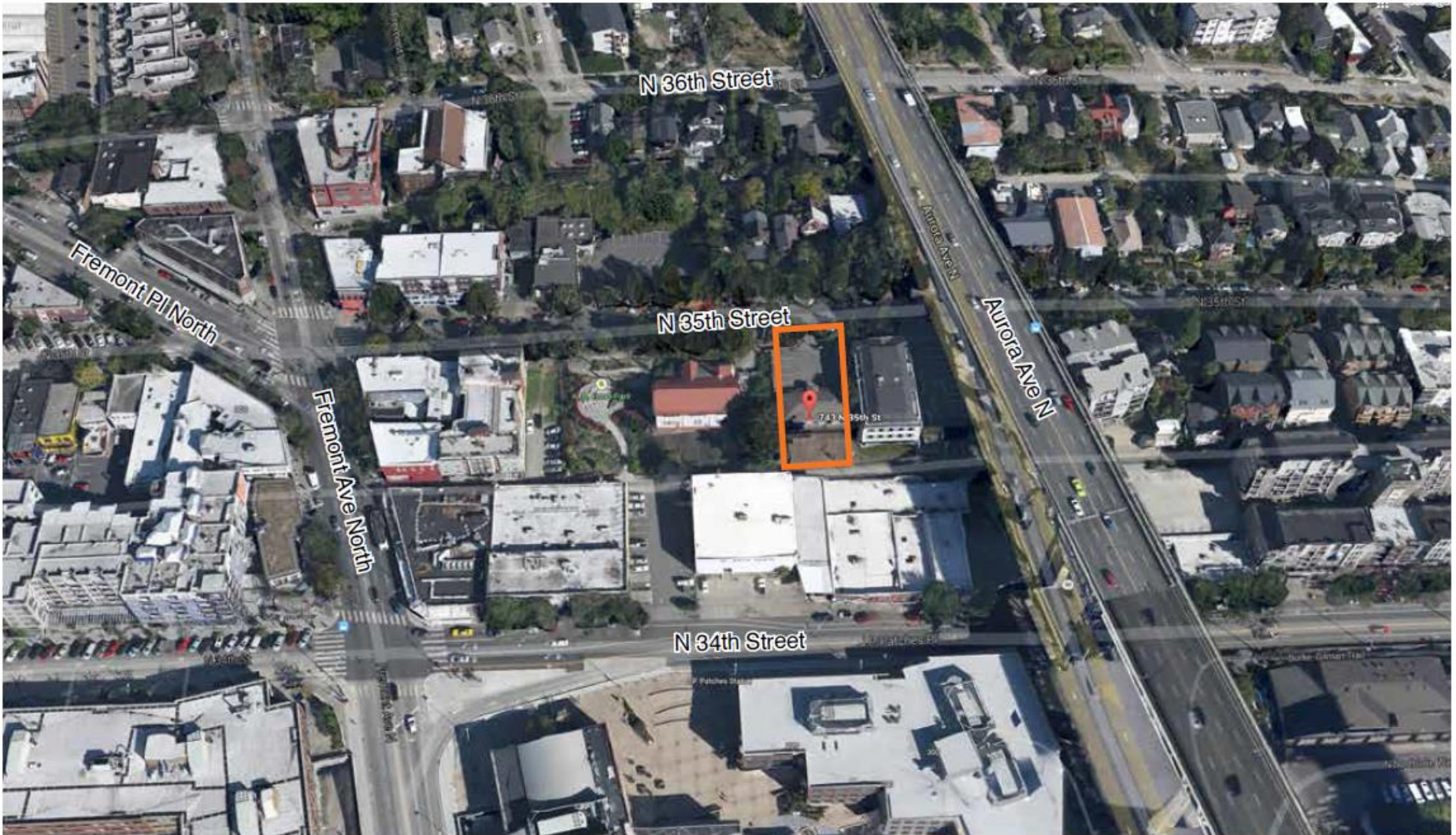
Application of Robert Hardy for a contract rezone at 743 N. 35th Street from Neighborhood Commercial 3-40 (NC3-40) to Neighborhood Commercial 3-65 (NC3-65) to allow a five-story structure containing 56 residential units above ground-floor retail space in an environmentally critical area (Project No. 3016369, Type IV).

Changes since filing

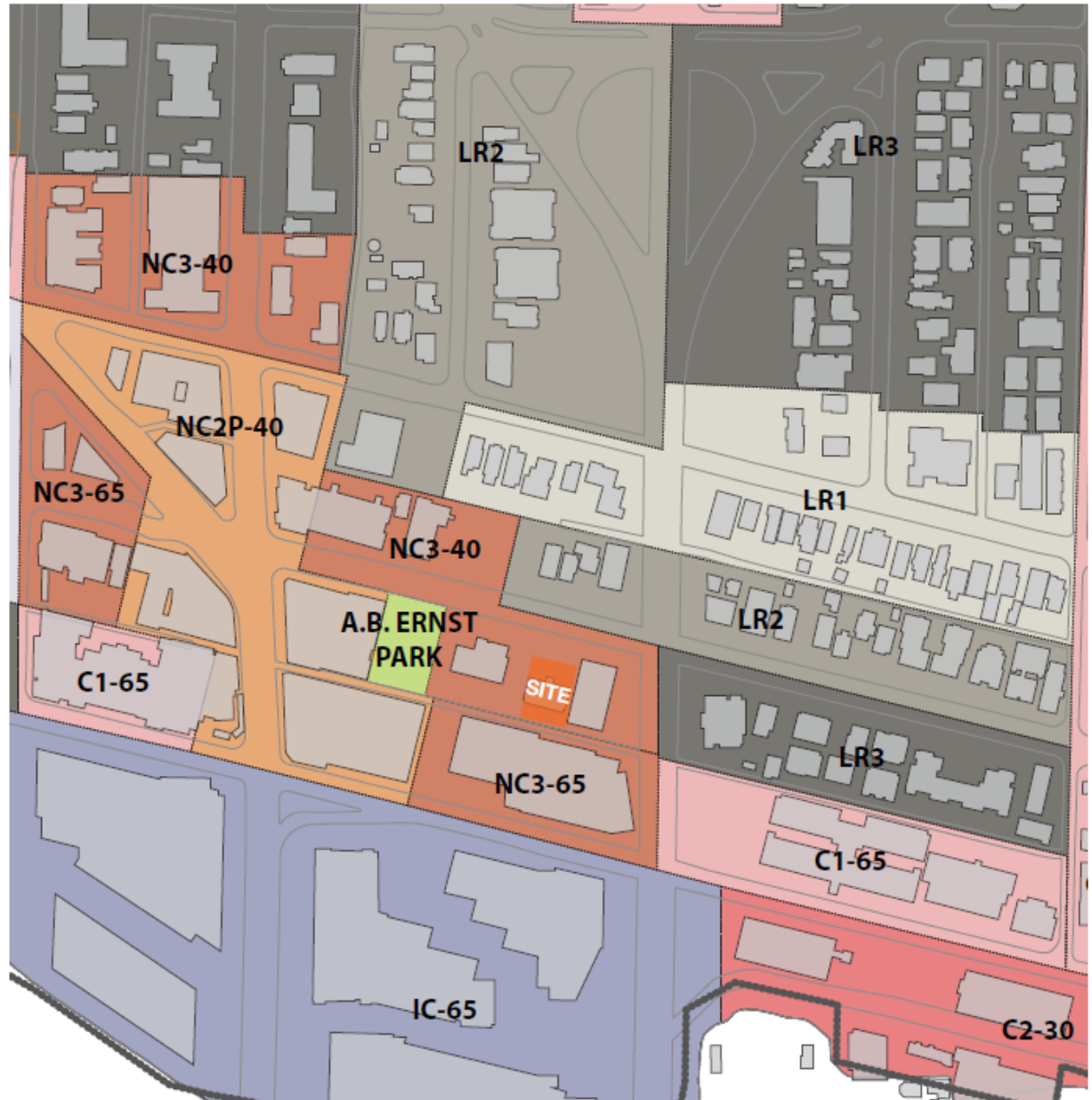
Applicant of Record: Bradley Khouri, B9 Architects

Pedestrian designation added in 2015:
Neighborhood Commercial 3 Pedestrian-40' (NC3P-40) to Neighborhood Commercial 3 Pedestrian-65' (NC3P-65)

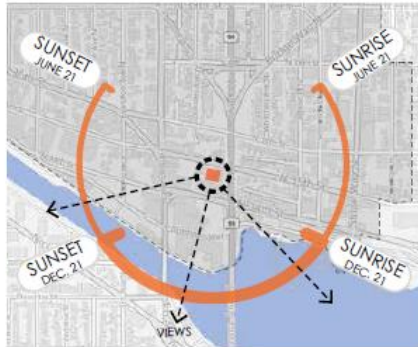
54 units proposed



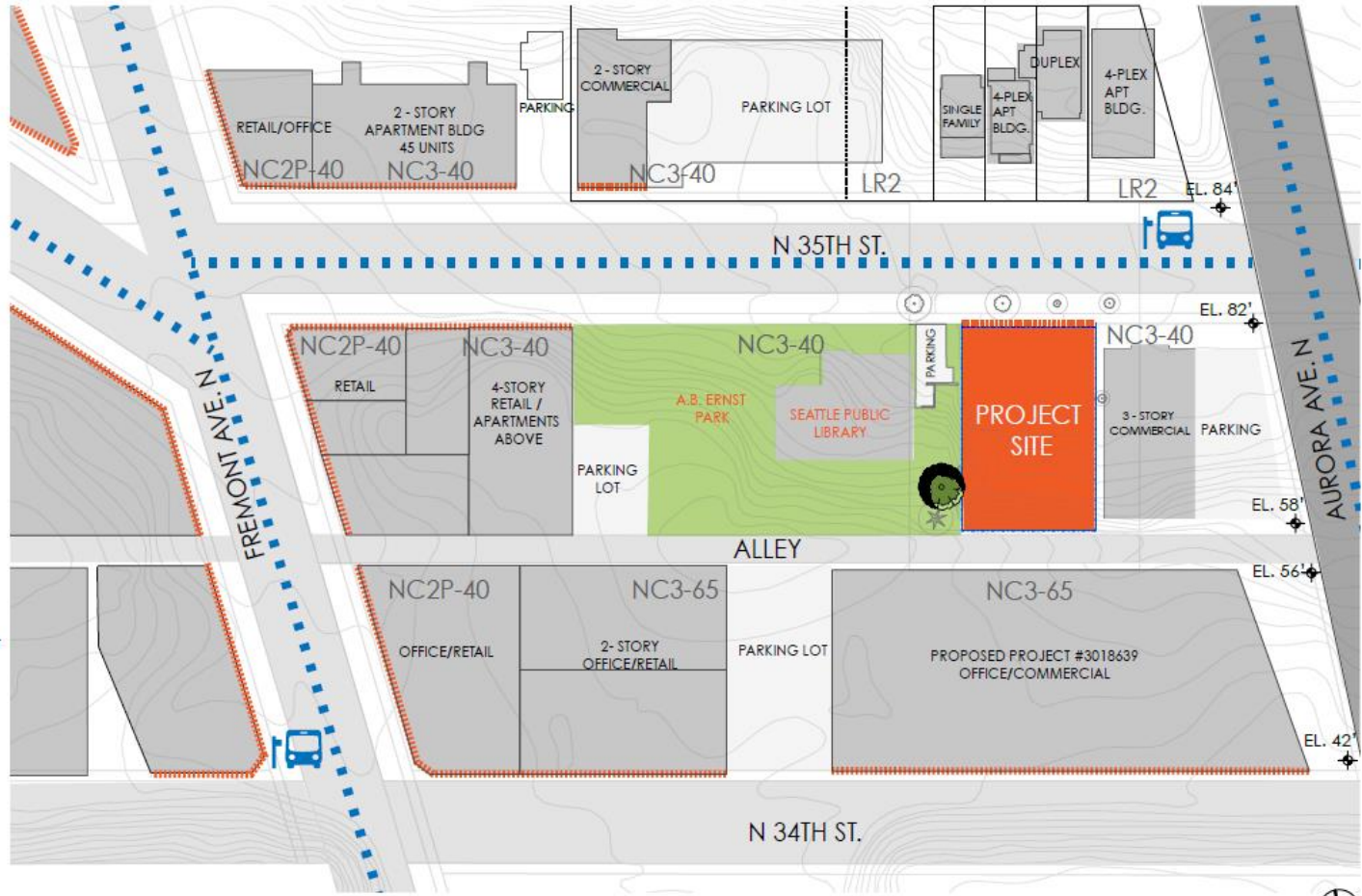
5 Aerial



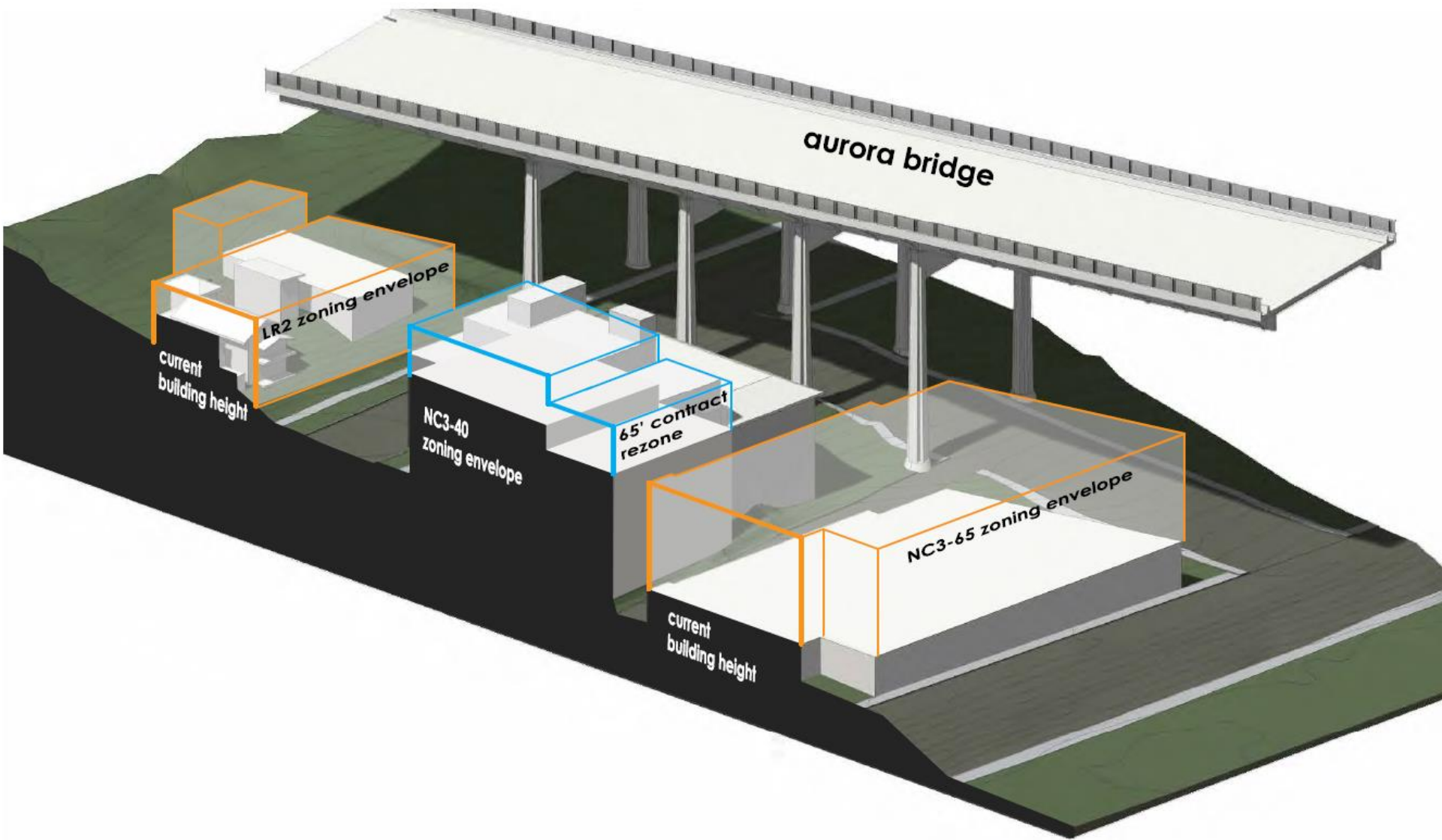
Seattle DPD Zoning Map
 (entire area lies within Fremont Hub Urban Village)

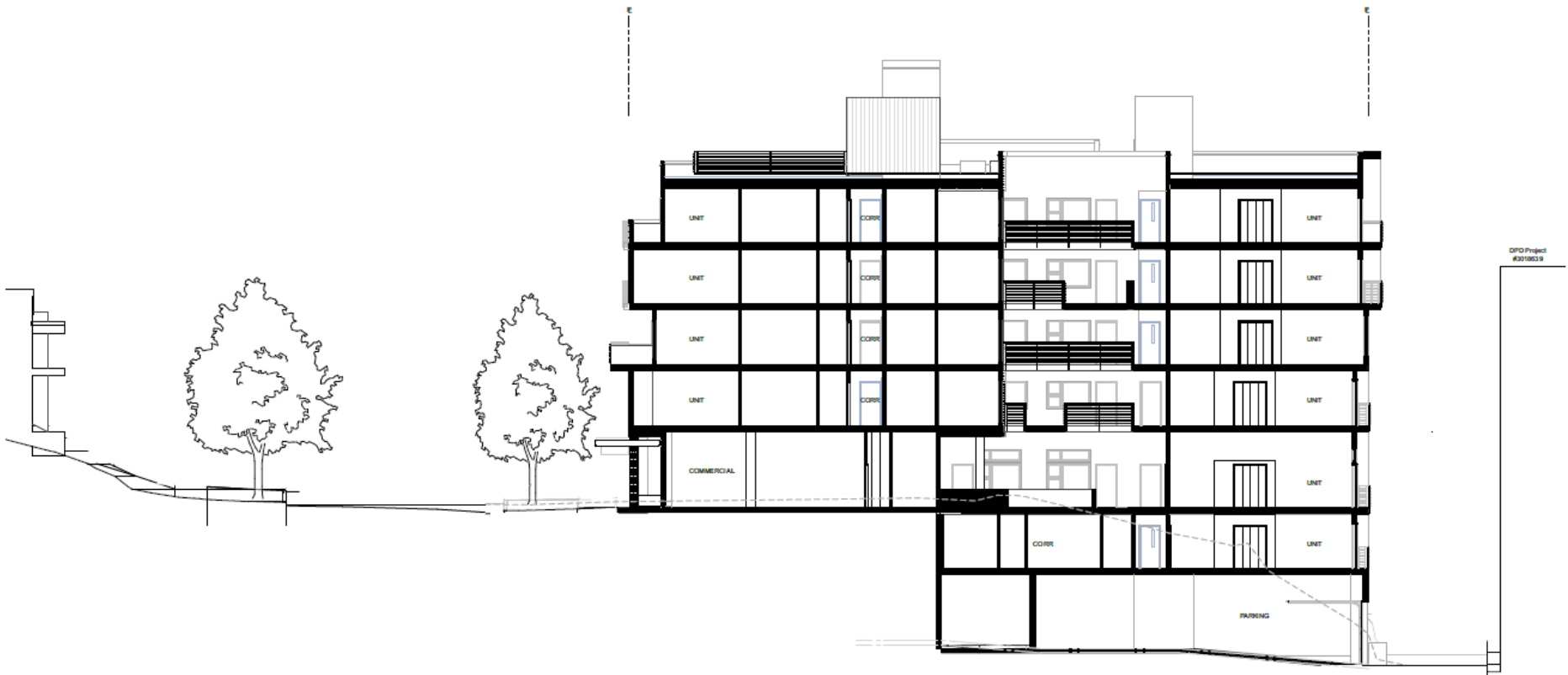


TRANSIT & ADJACENT USES



-  ZONE SPLIT
-  COMMERCIAL STOREFRONT
-  TRANSIT ROUTE
-  BUS STOP
-  EXCEPTIONAL TREE





SITE SECTION 'B'



View from NW



View from S at Alley with outline of Proposed Project 3018639

Outline of DPD
Project #3018639



View from W at Alley with Proposed DPD Project #3018639

Recommended Conditions

- Development subject to MHA-Requirements (6% of units or \$13.25/square foot)
- Development consistent with plans (includes reduction in # of units to 54, including 5 2-bedroom units)
- Fremont Public Library improvements, including Landmarks Preservation Board review
- Art installation along east and west facades



View to S from Adjacent LR2 Parcel

Questions?