

ENCORE

ARCHITECTS

DATE: February 23, 2022

TO: Greg Johnson
Seattle Department of Construction and Inspections
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

FROM: Blair Stone
Encore Architects

RE: Rezone Application Submittal Information

Dear Greg;

Below is the information requested for the rezone application submittal:

1. Project number: *3036119-LU*
2. Subject property address(es): *8601 Fremont Ave. N*
3. Existing zoning classification(s) and proposed change(s): *SF 5000 to LR2 (M)*
4. Approximate size of property/area to be rezoned: *34,654 sf*
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 CAM 103B, Environmentally Critical Area Site Plan Requirements. *Site does not contain any environmentally critical areas.*
6. Applicant information:
*Encore Architects, PLLC
1402 Third Ave, Suite 1000
Seattle, WA 98101
Contact: Blair Stone
blairs@encorearchitects.com*
7. Legal description of property(s) to be rezoned (also include on plans – see #16, below).
*OSNER'S SUBURBAN HOMES PCL "B" OF SEATTLE LBA#3036839-LU REC# 20210218900013 SD
LBA BEING POR OF LOTS 3-5 OF BLK 5 OF SD ADD*
8. Present use(s) of property. *Playground and play field for the North Seattle Boys and Girls Club*
9. What structures, if any, will be demolished or removed? *Portable shed and play equipment.*
10. What are the planned uses for the property if a rezone is approved? *58 units of affordable housing.*

11. Does a specific development proposal accompany the rezone application? If yes, please provide plans. *Yes, a specific development proposal is included in the rezone package and 30x42 plan sheets per the Land Use Requirement check sheet.*
12. Reason for the requested change in zoning classification and/or new use.
There is great need to establish higher densities in well-served areas such as this one to facilitate the production of affordable housing. Under the proposed LR2 (M) zoning, the density would allow for this affordable housing to provide a mix of unit types including family-size affordable units, which are in very short supply within the City limits.
13. Anticipated benefits the proposal will provide.
The property is a good candidate for Lowrise 2 (LR2) zoning because the roads, transit, schools, open space, commercial activity and utility services can support higher density development. LR2 (M) would provide a needed transition between denser NC3-55 (M) development along N 85th Street and the single family zone. The 40-foot height limit of LR2 (M) provides a stepping from 55 feet down to 30 - 35 feet of the SF zone. While we are nowhere near the allowed density of this zone, the floor area ratio makes LR2 (M) a viable option compared to SF, RSL and LR1 zones. More importantly, there is a demonstrated need to establish higher densities in well-served areas such as this one to facilitate the production of affordable housing (a stated city priority).
14. Summary of potential negative impacts of the proposal on the surrounding area.
The project site was formally a playfield providing pervious surface. However, soil exploration determined that infiltration is low. Shadows will somewhat impact the single family to the west of the site. The negative environmental impacts associated with allowing the proposed denser urban infill development would not appreciably be greater than those that develop under the existing zoning would afford.
15. List other permits or approvals being requested in conjunction with this proposal (e.g., street vacation, design review). *Building and Street Use permits.*
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. *A written analysis of the rezone criteria can be found in the pdf file named 3036119-LU_Rezone Analysis_2022-02-23.*
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 coversheet. *I think this item is out of date. The submittal is electronically. It is my understanding that coversheets are no longer required. If this is not correct, please let me know.*

If there are any additional questions or concerns, please do not hesitate to contact us.

Blair Stone

Encore Architects