



SEATTLE CITY COUNCIL
CENTRAL STAFF

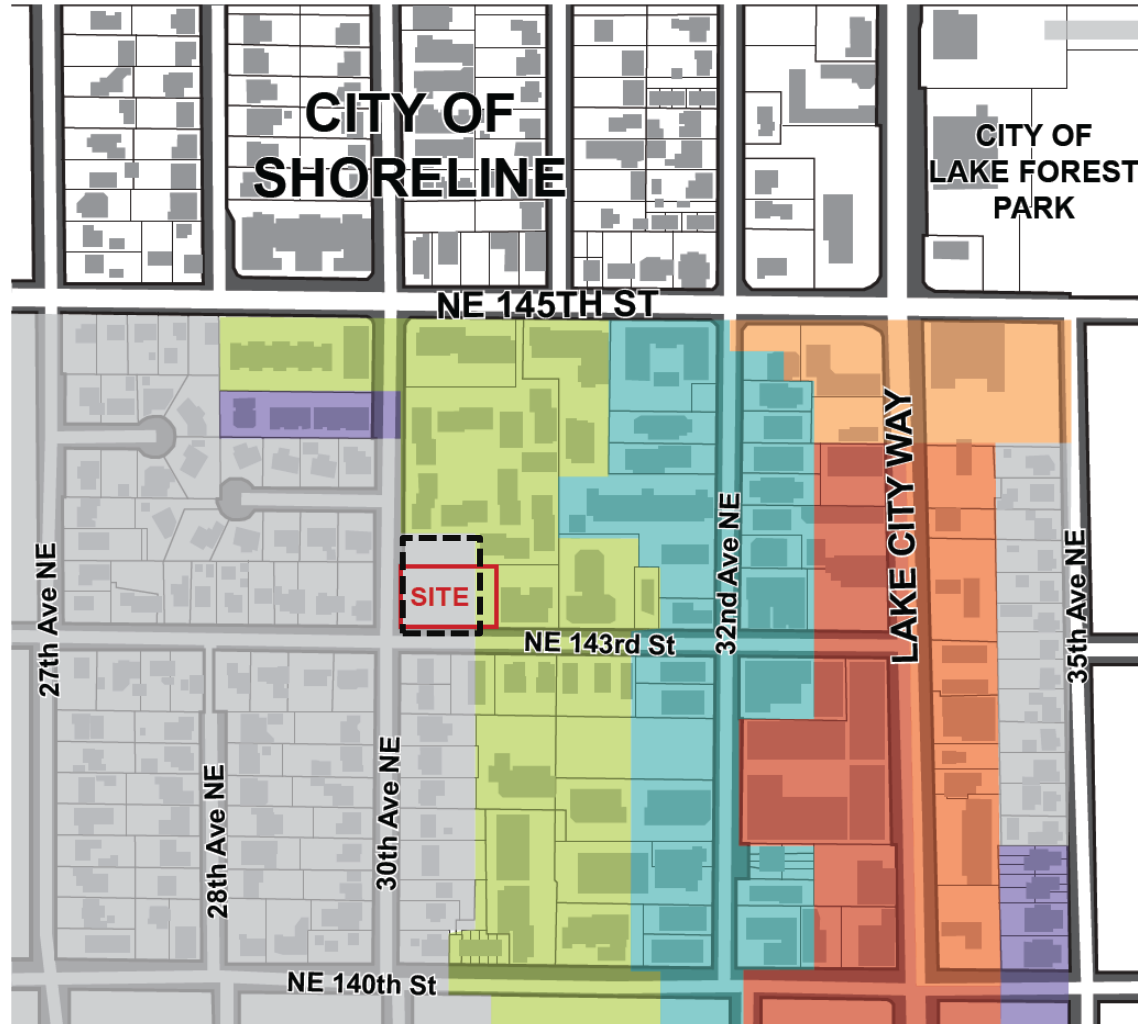
Medici Rezone (14302 and 14330 30th Avenue NE) Excerpts from the Hearing Examiner's Exhibits

LISH WHITSON, ANALYST

LAND USE AND NEIGHBORHOODS COMMITTEE

OCTOBER 25, 2021

EXISTING ZONING MAP

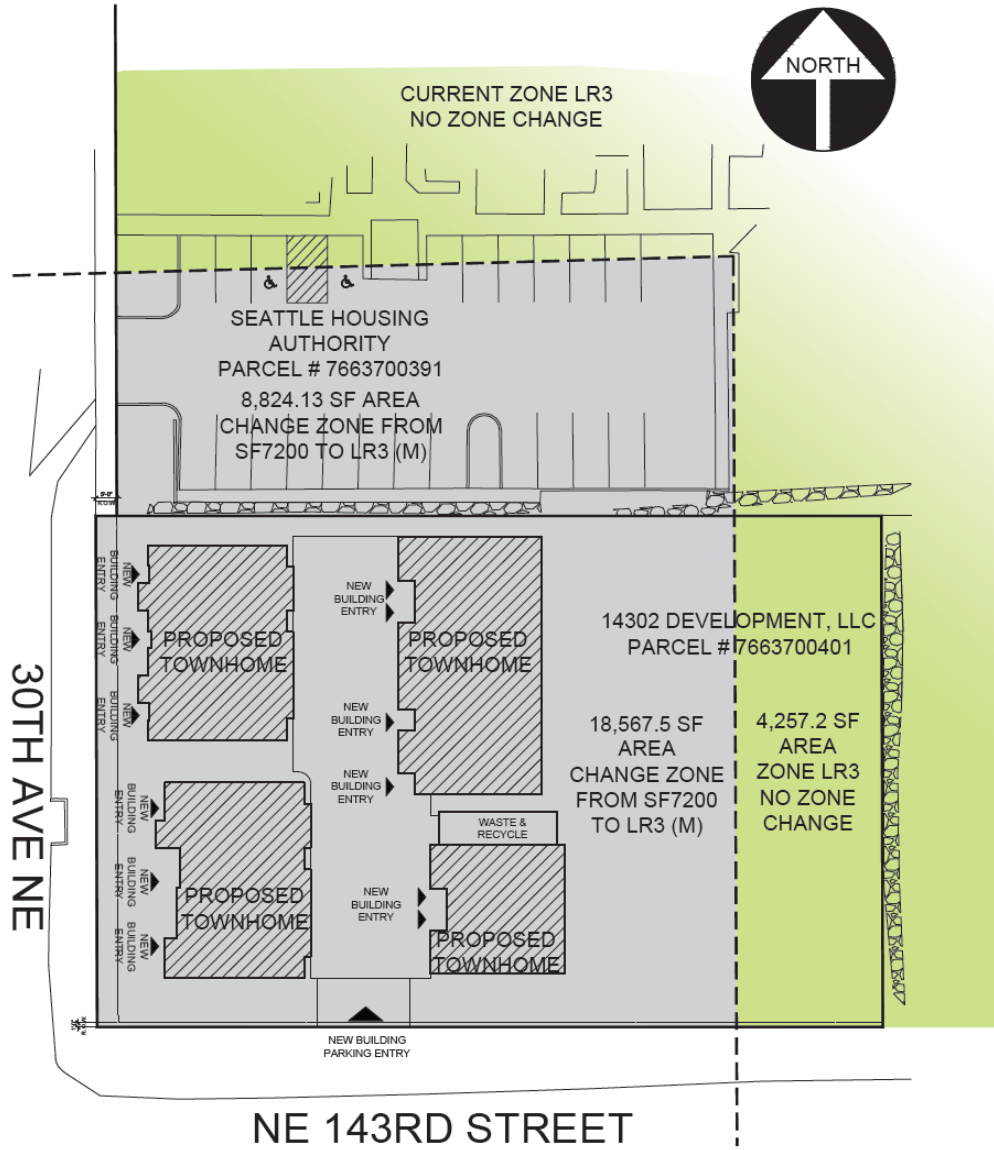


RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



EXISTING ZONING MAP LEGEND

- SF 7200
- LR1(M)
- LR3(M2)
- MR(M)
- NC2-55(M)
- NC3-55(M)
- NC3-75(M)



PROJECT APPLICANTS

14302 Development, LLC
Chok Chea - Property Owner

2502 22nd Ave S
Seattle, WA 98144

Seattle Housing Authority
Sandra Miller, AIA - Property Representative
Sr. Development Program Manager

Seattle Housing Authority
190 Queen Anne Ave N
Seattle, WA 98109

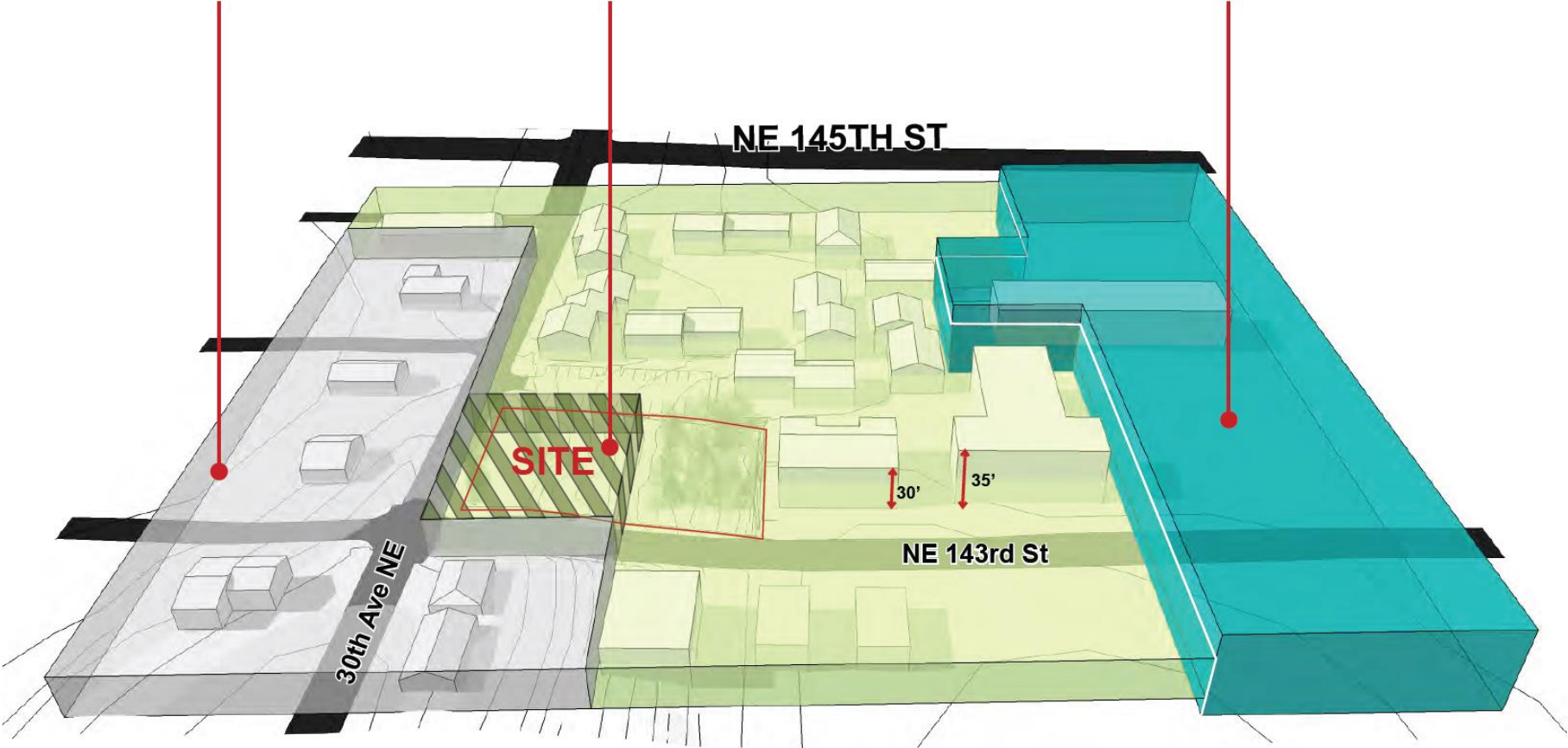
**EXISTING ZONING
MAP LEGEND**

- SF 7200
- LR3(M2)

ZONING HEIGHTS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

SF7200: HEIGHT LIMIT 30 FEET **PROPOSED LR3(M2): HEIGHT LIMIT 40 FEET** **MR(M): HEIGHT LIMIT 60 FEET**



5.0 URBAN DESIGN ANALYSIS: TRANSIT & SITE ACCESS

EDG Proposal Packet - 10/24/2016
14302 30TH AVE NE

The site has direct access from 30th Ave NE and NE 143rd St.

VEHICULAR ACCESS

Bus Route 65 (University District) and Bus Route 64X (University District Express) run along 30th Ave NE with a bus stop directly in front of the site.

TRANSIT ACCESS

Routes .2 miles East of site:

Bus Route 308 (Horizon View to Downtown Seattle)

Bus Route 309 (Kenmore P&R to First Hill)

Bus Route 312 (UW/Cascadia Campus to Downtown Seattle)

Bus Route 330 (Shoreline CC to Lake City)

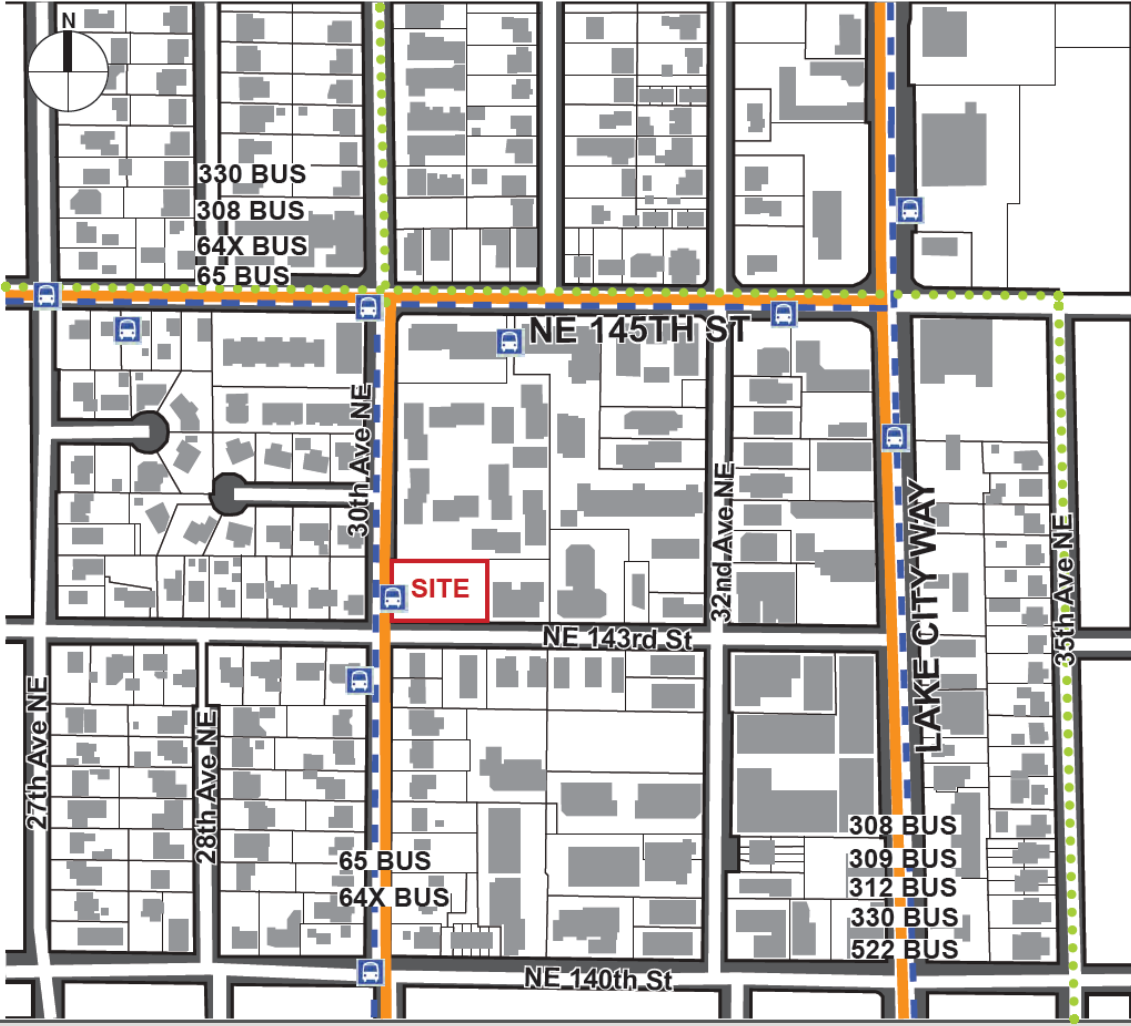
Sound Transit Route 522 (Seattle to Woodinville)

BICYCLE ACCESS

35th Ave NE and NE 145th St are dedicated as a bicycle-friendly road.

35th Ave NE runs north to NE 145th St and south to NE 125th St connecting the site with Downtown Lake City.

- VEHICULAR ARTERIALS 
- BUS LINES 
- BICYCLE PATH 
- BUS STOP 



EDG RECOMMENDED PLAN

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

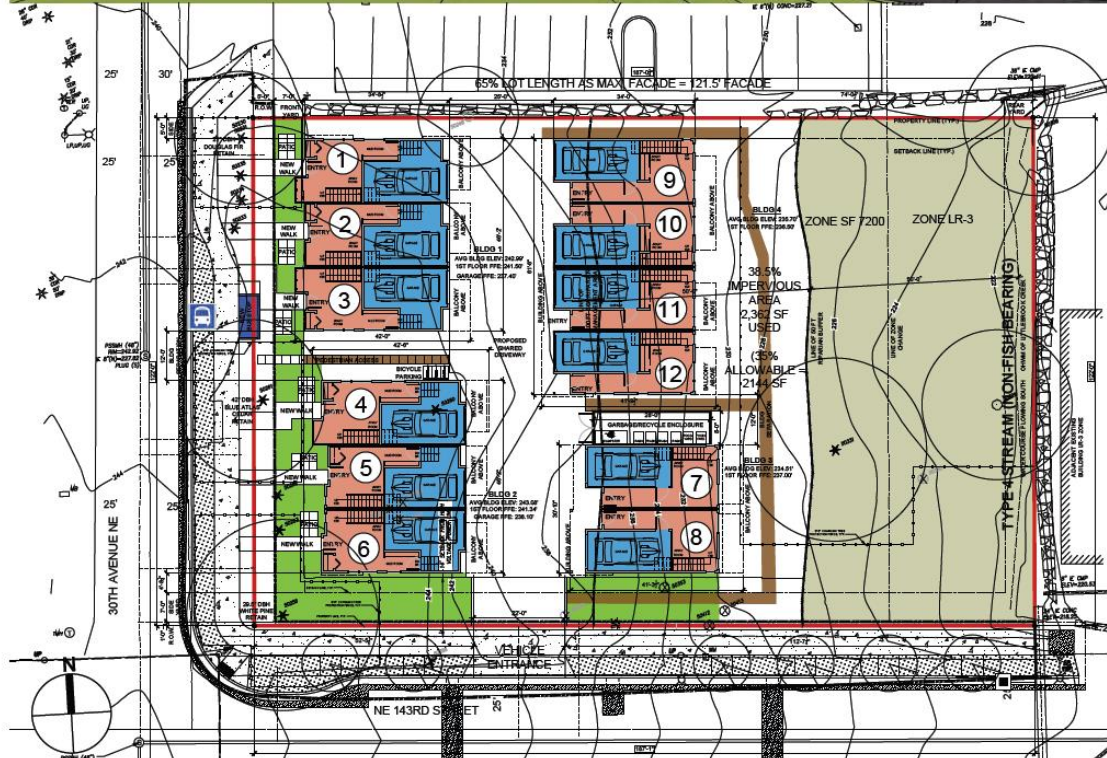
DISTINGUISHING FEATURES

- 3 STORIES
- 12 TOWNHOUSE UNITS
- 12 PRIVATE GARAGES
- 25' DRIVEWAY AISLE
- 6 STREET FACING UNITS WITH FRONT YARDS
- PRIVATE BALCONIES



BUILDING LEGEND

- LIVING 
- YARD 
- GARAGE 
- CIRCULATION 
- RIPARIAN BUFFER 
- BUS STOP & SHELTER 



MEDICI ARCHITECTS

Key Criteria for Lowrise 3 zones

Seattle Municipal Code Section 23.44.020 (1/2)

- Within an existing multifamily neighborhood;
- Near an arterial street characterized by a mix of structures of low and moderate scale;
- Near neighborhood commercial zones with comparable height and scale;
- Well served by public transit;

Key Criteria for Lowrise 3 zones

Seattle Municipal Code Section 23.44.020 (2/2)

- In an area with direct arterial street access which can accommodate anticipated traffic without using streets passing through lower density residential zones; and
- Well supported by existing or project facilities and services including retail sales and services, parks, and community centers with good pedestrian access.

ITEMIZED RESPONSE TO EDG: NEIGHBORS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



30TH AVE NE

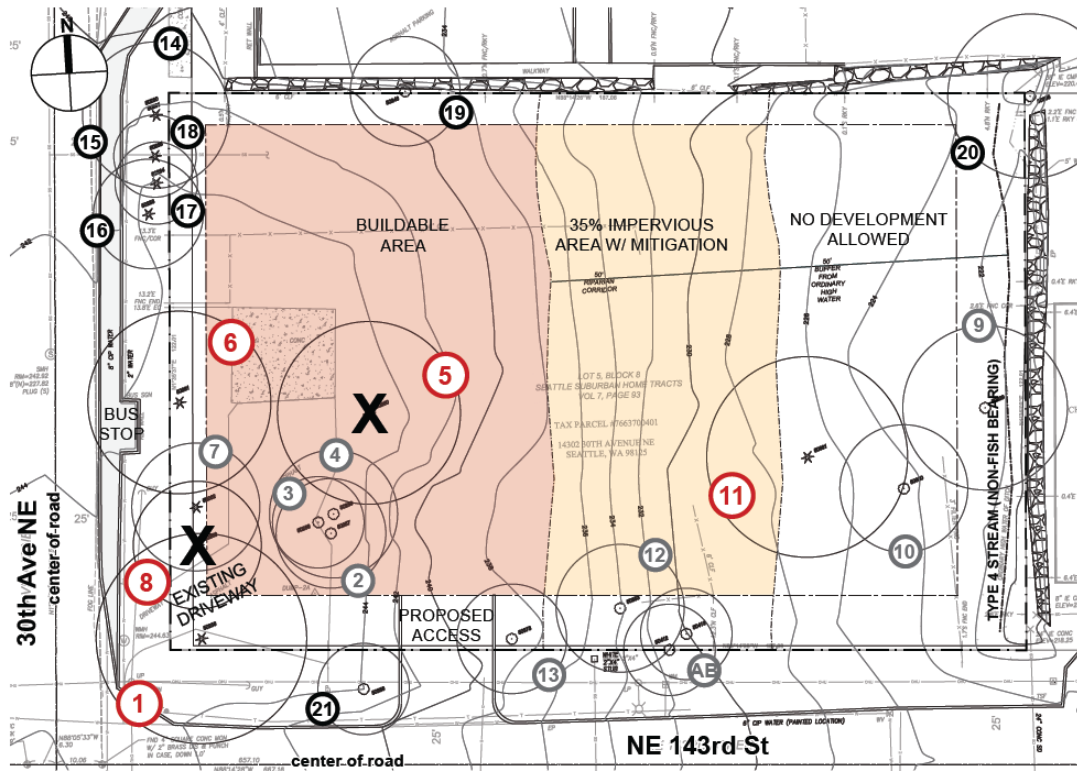
NE 143RD ST

MEDICI ARCHITECTS

Questions?

LOT PARAMETERS AND EXISTING TREE LOCATION

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



EXCEPTIONAL TREES

- ① WHITE PINE
- ⑤ WESTERN RED CEDAR - REMOVE
- ⑥ WESTERN RED CEDAR
- ⑧ WESTERN RED CEDAR - REMOVE
- ⑪ DOUGLAS FIR

NOT EXCEPTIONAL TREES

- ② RIVER BIRCH
- ③ RIVER BIRCH
- ④ RIVER BIRCH
- ⑦ WESTERN RED CEDAR
- ⑨ RIVER BIRCH
- ⑩ GOLDEN LOCUST
- ⑫ GOLDEN LOCUST
- ⑬ FILBERT
- ⒶE BOXWOOD

OFF-SITE TREES

- | | | |
|---------------|----------------|--------------------|
| ⑭ DOUGLAS FIR | ⑰ HOLLY | ⑳ COTTONWOOD |
| ⑮ HOLLY | ⑱ HOLLY | ㉑ NATIVE HAWTHORNE |
| ⑯ LILAC | ⑲ BLACK LOCUST | |

ITEMIZED RESPONSE TO EDG: COLOR AND MATERIAL

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE



NE 143RD ST

MEDICI ARCHITECTS

ITEMIZED RESPONSE TO EDG: NEIGHBORS

RECOMMENDATION - 08/05/2019
14302 30TH AVE NE

PROJECT OWNERS REMAIN OPEN TO COMMENTS AND SUGGESTIONS FROM THE PUBLIC



MEDICI ARCHITECTS