35th Ave Open House

- Tonight’s Agenda
  - Future of 35th Ave Committee introduction (6:00-6:05)
  - DPD overview (6:05-6:15)
    - What we heard
    - Possible solutions
    - What we plan to accomplish tonight
    - Next steps
  - Open house/comments (6:20-7:30)
Vision & Mission

Build a Dynamic and Sustainable Seattle

We partner with the community to build and preserve a great city that is:

- Safe and sustainable,
- Diverse and healthy,
- Energizing and supportive
What DPD Does

- Long range and neighborhood planning
- Policy development
- Building & Zoning/Land Use code development
- Review and approve projects and plans
- Conduct inspections
- Issue permits
- Ensure public safety
- Oversee the rental registration and inspection program for rental housing
Planning Context

- Urban Centers (UC) and Urban Villages (UV) are where Seattle focuses the majority of growth/development.
- Wedgwood is in neither an Urban Center nor an Urban Village.
- Analysis for the 2035 Comprehensive Plan update shows significant amount of capacity exists in UC/UV.
Why DPD is here tonight

- City Council directed DPD to evaluate the zoning recommendations included in The Future of 35th Ave plan
- Need to hear your thoughts
What DPD has heard so far

- 35th Ave lacks good examples of Live/Work units
- More spaces for retail (restaurants, boutiques, smaller shops) are desired
- Housing at the street-level may not be the best use of space on 35th (at the 65th, 75th, 85th, and 95th nodes)
- Some existing businesses would like to expand, but can’t due to zoning restrictions
  - Audubon Society shop one example
What DPD has done so far

- Recognize Future of 35th Ave committee’s goals
- Analyzed Future of 35th Ave plan recommendations
- Identified possible solutions to accommodate the following:
  - Interest in additional retail space
  - Limiting live/work at the street-level
  - Provide ability for existing businesses to expand activities

Possible solutions are more modest than Future of 35th Ave plan recommendations
Possible Solutions

- Pedestrian Designations (P Zones)
- More Neighborhood Commercial (NC) zones
  - Allows mixed-use (commercial ground floor, residential above) vs. only residential
  - Can be the same height as existing Lowrise/residential – 30 feet
- Increase allowed height of commercial/mixed-use buildings from 30 feet to 40 feet at 75th
  - Provide more retail
  - Provide housing above retail
Possible Solutions – P Zones
Possible Solutions – P Zones

- Pedestrian Designations
  - Recently added to NE 75\textsuperscript{th} and 85\textsuperscript{th} nodes
  - Features:
    - 80\% of the street frontage must be neighborhood serving shops/services
    - No more than 20\% of street frontage can be residential or Live/Work
    - 13’ Minimum ceiling height for commercial/non-residential space (Allows for mechanical equipment & venting)
    - Parking has to be to the rear or within the building
Possible Solutions – P Zones

Add Pedestrian Designations to NE 65th & 95th nodes (recently added to 75th & 85th)
Possible Solutions – Mixed Use

Lowrise 2 (LR2) example

Neighborhood Commercial (NC) example
Possible Solutions – Mixed Use

- Same height as lowrise residential zone currently allows - 30 feet
- Allow expansion of street-level commercial activity:
  - Could provide additional street-level retail
- Expand residential zones to mixed-use at:
  - NE 65th - 68th
  - NE 70th - 73rd
  - NE 80th - 82nd
Possible Solutions – Mixed Use

Change existing lowrise residential to mixed use at NE 65th-68th
Possible Solutions – Mixed Use

Change existing lowrise residential to mixed use at NE 70th - 73rd

Messiah Lutheran Church
Possible Solutions – Mixed Use

Change existing lowrise residential to mixed use at NE 80th - 82nd

- Wedgwood Broiler
- Audubon Society
DPD has requested changes to the Future Land Use map (FLUM) in the Comprehensive plan.

- A change to the FLUM is not a rezone.
- Necessary to allow the areas to be rezoned in the future.
- Currently under review by City Council.
- Could allow for possible change at 3 lowrise residential areas to mixed-use in the future.
Possible Solutions – 10’ Height Increase

Taller buildings could allow for:
- Mix of residential and street-level retail
- Additional retail
- Additional housing
- Already in P Zone
Increase the existing Neighborhood Commercial (NC) zone at NE 75th Ave by 10 feet (NC2-30 to NC2-40)
### Height Comparison

<table>
<thead>
<tr>
<th>Node</th>
<th>Future of 35\textsuperscript{th} Ave Plan Public Input</th>
<th>DPD</th>
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<tbody>
<tr>
<td>65\textsuperscript{th}</td>
<td>4-5 stories/40-50 feet</td>
<td>No change from existing (30’)</td>
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<tr>
<td>75\textsuperscript{th}</td>
<td>4 stories/40 feet</td>
<td>40 feet</td>
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<tr>
<td>85\textsuperscript{th}</td>
<td>5 stories/50 feet</td>
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<tr>
<td>95\textsuperscript{th}</td>
<td>4 stories/40 feet</td>
<td>No change from existing (30’)</td>
</tr>
</tbody>
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Next Steps

- Take comments through July via email or regular mail

- DPD will evaluate support for possibilities discussed tonight based on comments

- If a rezone is pursued, DPD will conduct environmental review and provide a draft of the proposal for review & comment
How You Can Help Us Tonight

- Ask us questions about our specific proposals for each business district
- Provide comments
  - Verbally, DPD will record
  - In writing on flip charts or survey forms
  - Electronically via online survey
- Conclude by 7:30