



City of Seattle
Department of Planning and Development
Applicant Services Center

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CITY OF SEATTLE

2015 JUL -2 AM 10:59

CITY CLERK

Land Use Referrals

Type of Approvals: **Council Action**

Project Number: **3015682**

Site Address: **1511 Dexter Ave N**

Environmental Review Required? **Yes**

Full Subdivision	PCD/Public Projects	Rezone/Council Cond. Use	Major Inst. Master Plan/PD's	Short Plat/LBA	Shoreline Permit	Sidewalk Café	Other _____

Selected Agencies
Please Review the attached application and send your response within fourteen (14) days to: LU Routing Coordinator: PRC E-Mail: prc@seattle.gov Fax #: (206) 233-7901 Mail Stop: SMT-21-00 Assigned Planner: Garry Papers Email: garry.papers@seattle.gov
SDOT – Street Use (SMT - 3900)
WSDOT- To: Local Area Manager PO Box 30310, Seattle, WA 98133-9710
Fire (FM 02-04) ** Fire review not required for short ULS when ONLY creating unit lots **
Water (SMT 49-00)
City Light Real Estate (SMT 3338) – Unit Lot Sub and Full Unit Lot Sub only
City Light Plan Review Team (SMT 3460) - LBA's, SPs, Full Subs only
Parks & Recreation (PK 01-01)
Health (PH-1100)
Metro – Environmental Planning
Department of Natural Resources
City Clerk (CH 03-10)
Zoning Review
Sign Inspector
Addressing
Building Plans Examiner
Geo-technical Engineer
Drainage Review
Office of Housing –SMT-57-00
Other

Application Date: 6/30/2015 Date Referred : 7/1/2015

A/P # 3015682 DISCRETIONARY LAND USE ACTION

Applicants/Contacts

Primary N Capacity APPL Contact ID AC28576 Foreign
 Effective Expire 05/28/2015 00:00
 Name BRIAN P RUNBERG
 Day Phone (206)956-1970 Eve Phone Organization RUNBERG ARCHITECTURE GROUP PLL
 Pager PIN # Position
 Fax (206)956-1971 Mobile Profession ARCH
 E-Mail
 Address ONE YESLER WAY STE 200
 SEATTLE, WA 98104-3466
 Comments No Comments
 Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

Primary N Capacity APPL Contact ID AC212191 Foreign
 Effective Expire
 Name TORY LAUGHLIN TAYLOR
 Day Phone (206)957-2731 x Eve Phone Organization 1511 DEXTER LTD PARTNERSHIP
 Pager PIN # Position C/O BELLWETHER HOUSING
 Fax Mobile Profession
 E-Mail
 Address 1651 BELLEVUE AVE
 SEATTLE, WA 98122
 Comments No Comments
 Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

Primary N Capacity OWNER Contact ID AC214472 Foreign
 Effective Expire
 Name 1511 DEXTER LIMITED PARTNERSHIP
 Day Phone (206)957-2731 x Eve Phone Organization BELLWETHER HOUSING
 Pager PIN # Position
 Fax Mobile Profession
 E-Mail
 Address 1651 BELLEVUE AVE
 SEATTLE, WA 98122
 Comments No Comments

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Special Inspections

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Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

Primary	N	Capacity	OTHER	Other	FIN RESP	Contact ID	AC214472	<input type="checkbox"/>	Foreign
Effective		Expire							
Name	1511 DEXTER LIMITED PARTNERSHIP								
Day Phone	(206)957-2731 x	Eve Phone		Organization	BELLWEATHER HOUSING				
Pager		PIN #		Position					
Fax		Mobile		Profession					
E-Mail									
Address	1651 BELLEVUE AVE SEATTLE, WA 98122								
Comments	No Comments								
Special Inspections									

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

Primary	Y	Capacity	APPL	Contact ID	AC239787	<input type="checkbox"/>	Foreign
Effective		Expire					
Name	MICHELE WANG						
Day Phone	(206)518-5026 x	Eve Phone		Organization	RUNBERG ARCHITECTURE GROUOP		
Pager		PIN #		Position			
Fax	(206)956-1971	Mobile		Profession			
E-Mail							
Address	ONE YESLER WAY SEATTLE, WA 98104						
Comments	No Comments						
Special Inspections							

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list



afford more than rent

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June 25, 2015

Garry Papers
Sr. Land Use Planner
City of Seattle - DPD
700 Fifth Avenue, 20th Floor
Seattle, WA 98124

Dear Garry:

Bellwether Housing is pleased to submit a Contract Rezone Application for our property at 1511 Dexter Avenue North and 650 Galer Street. As you may recall, we are pursuing a contract rezone in order to increase the allowable density on this site to provide as much affordable housing as possible in the most cost effective manner.

Enclosed are the following materials in support of our contract rezone application:

- Attachment 1: Rezone Information Form (CAM 228) and Exhibits
- Attachment 2: Pre-submittal conference meeting minutes
- Attachment 3: [relevant sections of the Seattle Comprehensive Plan relevant neighborhood plan]

These materials supplement those provided with the applications for a Master Use Permit with Design Review and State Environmental Policy Act (SEPA) components. These applications include a vicinity map, plot plan, and SEPA checklist.

AS you review the attached materials, please don't hesitate to contact me with any questions or concerns at 206-957-2731 or bbicknell@bellwetherhousing.org

Thank you for your consideration of our application.

Sincerely,

A handwritten signature in cursive script that reads "Becky Bicknell".

Becky Bicknell
Sr. Housing Developer

ATTACHMENT 1
CAM 228 APPLICATION FOR CONTRACT REZONE

Bellwether Housing – Application for Contract Rezone – 1511 Dexter Avenue North

1. Project number. **3015682**

2. Subject property address(es).
650 Galer Street and 1511 Dexter Avenue North, Seattle, WA 98109

3. Existing zoning classification(s) and proposed change(s).
Applicant is proposing to change the existing zoning classification of NC3-40 to NC3-65.

4. Approximate size of property/area to be rezoned. Approx. 150' x 108'; 16,234 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 Tip 103B, *Environmentally Critical Area Site Plan Requirements*.
Site is located in a mapped ECA (Steep Slope and Potential Slide). Topographic survey and site plans are included with Master Use Permit Application and Geotech Reports included with SEPA Checklist. ECA Relief From Prohibition on Steep Slope Development has been granted by Department of Planning & Development.

6. Applicant information:
 - a. Property owner or owner's representative or
Bellwether Housing is the owner's representative. Primary contact is Becky Bicknell, Senior Housing Developer, bbicknell@bellwetherhousing.org, 206-957-2731
 - b. Other? (Explain)

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

8. Present use(s) of property.
Property is currently improved as a surface parking lot and undeveloped vacant land.

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

There is a small vacant building, a remnant from the prior use as a heating oil company, that will be demolished.

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

If the rezone is approved, the property will be improved as a 68-unit apartment building owned and operated by Bellwether Housing as affordable rental housing for households earning \$50,000 or less annually.

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

Yes, please see attached Master Use Permit submittal package.

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

Due to the steep slope of this site, it is challenging to utilize the full depth of the property without incurring significant excavation and shoring costs. Therefore the available footprint for building is constrained. In order to spread the costs of development across as many apartments as possible, while concurrently creating as much affordability as possible, Bellwether Housing seeks the additional height available from the NC3-65 height and bulk limits. With the additional height, the construction cost per apartment is reduced, and the project is able to construct an additional 15-20 affordable apartments compared to what is achievable within the existing NC3-40 zoning.

13. Anticipated benefits the proposal will provide.

Bellwether Housing is excited to maximize the development potential of this site in order to provide affordable rental options to nearby South Lake Union and downtown employers along the multi-modal Dexter Avenue corridor. The proposed project will improve a currently vacant parcel to provide apartments to an estimated 100 individuals at approximately 30-40% below current market rents. In addition, the project will provide landscaping and storm water management along Galer Street and Dexter Avenue which will enhance the pedestrian experience. Finally, the proposed project will stabilize this steep slope site, removing the existing fast-growing, unstable Leland Cypress trees on site and replacing with 15 new trees that are a native, slower growing species.

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

The proposed project will result in some blocked views of South Lake Union to a limited number of the residential condos located to the west of the project. However, the proposed project has incorporated both a height limit and an upper level setback from the south edge of the property to reduce this impact.

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

Master Use Permit (Design Review and SEPA)

Demolition Permit

Shoring and Excavation Permit

Building Permit

Electrical Permit

Mechanical Permit

Street Use Permit

All other necessary permits and approvals customary and incidental to this type of proposal

16. Submit a written analysis of rezone criteria (see SMC 23.34.008 and applicable sections of 23.34.009-128).

Note: In the following analysis of the rezone criteria, the language of the criteria as set forth in SMC 23.34.008, SMC 23.34.009, and other code sections is shown in italics.

SMC 23.34.008 General Rezone Criteria

A. This criterion is not applicable. It includes requirements for properties located in an Urban Center or Urban Village. The subject property is not located in an Urban Center or Urban Village.

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.*

This criterion "B" is not applicable because it applies to rezone applications in which the applicant is seeking to change the zone, for example from NC3 to C1. Here, the applicant is not seeking a change in the NC3 zone, but is only seeking an increase in the height from 40' to 65' (which also includes an accompanying increase in FAR).

Nevertheless, even if this rezone criterion "B" is applicable in this instance, the proposed rezone satisfies the criterion. The subject site is consistent with the function and locational criteria for the NC3 zone specified in SMC 23.34.078 A. This code provision permits residential uses that are compatible with the retail character of the area. There is nothing about the proposed residential development that is inconsistent with retail uses in the area. Indeed, the project will provide potential customers for nearby retail uses thus strengthening those retail uses. The project will help achieve the following characteristics encouraged by this criterion:

- Residences built to the front lot line. This project is designed in this manner.
- Intense pedestrian activity. This affordable housing project is oriented primarily towards residents who do not own vehicles. The number of parking spaces per residential unit will be less than 0.5.
- Residents can walk from store to store in the area.
- Transit is an important means of access in the area. Walking and transit will be the primary means of access to and from these residences.

The subject site is also consistent with most of the locational criteria in SMC 23.34.078 B as follows:

- The site is served by a principal arterial, i.e., Aurora Ave. N. for transit purposes. It is also served by a minor arterial, i.e., Dexter Ave. N., for vehicular access.
- The site is separated from low-density residential areas. It is surrounded by commercial zoning, and by commercial or multifamily development, on all sides. The nearest low-density residential area is uphill and separated by Aurora Ave. N.
- The site has excellent transit service on Dexter Ave. N. and Aurora Ave. N.

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

The City has zoned the area on three sides of the subject site with higher zoning than what currently exists on the subject site. In April 2013, the City enacted Ordinance 124172 which: (a) rezoned the property immediately south of the subject site across Galer Street to increase the zoned height limit from SM-65 to SM-85; and (b) rezoned the property to the south and "kitty-corner" across Galer Street to allow heights as tall as 125'. Previously, the City approved 85' zoning for the property immediately west of the subject site across the alley and approved 65' zoning for the property immediately east of the subject site across Dexter Ave. N.

The applicant is not aware of any other proposed zoning changes of adjacent property.

D. *Neighborhood Plans.*

The applicant is not aware of any City-adopted neighborhood plan that includes the subject site.

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.*

Because the subject site is surrounded on the south, east and west sides by more intensive zoning, there is no need for minimizing impacts or using transitions on those

sides. The property adjacent to the north is zoned NC3-40. The difference between the proposed NC3-65 and the existing NC3-40 is minor. 65-foot zoning adjacent to 40-foot zoning is a normal transition in a circumstance such as this, and thus no additional transition is necessary between these zones.

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;*
 - b. *Freeways, expressways, other major traffic arterials, and railroad tracks;*
 - c. *Distinct change in street layout and block orientation;*
 - d. *Open space and greenspaces.*

Because the subject site is mostly surrounded on three sides by more intensive zoning, there is no need for physical buffers or other separation between different uses and intensities of development on those sides. The difference between the proposed NC3-65 and the NC3-40 to the north is minor and no additional buffers or separation is necessary between these zones.

3. *Zone Boundaries.*
 - a. *In establishing boundaries the following elements shall be considered:*
 - (1) *Physical buffers as described in subsection E2 above;*
 - (2) *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.*

The only new boundaries that would be established by this rezone are the boundaries between the new NC3-65 zoning and the existing NC3-40 zoning to the north. For the reasons stated above, this is a minor difference and physical buffers are not necessary. The boundaries would be located on platted lot lines consistent with this criterion.

The provision encouraging commercial uses to face each other across the street is not applicable in this instance, since this rezone would not change the basic NC3 zoning on the site.

4. *In general, height limits greater than forty (40) feet should be limited to urban villages. Height limits greater than forty (40) 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.*

Here, the proposed 65-foot zoning would be consistent with the existing built character of the area. Structures to the west, south, and east of the site are all 65 feet or higher. The structure on the NC3-40 property to the north is situated on an elevated grade plane, making it appear taller than 40'; the applicant's best estimate is that the structure to the north ranges from 70 feet above the subject property's lowest grade to 42 feet above the subject property's highest grade along the north property line (or 60 feet above the subject property's average grade plane as calculated per SMC 23.86.006.A.1.b). The property to the west is located approximately 50 feet above Dexter Avenue, therefore the proposed 65' height of the subject site will only impact the lower 40% of the existing building on that property due to the change in elevation between the properties. For these two reasons, the rezone is consistent with 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 proposed rezone would have a positive impact on housing, particularly affordable housing serving households earning \$50,000 or less annually. This project would directly respond to Mayor Murray's Housing and Affordability Agenda (HALA) which has established a goal of building 20,000 affordable apartments in the next 10 years.

As a non-profit developer and owner of affordable workforce housing since 1980 with over 1,900 apartments in our portfolio, Bellwether Housing is proposing to develop, own, and rent an estimated 68 apartments at 30-40% below-market rents as a public benefit. Approval of the rezone would allow this project to build 15-20 more apartments than what could be achieved in the existing zoning, while adding critical density to improve the economies of scale for the project's financing. As a mission based organization, Bellwether will operate this project to a very high standard for at least the next 50 years, adhering to high standards of property management for our residents and our neighbors.

- b. *Public services;*

The public services are adequate to serve the proposed project at this location. The public utilities have capacity to serve the project, including water, sewer, and electricity. The site is located on a minor arterial, i.e., Dexter Ave. N., and near a principal arterial, i.e., Aurora Ave. N., both of which have frequent transit service.

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

Please see the Environmental Checklist submitted with this application. The proposed project will not have significant adverse impacts on noise, air and water quality, flora, fauna, glare, odor,

or shadows. The project will be designed and built to current energy code standards and will meet the requirements of the Washington Evergreen Sustainable Development Standard.

d. Pedestrian safety;

The project will include rebuilt sidewalks on Dexter Ave. N. and Galer St., which will be constructed to current City sidewalk standards. There is grade separation for pedestrians crossing Aurora Ave. N. at Galer St.

e. Manufacturing activity;

The proposed project will not have a negative impact on manufacturing activity. There is no significant manufacturing activity in the immediate vicinity of the subject site.

f. Employment activity;

The proposed project will have a positive impact on employment during the project construction phase. Once constructed, the project will not have a direct impact on employment activity, but it will have an indirect positive impact on our community by providing affordable housing to employees in our community that is close to public transit and within walking or biking distance to many employers.

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

There are no structures recognized for architectural or historic value on or adjacent to the subject site. The area within which the subject site is located is not recognized for architectural or historic value.

h. Shoreline view, public access and recreation.

The subject site does not provide shoreline views, public access or recreation.

There would not be a significant impact on shoreline views from any public place in the area or from Aurora Ave. N. The project would result in some impact of private views of the Lake Union shoreline from the lower floors of the Citiscape condominium complex immediately to the west of the subject site across the alley. However, shoreline views from these units are already impacted by other structures in the vicinity including the office building immediately east of the subject site across Dexter Ave. N and the permitted SM-85 project located diagonally to the southeast. In light of these existing and proposed structures, the incremental view blockage from this project would not be significant. Furthermore, the proposed design makes an effort to minimize view impacts to the Citiscape condominium complex by proposing a structure height well below the 65 foot height limit.

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;*

With regard to street access, street capacity, transit service, and parking capacity (items a-d above), please see the transportation report attached to the Environmental Checklist submitted with this rezone application. As discussed in that report, there will not be significant adverse impacts on the street system, transit service, or parking in the vicinity as a result of the development of the project contemplated in this rezone.

- e. *Utility and sewer capacity;*

There is sufficient utility and sewer capacity to serve the proposed project.

- f. *Shoreline navigation.*

Not applicable.

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.*

The project site is not located within a specific Urban Center or Neighborhood Plan, however it is just north of the South Lake Union Urban Center boundary. Although this site is not in the Urban Center boundary, it is important to comply with some of the goals of the South Lake Union Urban Center because of its close proximity.

- Seattle's current Comprehensive Plan targets urban centers to have 58% (27,450 households) of citywide residential growth with 73% (61,120 jobs) of the citywide employment growth.
- Goal #11 of the current South Lake Union Neighborhood Plan states: "A wide range of housing types is integrated into the community accommodating households that are diverse in their composition and income." Policy 33 and 34 of this goal support the development of affordable housing. Policy 33: "Provide incentives to encourage housing for people across a range of incomes in a variety of housing types, particularly in mixed income buildings." Policy 34: "Encourage affordable housing units throughout the community through new construction and preservation of existing buildings." Strategy

34B: "Provide affordable and workforce housing units at the same time as other new units."

- Goal #12 of the current South Lake Union states: "Housing in South Lake Union is affordable for and attractive to workers in South Lake Union, to enable people to live near their jobs." Strategy 39a of Policy 39 includes: "Work with the South Lake Union community to identify new locations where zoning and/or incentives could encourage a residential concentration: ...along Dexter Avenue North, north of Mercer Street, where residential buildings have recently developed under current zoning without an incentive."

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

The subject property is not located in an Overlay District.

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

The subject property is located in a potential slide critical area and adjacent to a steep slope critical area. All development on the subject property will be subject to the requirements of the City's critical areas regulations, including the requirement that a structural engineer prepare plans pursuant to applicable codes and that the City review those plans for structural integrity. In light of these requirements, it is not material whether development occurs to 40 feet or 65 feet of height. Development at either of these heights must be designed and reviewed in accordance with the applicable structural requirements.

J. Incentive Provisions. If the area is located in a zone with an incentive zoning suffix a rezone shall be approved only if one of the following conditions are met:

- 1. The rezone includes incentive zoning provisions that would authorize the provision of affordable housing equal to or greater than the amount of affordable housing authorized by the existing zone; or*
- 2. If the rezone does not include incentive zoning provisions that would authorize the provision of affordable housing equal to or greater than the amount of affordable housing authorized by the existing zone, an adopted City housing policy or comprehensive plan provision identifies the area as not a priority area for affordable housing, or as having an adequate existing supply of affordable housing in the immediate vicinity of the area being rezoned.*

Not applicable. The subject property is not located in a zone with an incentive zoning suffix.

SMC 23.34.009 Height limits of the proposed rezone.

Where a decision to designate height limits in 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.

See analysis of SMC 23.34.008 above – residential uses are permitted in the NC3 zone, and a height limit of 65 feet is permitted where it is consistent with the existing built character of the area as it is here. There is an overwhelming demand for affordable housing which this project will help address. The proposed project will displace only a surface parking lot which is not a preferred use.

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.

The topography of the area is a hillside that slopes steeply down from Aurora Ave. N. to Dexter Ave. N. There will not be any significant view impacts from public places. There will not be significant view impacts from the Galer St. pedestrian crossing of Aurora because Galer St. offers a view corridor to the east from Aurora. There will not be significant view impacts to motorists on Aurora because existing structures already impact those views. There will be limited impacts to private views from lower-level condominiums in the Citiscape condominium complex immediately west and uphill from the subject site. Views from these units are already limited by existing development in the area including the office building across Dexter Ave. N. and the permitted SM-85 mixed-use project located southeast of the subject site. As stated in Item F.1.h above, the proposed development attempts to minimize the blockage of these private views by not developing to the full 65 feet.

C. Height and Scale of the Area.

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

The current zoning establishes heights on three sides of the subject site that are higher than the existing NC3-40 zoning. The property immediately south of the subject site across Galer Street is zoned SM-85. The property to the south and “kitty-corner” across Galer Street is zoned SM with heights allowed up to 125’. There is 85’ zoning west of the subject site across the alley and 65’ zoning east of the subject site across Dexter Ave. N. The north side of the subject site has the same NC3-40 zoning as the subject property, but the structure built on that property exceeds 40 feet in height. Therefore, consideration of the current zoning in the area is a compelling case for increasing the height limit on the subject site.

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.*

The heights of existing development in the area are as follows:

- Citiscape condominiums west of the subject site: approx 60 feet
- Nautica condominiums south of the subject site: approx 55 feet
- Office building at 1500 Dexter Ave. N. west of the subject site: approx 65 feet
- Office building at 1515 Dexter Ave. N. north of the subject site: approx 55 feet

These existing heights demonstrate that an increase in height on the subject property from 40' to 65' will be compatible with the predominant height and scale of existing development.

Furthermore, the height of the proposed development will be approx. 50-52 feet high, which is compatible with the surrounding existing structures.

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.*

As discussed above, the proposed 65-foot height limit will be compatible with actual and zoned heights in the surrounding area and is an appropriate transition between the 85-foot zone to the south and the 40-foot zone to the north.

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 D2, are present.*

As discussed above, the only transition in height and scale will be from the subject property to the property to the north.. Transition from 65-foot to 40-foot zoning is gradual and major physical buffers are not required.

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 and Section 23.34.008.*

The applicant is not aware of any City-adopted business district or neighborhood plan that includes the subject site.

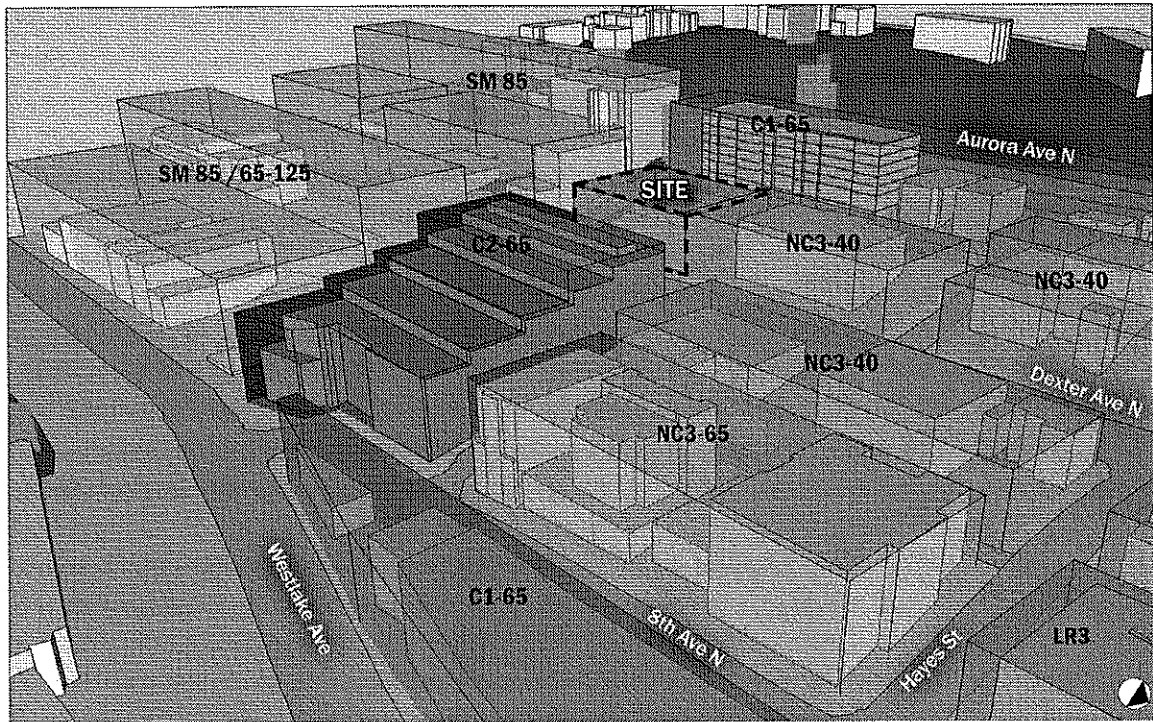
16. Provide six copies of scale drawings with all dimensions shown that include, at a minimum, existing site conditions, right- of-way information, easements, vicinity map, and legal description. See attached Master Use Permit Application drawings with Cover Sheet that include site plan, survey, vicinity map, and legal description, via digital upload.

17. 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 cover sheet.

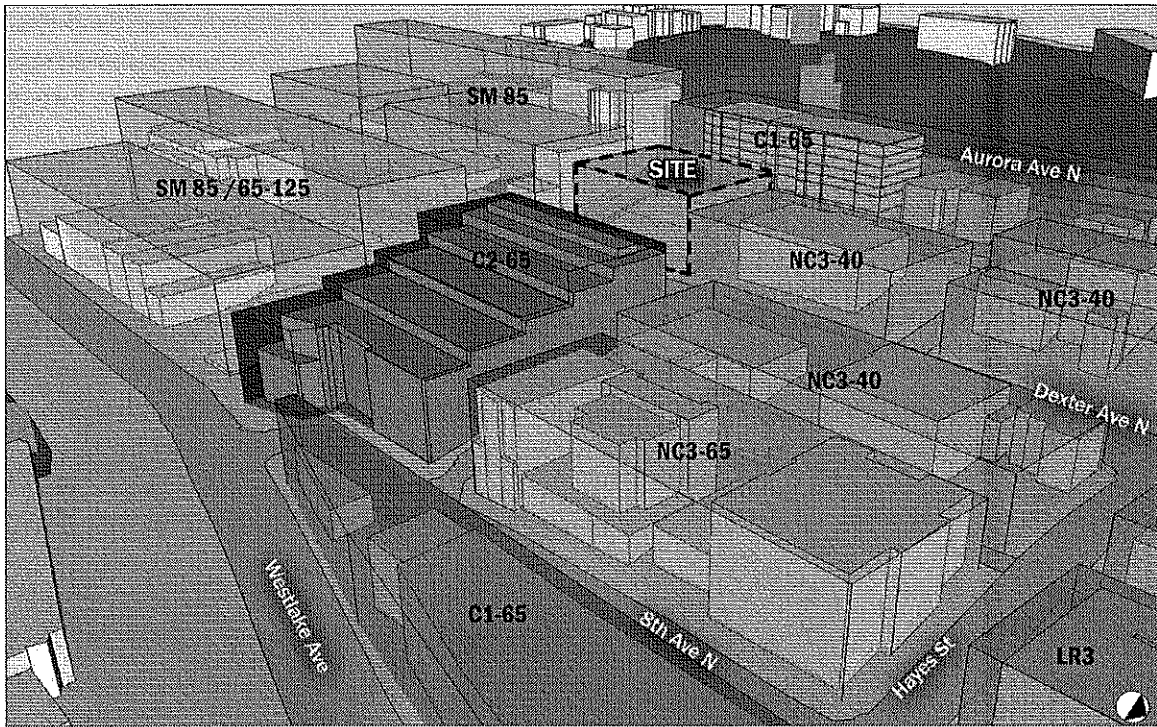
Exhibit A – Context Maps

EXISTING & PROPOSED ZONING

Project includes a contract rezone application to City Council to rezone this site from NC3-40 to NC3-65, with the primary purpose to achieve 25 ft. for 1 additional floor of affordable housing and the ability to provide required parking on site. The added height relates to adjacent zoning and existing structures by creating more of a transition from much higher 85' height to the south to the 40' heights to the north and matches the 65' height of buildings to the east and west.

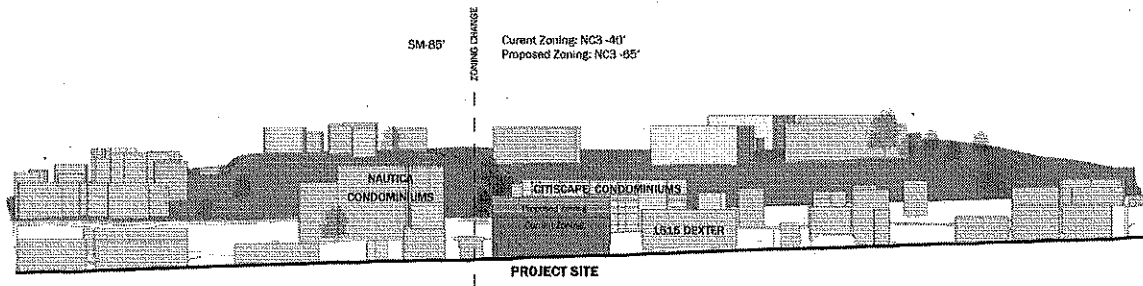


Existing Zoning: NC3-40

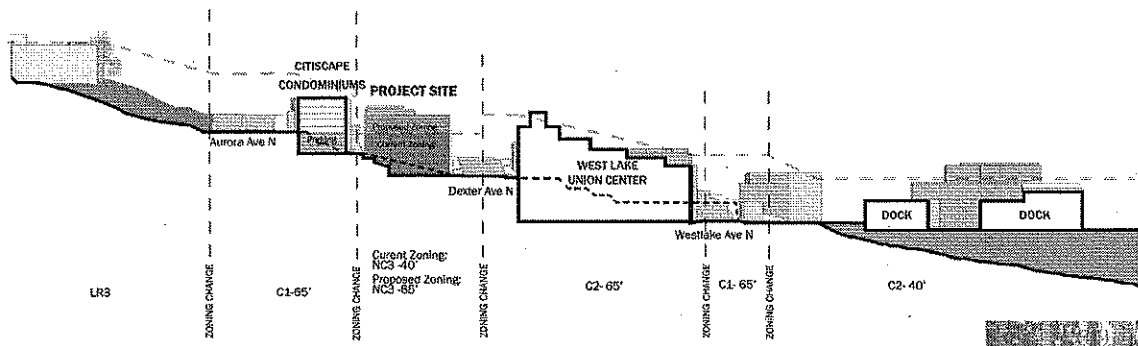


Proposed Zoning: NC3-65

SITE SECTIONS



A - CUT NORTH-SOUTH THROUGH DEXTER AVE N



B - CUT EAST-WEST THROUGH SITE



Exhibit B – Legal Description

650 Galer Street

THE WESTERLY 38 FEET OF LOTS 1 AND 2, BLOCK 2, UNION LAKE ADDITION SUPPLEMENTAL TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 177, IN KING COUNTY, WASHINGTON.

1511 Dexter Avenue North

PARCEL A:

LOTS 1 AND 2, BLOCK 2, UNION LAKE ADDITION SUPPLEMENTAL TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 177, RECORDS OF KING COUNTY, WASHINGTON;

EXCEPT THE WEST 38 FEET THEREOF;

EXCEPT THAT PORTION THEREOF CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 61981 FOR THE WIDENING OF DEXTER AVENUE, AS PROVIDED BY THE CITY OF SEATTLE ORDINANCE NUMBER 17628 OF THE CITY OF SEATTLE.

PARCEL B:

LOT 3, BLOCK 2, UNION LAKE ADDITION SUPPLEMENTAL TO THE CITY OF CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 177, RECORDS OF KING COUNTY, WASHINGTON;

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ATTACHMENT 2
PRESUBMITTAL CONFERENCE NOTES



RUNBERG
ARCHITECTURE
GROUP

MEETING NOTES - DPD APPROVED: 13.sep.2013

ATTENDEES: Garry Papers, Lori Swallow, DPD
Susan Boyd, Becky Bicknell, Bellwether Housing
Brian Runberg, Constanza Marcheselli, Runberg Architecture Group

DISTRIBUTION: Attendees, file

PREPARED BY: Constanza Marcheselli

DATE: August 22, 2013

PROJECT: 1511 Dexter Ave N (DPD # 3015682)

LOCATION: Seattle Municipal Tower

PURPOSE: EDG Pre Submittal Conference

The following minutes are based upon Runberg Architecture Group's interpretation of discussions, which occurred at this meeting. As clear communications are the basis of a successful project, we request attendees submit any amendments to these minutes within seven days of receipt. Our minutes include the date of origin in the item number, and can be carried forward to subsequent meetings until resolved. Attendee initials, as listed above, and any dates of proposed resolution are introduced into the margin, when specific responsibility is assigned.

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The team introduced the proposed project goals for developing approximately 70 affordable workforce housing units on a site located at the corner of Dexter Ave N and Galer St. The project site slopes steeply 30' from the northwest to southeast. At this time the site does NOT include the parcel with mature trees adjacent to the alley, but the L-shaped site does have a small frontage on the alley. Due to the extremely constraining site, and Bellwether's goals to provide the most affordable apartments in the most cost-effective manner possible, the applicant team is proposing to rezone the project site from NC3-40 to NC3-65. Adjacent existing development is built to 65' immediately to the west, across the street to the south, and across the street to the east, further supporting the additional height for NC3-65 rezone. The team also noted the site is a great location for introducing workforce housing due to the convenience of frequent transit on Dexter Avenue and on Aurora Ave N, and the Dexter Ave N bike corridor. The team is also considering a contract rezone to SM-85' due to the existing SM-85 zone south of the project site.

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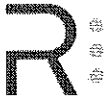
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Exceed 20% Residential use at street level façade - Dexter & Galer (SMC 23.47A.005.C.1.g & 23.47A.008.B.3)

Average depth of nonresidential <30' (SMC 23.47A.008.B.3)

Garry noted that per Map 36 of Book A, the site is subject to residential use limits, and if a departure is sought, the team will need to adequately demonstrate how the request RESULTS IN A BETTER OVERALL DESIGN AND COMPLIANCE WITH GUIDELINES. Garry noted that the time and energy to evaluate departures is to accomplish superior design, not simply save costs or for applicant convenience.

DPD Zoning: CONTACT Lori.swallow@seattle.gov for zoning follow up: she did not have opportunity to edit these notes:



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Zoning building height (SMC 23.47A.012) – Lori will assess the average grade plane diagram provided by the team to establish zoning building height, but noted the diagram seemed correct.

FAR (SMC 23.86.007) - Lori will review and confirm the method of calculating the FAR as shown in the diagrams provided by the team is acceptable per the zoning code.

Off Site parking requirements (SMC 23.54.025) – Offsite parking must be within 800' of the project site. A permit must be issued for the offsite parking. Lori will follow up to confirm the time frame for the off-site parking covenant. Lori will also confirm if the project can locate 100% of the required parking off-site.

Parking quantity exceptions per SMC 23.54.020 F.2.a Frequent Transit reduction can also be used with other parking reductions such as car sharing and/or 30-50% AMI residential units – Lori noted the order for the reductions is AMI quantity first, then 50% transit reduction, then car sharing. The team can send the parking quantity calculations to Lori for confirmation.

Car sharing program parking stall reduction count per 23.54.020 J.1 & 2 – Lori clarified the team can reduce parking by up to 5% of the required parking spaces, for each car-sharing parking space provided.

Column encroachment into backup space of drive aisle (SMC 23.54.030.A.6) – Lori will review the code section and follow up with the team, but it does not appear a column can encroach into the drive aisle.

Proposed driveway slope at 20% with transitions due to the topography of site (SMC 23.54.030.D.3) – If the team wants confirmation prior to MUP submittal, they can submit for a DPD Miscellaneous Review.

ECA Potential Slide Area requirements for MUP submittal - Garry provided the team with the application for an ECA Exemption to be submitted before MUP intake and noted the survey needs to show the ECA slide area.

Existing Site trees – Garry provided the team with Director's Rule 16-2008 Designation of Exceptional trees. The team clarified that an arborist report has already been provided that has determined there are non-exceptional species in a grove. The report will be included in the EDG packet.

Next Steps:

SCL Comments provided later by Ray.ramos@seattle.gov:

There are no high voltage power lines adjacent to the project and so, no clearance issues. The size of their project will most likely require an in-building vault and a street crossing of Dexter Ave N though (the high voltage power is on the east side of Dexter). The service rep information is included in the PAR = Candace. Gruber@seattle.gov, 206-684-0791. It is recommended to submit an application for electrical service as soon as possible.

Runberg will provide draft meeting minutes to be approved and issued by Garry and then the EDG meeting can be scheduled. The applicant team will submit the ECA Exemption. END OF NOTES.

ATTACHMENT 3
SOUTH LAKE UNION NEIGHBORHOOD PLAN
EXCERPT: GOALS 11 & 12

History of Housing in South Lake Union

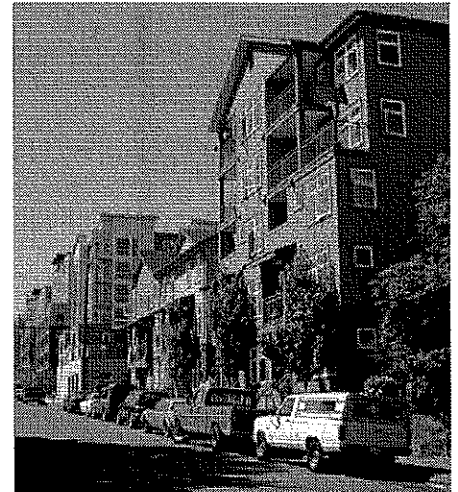
Historically, housing in South Lake Union has been related to nearby employment opportunities and has been concentrated in the Cascade Neighborhood. Housing first came to South Lake Union for the people employed by the mills, laundries and maritime industry. Working class families made up a large percentage of the population of South Lake Union, but there were also artisans and business people. As industry declined in the area and as other changes took place in the neighborhood, such as zoning changes and the construction of I-5, residential units began to be lost. In 1929, South Lake Union was zoned for manufacturing, and new residential uses were limited. In the 1960s, construction of I-5 eliminated seven blocks of residential and retail uses in the neighborhood and isolated Cascade from Capitol Hill.

Current Housing Trends in South Lake Union

Today, Cascade is still host to a majority of the residential units in South Lake Union. Most units are in multi-family buildings and less than 10% of the homes are owner-occupied. There are approximately eight City-funded affordable housing projects in South Lake Union which make up more than a quarter of the total dwelling units. Currently, there are a number of residential developments proposed and under construction which will significantly increase the number of housing units in the area.

1998 South Lake Union Neighborhood Plan

The previous neighborhood plan did not discuss housing in great detail, but did place an emphasis on balancing further residential growth with a mix of non-residential uses. The plan also stated the importance of having a diversity of housing types, which included the provision of affordability.



Housing in Cascade.

Housing Goals, Policies and Strategies

➤ Goal 11

A wide range of housing types is integrated into the community accommodating households that are diverse in their composition and income.

The Citywide Comprehensive Plan has a goal to add 8,000 households in South Lake Union between 2004 and 2024. The South Lake Union neighborhood wants to accommodate diverse households, including young single people, families with children and elderly couples. Just as important is that housing for households at a range of income levels, from the recently homeless to the wealthy, be integrated into the neighborhood. Providing a diversity of housing will help to make sure that South Lake Union will retain its character as a vibrant, welcoming and diverse inner city community.

➤ Policy 33

Provide incentives to encourage housing for people across a range of incomes in a variety of housing types, particularly in mixed income buildings.

The Comprehensive Plan has a goal of providing 20% of new housing units in urban centers and villages affordable to households that earn less than 50% of the Area Median Income [AMI] (approximately \$30,000-\$40,000 a year depending on household size) and 17% of new housing units affordable to households earning between 51 and 80% AMI (between \$30,000 and \$60,000 depending on household size).

Goals for Housing Unit Affordability from Seattle's Comprehensive Plan		
Income range	# of units in 2024	Rent for a 1 Bedroom Apt. (2006 dollars)
0-50% AMI	1,941	\$0 to \$730
51-80% AMI	1,650	\$731 to \$1,117
> 80% AMI	6,114	\$1,118 or more

AMI = area median income as defined by HUD

Different parts of the South Lake Union neighborhood have different housing types and can play unique roles in the future of the neighborhood. As part of the subarea planning described under the neighborhood character goals consider the mix of housing in each subareas. Housing mix can include housing type, size and affordability. Specific plans for the mix of housing should be used to guide development incentives for housing in the neighborhood, and should reflect the Comprehensive Plan housing affordability goals.

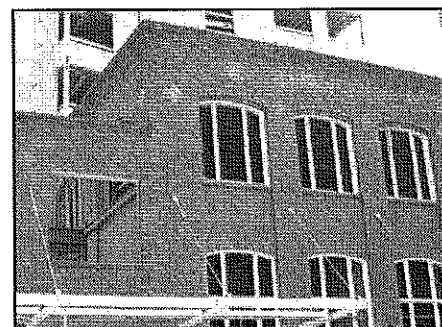
Strategy 33a: Provide programs and incentives that support the development of housing affordable to lower- and moderate-income households.

A mix of funding sources is generally required to finance affordable housing. In Downtown Seattle, developers who provide affordable units, or funding for the construction of units, are allowed to build larger buildings. A similar program could be used in South Lake Union to encourage the creation of new affordable units as new market-rate units are built. Such a height and density bonus program would help to meet the neighborhood's housing goals. Target incentives to meet the housing goals of the neighborhood and the Comprehensive Plan. Other funding sources might include funding targeted at acquisition of land for affordable housing development or funding tied to development in the neighborhood, such as a "growth-related housing fund."

Strategy 33b: Revise and use the City's Multifamily Tax Exemption program to encourage developers to provide rental housing affordable to low-income households. The tax exemption program provides property tax relief for units in buildings that are affordable to low and moderate income households. South Lake Union is one of seventeen target areas in the city where the program applies. The tax exemption program is important to achieve the neighborhood's goals for a diversity of incomes.

Strategy 33c: Support the adaptive reuse of existing buildings for housing. Some of South Lake Union's older buildings may be strong candidates for reuse as housing. Converting these buildings to housing can preserve some of the eclectic character prized by the neighborhood and provide housing opportunities. Consider ways to support the adaptive reuse of existing structures when developing incentives.

Strategy 33d: Consider incentives to encourage the development of street-oriented units, such as townhouses and live-work units. Townhouses can be mixed with traditional apartment and condominium structures to help diversify the range of housing in a denser neighborhood. Townhouses provide a different type of multifamily unit than the typical "flat." These multi-floor units with direct access to the street



A portion of the Alley 24 project in South Lake Union is adapting the historic Richmond Laundry Building to a new use.

can provide an attractive alternative to traditional single-family houses. Often they also provide some private ground-level open space for each unit.

➤ **Policy 34**

Encourage affordable housing units throughout the community through new construction and preservation of existing buildings. The Comprehensive Plan's goals for housing affordability lay out an aggressive target for the next twenty years. A number of different tools will need to be used to meet those goals.

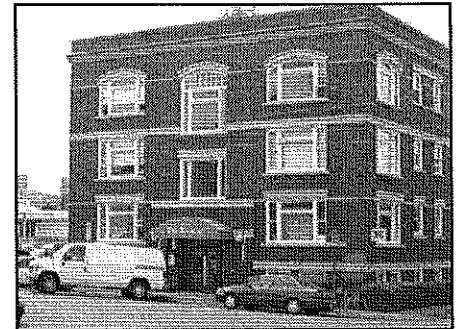
Strategy 34a: Work with non-profit housing agencies to preserve housing that is currently affordable to low-income residents. A few residential buildings in South Lake Union that are privately owned are currently affordable to low-income households. The City should work with the owners of those properties and not-for-profit housing agencies to acquire those buildings, or to otherwise maintain them as long-term affordable housing.

Strategy 34b: Provide affordable and workforce housing units at the same time as other new units. Timing construction of new subsidized units to match non-subsidized units, and incorporating subsidized units in market rate projects, can help to maintain a diversity of housing over time. Encouraging or requiring projects to include low-income units as they access housing incentives is one way to meet this goal.

Strategy 34c: Seek new sources of housing subsidies for affordable housing. Federal government dollars for affordable housing continue to diminish over time. The Office of Housing should work with public and non-profit partners to identify new sources of funding to subsidize housing affordable to households earning less than 50% AMI.

Strategy 34d: Work with property owners to identify sites for low-income housing. Major property owners in the neighborhood can play a role in helping to identify sites for new affordable housing projects. For example, Vulcan Northwest partnered with the Low Income Housing Institute to build the Denny Park Apartments.

Strategy 34e: Assess City-owned parcels in, or adjacent to, South Lake Union for their potential to facilitate low-income housing development. The City owns a few under utilized properties in the neighborhood. Consider residential development on these sites.



The Brewster Apartments is an example of a residential building that is currently affordable to lower-income households.

Strategy 34f: Support the implementation of the ten-year plan to end homelessness by seeking opportunities to develop supportive housing in South Lake Union. In supportive housing projects, social services, such as job training, childcare or counseling, are provided to residents.

➤ **Policy 35**

Encourage both rental and ownership housing.

Strategy 35a: Market incentive programs to apartment, townhouse, cooperative and condominium developers.

To some extent, the mix of rental and owner-occupied development in the neighborhood will be determined by the private market. However, in order to make sure that a diverse mix of housing is provided, City housing programs should be used for diverse housing types, and should be marketed to both rental and owner-occupied projects.

➤ **Policy 36**

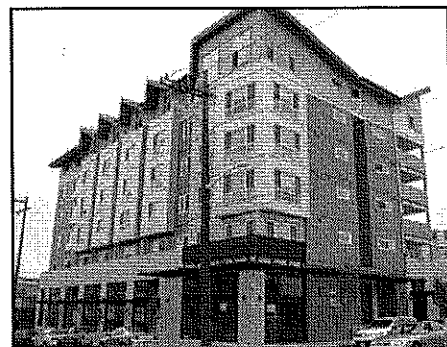
Promote housing, amenities and services, including schools and childcare that will attract more families to move into the South Lake Union neighborhood. A number of actions will be required to create a denser neighborhood that is attractive to families. In addition to these strategies, see the Neighborhood Character, Parks and Open Space and Sustainable Development sections, particularly the strategies under Policy 14 regarding schools and childcare and Policy 30 regarding active recreation opportunities.

Strategy 36a: Plan for a percentage of units to be designed for, and affordable to, families. As part of the sub-area planning described below, identify an appropriate share of housing units that should be targeted for family households. Of that share of housing, it is important to ensure that it is affordable to varying income groups.

In 2000, 20% of households in Seattle were families with children. If in 2024, 20% of households in South Lake Union had children, approximately 1,700 units would be needed to accommodate those families.

Strategy 36b: Identify appropriate sub-areas for family housing to be concentrated within the neighborhood.

These family sub-areas should be identified based on easy walking access to essential community services and recreational amenities as well as protection from conflicts with adjacent land uses. Once identified, specific family-oriented strategies can be applied to each.



The new Denny Park Apartments include 3-bedroom apartments, large enough for families.

Concentrating (clustering) family housing in specified areas can help ensure that children will have peers to play with, a sense of community will be fostered and public and private amenities for families and children will be supported.

Strategy 36c: Provide incentives for the development of units designed for families. Incentives for projects designed for families, such as townhouses, can help to make sure that the neighborhood is a viable location for families to live. Include requirements for family units as part of other housing incentives programs.

Family housing provides a combination of shared and private outdoor open space as well as common indoor amenity space. Family units could be situated around these common spaces so parents can easily supervise children. Development should be designed with the safety needs of children in mind.

Strategy 36d: Provide incentives for the development or provision of space for childcare facilities. Childcare in the neighborhood can help to attract both employees and families to the community. Childcare that is located in or near residential buildings can help to make the neighborhood more attractive to families.

Strategy 36e: Identify and encourage other services that can support neighborhood families. Among the services that might help support families across a range of incomes are schools, low-cost medical care and recreation opportunities targeted at children. See also the policies and strategies under goal 5.

➤ **Goal 12**

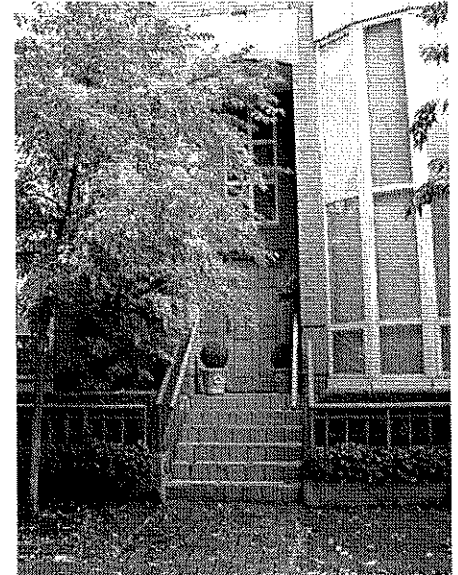
Housing in South Lake Union is affordable for and attractive to workers in South Lake Union, to enable people to live near their jobs.

➤ **Policy 37**

Encourage employers to develop and participate in strategies that promote employees to live near their work.

Strategy 37a: Research innovative strategies from other areas. Other cities have developed effective strategies for employer-assisted housing. The results of that research will be most effective if shared with area businesses.

Strategy 37b: Work with employers to identify tools to support residents living near their workplaces. Tools might include down-payment assistance, rent assistance or partnerships with residential developers.



This example of a townhouse in Vancouver, BC was designed with the needs of families in mind.

Strategy 37c: Explore partnerships between businesses in providing employee-based incentives. There may be opportunities for collaboration among companies to create employee housing programs.

➤ **Policy 38**

Allow housing and businesses throughout South Lake Union to provide opportunities for people to work and live in the neighborhood. Consider redesignating the industrial commercial zone to allow a wider variety of uses, including housing. If South Lake Union is to become a true mixed-use neighborhood where residents live, work, shop and play, it is important to allow a mixing of uses throughout the neighborhood to help residents and employees easily meet their daily needs within the neighborhood. The Industrial Commercial zone at the heart of the neighborhood (see Map, page 12) is the only area where most residential uses are not permitted.

Strategy 38a: Rezone the Industrial Commercial (IC) zone to the Seattle Mixed (SM) zone to allow housing. Any rezone should consider the impacts on development capacity, existing businesses, opportunities to encourage mixed-income housing and community facilities, and the appropriateness of residential development adjacent to biotechnology structures.

Strategy 38b: Allow housing at street level. The Seattle Mixed zone allows residential development at street level, except along two key streets (Westlake and Valley Streets). Continue this policy with the possible addition of Fairview Avenue as a retail corridor.

Strategy 38c: Allow commercial uses throughout the neighborhood to provide space for businesses providing goods and services to neighborhood residents. A key theme of the South Lake Union neighborhood plan is to develop a mixed-use community providing opportunities for residents to live, work and play. The Seattle Mixed zone allows commercial uses to be mixed throughout the neighborhood, providing for such a mixed-use community.



Ground-oriented housing should be allowed throughout a majority of the neighborhood.

➤ **Policy 39**

Identify locations within South Lake Union where housing could be concentrated, to create viable urban residential communities. While residential uses can be effectively mixed with other types of uses, many potential residents will be more attracted to an area with a residential “feel” than a highly mixed area can provide. There currently is a residential designation (Seattle Mixed/Residential) in place in the Cascade neighborhood, which allows additional height for buildings with a concentration of residential uses. Most development in the SM/R zone has been multifamily, although other uses have been built.

Strategy 39a: Work with the South Lake Union community to identify new locations where zoning and/or incentives could encourage a residential concentration. Among the areas where this might be appropriate are:

- » the three blocks between Mercer and Valley Streets and Westlake and Fairview Avenues, where the zoning currently allows additional height for residential projects;
- » near Denny Park, where more housing could help to enliven the park, and where new residents would have a significant amenity nearby; or
- » along Dexter Avenue North, north of Mercer Street, where residential buildings have been recently developed under current zoning without an incentive.

➤ **Policy 40**

Promote the development of live-work housing, especially when designed to meet the special needs of groups like artists and their families. Live-work housing allows business people or others to combine their living and working environment. Live-work units are sometimes provided at the street level as an alternative to purely commercial spaces. Live-work units can also be designed to meet the particular needs of groups like artists or caterers who tend to work on their own, have special requirements for the type of space their work requires, and are able to reduce their living and working costs by both working and living within one space.

Note: There were different perspectives within the community about whether this should be a High or Medium priority policy. Some felt that this should be ranked as Medium because, although a range of housing options needs to be available in the neighborhood, promoting one type as a High priority was not consistent with having a wide variety of housing types. Some felt that it was a High priority because a mix of housing types is important and live-work housing is a key housing type.

Strategy 40a: Consider incentives to encourage development that provides live-work units at the street level. In areas where a strong retail environment is not required, live-work units can provide some of the interesting diversity of character that the South Lake Union neighborhood treasures and can support owners of small businesses. Incentives, such as exempting live-work units from development limits, can help to encourage the creation of these spaces.

Strategy 40b: Encourage the creation of artist live-work units and other live-work spaces. Artists often have special requirements for their studios, including floors that can bear heavier weights than the floors typically found in residential buildings, and special fire protection measures. The City should consider ways to support the creation of these special types of spaces or adoptive reuse of existing buildings when providing incentives for other types of housing.



RUNBERG
ARCHITECTURE
GROUP

MEETING NOTES - DPD APPROVED: 13.sep.2013

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PREPARED BY: Constanza Marcheselli

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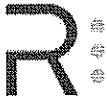
Garry noted Dexter is a minor arterial, a transit street, a designated cycle track and primary commuter route into the downtown core, and is in a special mapped Pedestrian zone (map 36 for 23.47A.005.C). The team must adequately demonstrate with detailed drawings not just verbal statements, how impossible it is to access parking to a below grade level off the alley, and next off Galer St, in order to justify a curb cut for below grade parking access off Dexter. Garry noted that other projects on Dexter are completing underground parking on a steep slope, and the existing building on the south side of Galer accomplished parking access there. The team will also need to demonstrate via detailed traffic studies that the Dexter Ave curb cut will not impact the bus/bike traffic.

Exceed 20% Residential use at street level façade - Dexter & Galer (SMC 23.47A.005.C.1.g & 23.47A.008.B.3)

Average depth of nonresidential <30' (SMC 23.47A.008.B.3)

Garry noted that per Map 36 of Book A, the site is subject to residential use limits, and if a departure is sought, the team will need to adequately demonstrate how the request RESULTS IN A BETTER OVERALL DESIGN AND COMPLIANCE WITH GUIDELINES. Garry noted that the time and energy to evaluate departures is to accomplish superior design, not simply save costs or for applicant convenience.

DPD Zoning: CONTACT Lori.swallow@seattle.gov for zoning follow up; she did not have opportunity to edit these notes:



1511 Dexter Ave N (DPD # 3015682)
August 22, 2013

Zoning building height (SMC 23.47A.012) – Lori will assess the average grade plane diagram provided by the team to establish zoning building height, but noted the diagram seemed correct.

FAR (SMC 23.86.007) - Lori will review and confirm the method of calculating the FAR as shown in the diagrams provided by the team is acceptable per the zoning code.

Off Site parking requirements (SMC 23.54.025) – Offsite parking must be within 800' of the project site. A permit must be issued for the offsite parking. Lori will follow up to confirm the time frame for the off-site parking covenant. Lori will also confirm if the project can locate 100% of the required parking off-site.

Parking quantity exceptions per SMC 23.54.020 F.2.a Frequent Transit reduction can also be used with other parking reductions such as car sharing and/or 30-50% AMI residential units – Lori noted the order for the reductions is AMI quantity first, then 50% transit reduction, then car sharing. The team can send the parking quantity calculations to Lori for confirmation.

Car sharing program parking stall reduction count per 23.54.020 J.1 & 2 – Lori clarified the team can reduce parking by up to 5% of the required parking spaces, for each car-sharing parking space provided.

Column encroachment into backup space of drive aisle (SMC 23.54.030.A.6) – Lori will review the code section and follow up with the team, but it does not appear a column can encroach into the drive aisle.

Proposed driveway slope at 20% with transitions due to the topography of site (SMC 23.54.030.D.3) – If the team wants confirmation prior to MUP submittal, they can submit for a DPD Miscellaneous Review.

ECA Potential Slide Area requirements for MUP submittal - Garry provided the team with the application for an ECA Exemption to be submitted before MUP intake and noted the survey needs to show the ECA slide area.

Existing Site trees – Garry provided the team with Director's Rule 16-2008 Designation of Exceptional trees. The team clarified that an arborist report has already been provided that has determined there are non-exceptional species in a grove. The report will be included in the EDG packet.

Next Steps:

SCL Comments provided later by Ray.ramos@seattle.gov:

There are no high voltage power lines adjacent to the project and so, no clearance issues. The size of their project will most likely require an in-building vault and a street crossing of Dexter Ave N though (the high voltage power is on the east side of Dexter). The service rep information is included in the PAR = Candace. Gruber@seattle.gov, 206-684-0791. It is recommended to submit an application for electrical service as soon as possible.

Runberg will provide draft meeting minutes to be approved and issued by Garry and then the EDG meeting can be scheduled. The applicant team will submit the ECA Exemption. END OF NOTES.

NOTICE OF PROPOSED LAND USE ACTION

Master Use Project # 3015682

Address: 1511 Dexter Ave N

Applicant Contact: Michele Wang Phone: (206) 518-5026

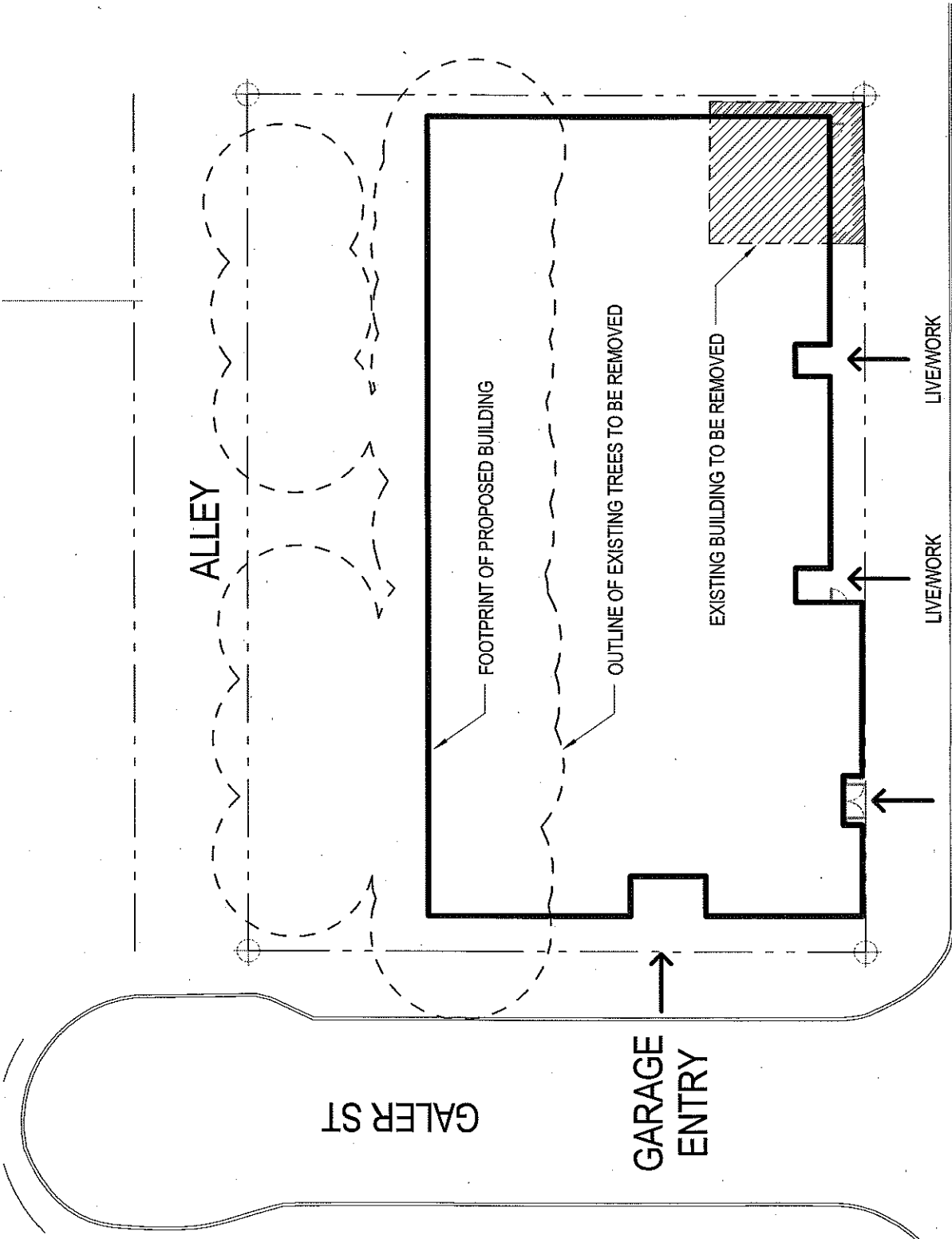
DPD IS CONDUCTING AN ENVIRONMENTAL REVIEW OF THE FOLLOWING PROJECT:

COUNCIL LAND USE ACTION TO REZONE 16,234 SQ. FT. PORTION OF LAND FROM NC3-40' TO NC3-65'. PROJECT INCLUDES CONSTRUCTION OF A SIX STORY, 68 UNIT APARTMENT BUILDING WITH 2 LIVEMWORK UNITS AT THE GROUND FLOOR. PARKING FOR 30 VEHICLES TO BE PROVIDED ON THE SITE (14 WITHIN THE STRUCTURE AND 16 SURFACE PARKING SPACES). EXISTING PRINCIPAL USE PARKING LOT TO BE DEMOLISHED.

ADDITIONAL APPROVALS REQUIRED:
COUNCIL APPROVAL, DESIGN REVIEW

SPACE FOR
PROJECT LOCATION
MAP

The comment period ends _____ but may be extended to _____ by written request. All comment letters will be posted to the DPD web site. To submit written comments or to obtain additional information, contact Seattle's Department of Planning and Development (DPD), 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124 -4019. Contact by phone (206) 684-8467 or email PRC@seattle.gov. Be sure to refer to Master Use Project # 3015682.



ALLEY

FOOTPRINT OF PROPOSED BUILDING

OUTLINE OF EXISTING TREES TO BE REMOVED

EXISTING BUILDING TO BE REMOVED

LIVENWORK

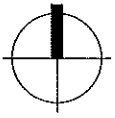
LIVENWORK

MAIN
LOBBY

GALER ST

GARAGE
ENTRY

DEXTER AVENUE N





PRJ #3015682-SEPA/CNCL/DSGN

1511 DEXTER AVE N
MAP #90



Feet

0

150

