

# 35<sup>TH</sup> AVE NE



# 35<sup>th</sup> Ave Open House

## □ Tonight's Agenda

- Future of 35<sup>th</sup> 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)

# Department of Planning & Development

## □ 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



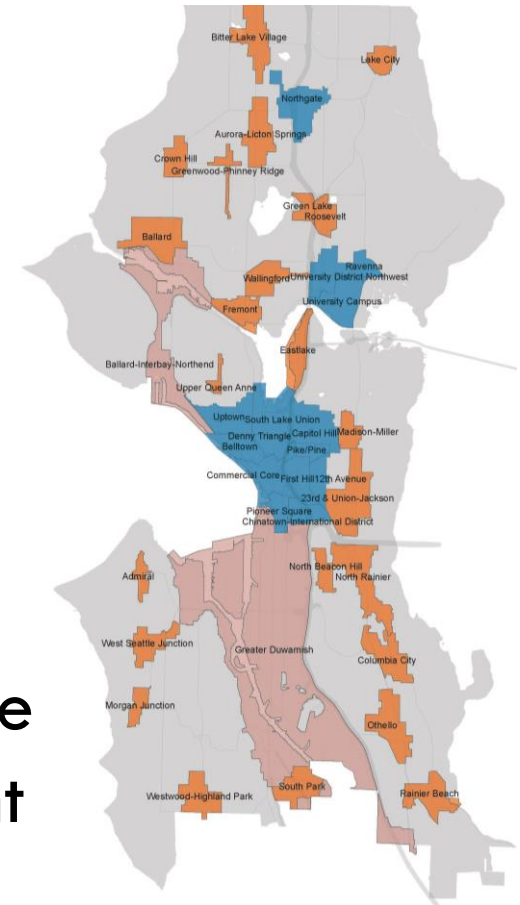
# What DPD Does

- 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



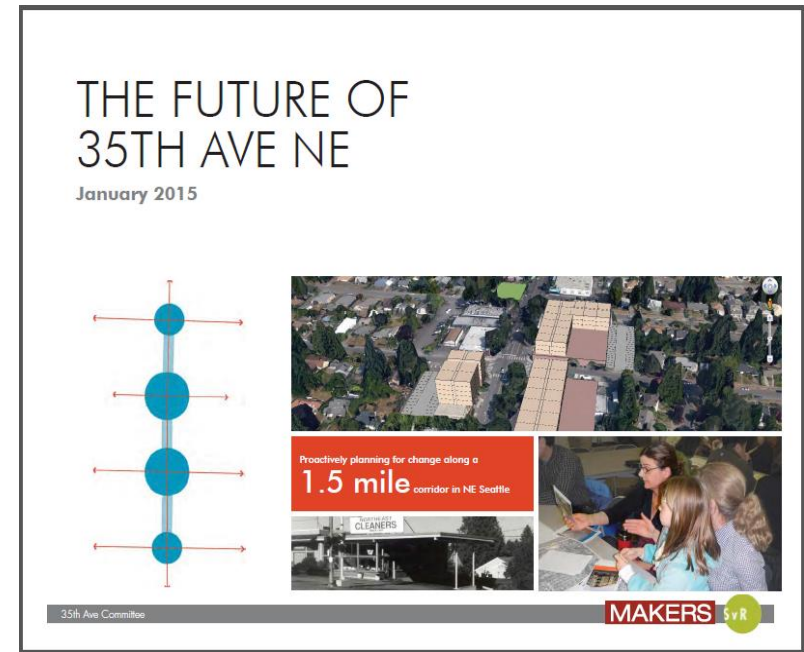
# Planning Context

- 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 35<sup>th</sup> Ave plan
- Need to hear your thoughts





# What DPD has heard so far

- 35<sup>th</sup> 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 35<sup>th</sup> (at the 65<sup>th</sup>, 75<sup>th</sup>, 85<sup>th</sup>, and 95<sup>th</sup> 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 35<sup>th</sup> Ave committee's goals
- Analyzed Future of 35<sup>th</sup> 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 35<sup>th</sup> 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 75<sup>th</sup>
  - Provide more retail
  - Provide housing above retail

# Possible Solutions – P Zones



# Possible Solutions – P Zones

## □ Pedestrian Designations

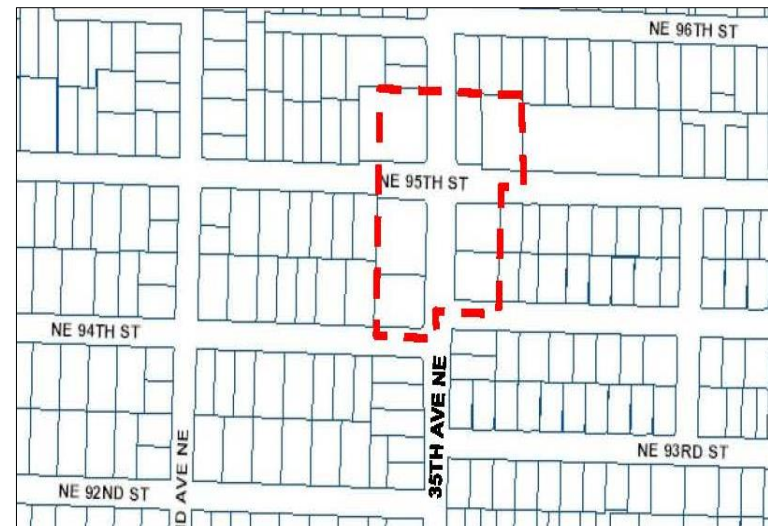
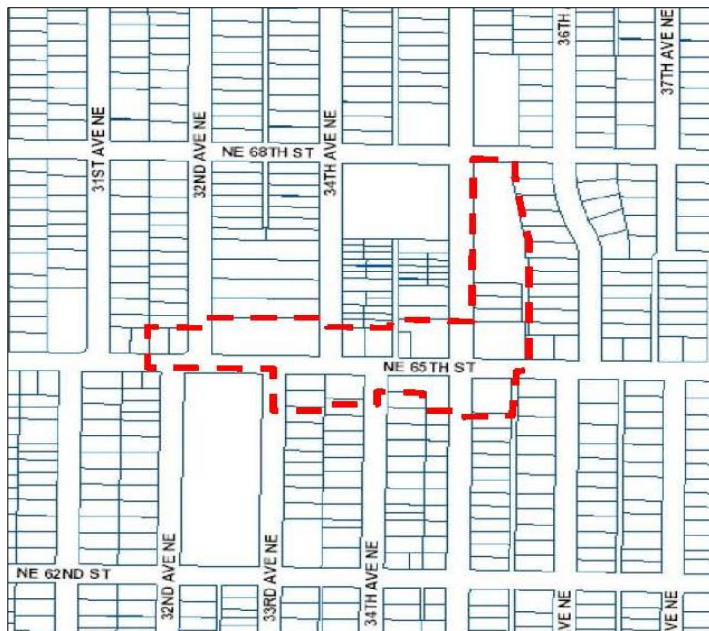
▣ Recently added to NE 75<sup>th</sup> and 85<sup>th</sup> nodes

### ▣ 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 65<sup>th</sup> & 95<sup>th</sup> nodes  
(recently added to 75<sup>th</sup> & 85<sup>th</sup>)



*Proposed*  
Pedestrian Zone boundary



# Possible Solutions – Mixed Use

Lowrise 2  
(LR2) example



Neighborhood Commercial  
(NC) example

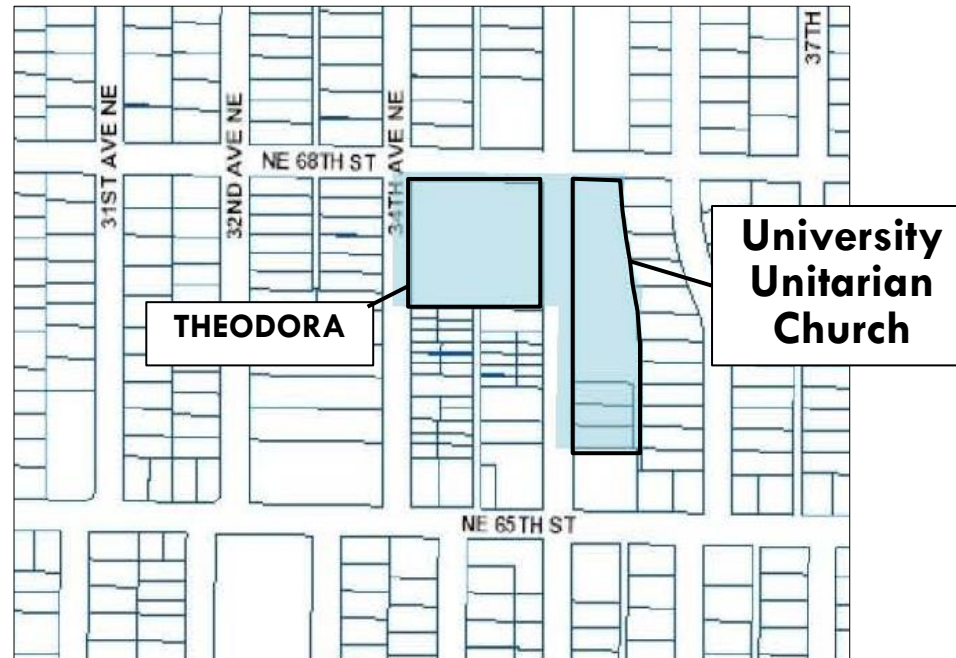


# Possible Solutions – Mixed Use

- 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 65<sup>th</sup> - 68<sup>th</sup>
  - NE 70<sup>th</sup> - 73<sup>rd</sup>
  - NE 80<sup>th</sup> - 82<sup>nd</sup>

# Possible Solutions – Mixed Use

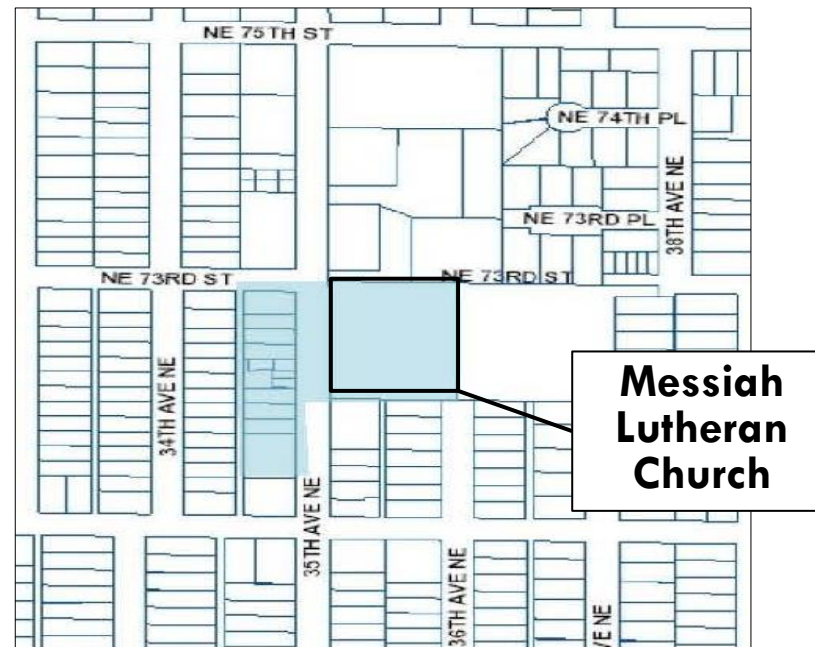
Change existing lowrise residential to mixed use at NE  
65<sup>th</sup>- 68<sup>th</sup>





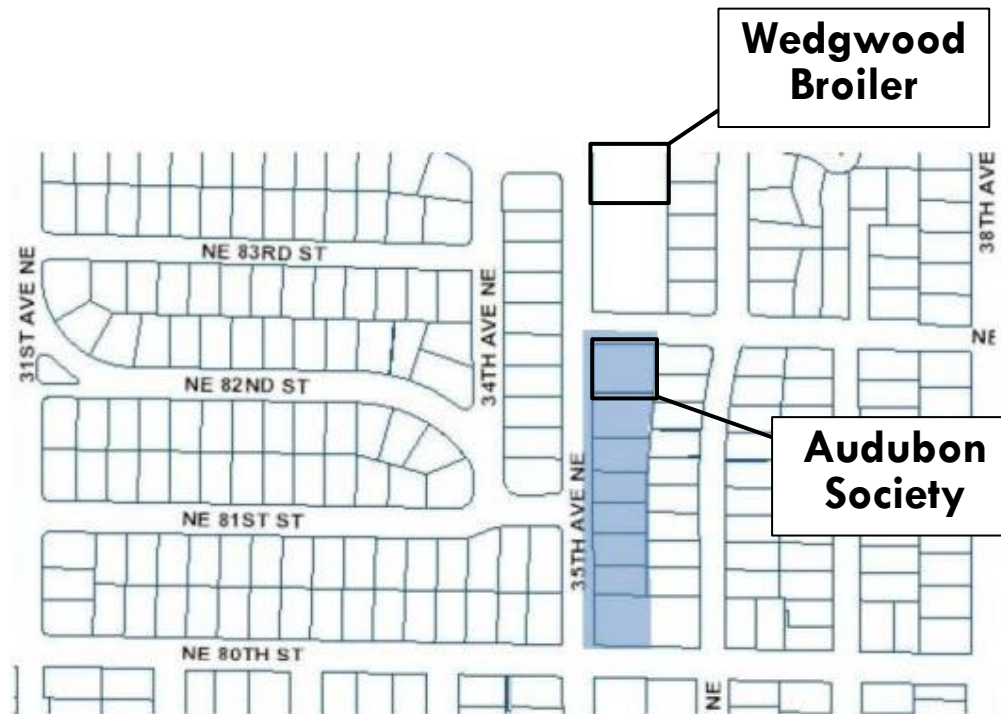
# Possible Solutions – Mixed Use

Change existing lowrise residential to mixed use at NE  
70<sup>th</sup> - 73<sup>rd</sup>



# Possible Solutions – Mixed Use

Change existing lowrise residential to mixed use at NE  
80<sup>th</sup> - 82<sup>nd</sup>



# Possible Solutions – Mixed Use

- 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



# Possible Solutions – 10' Height Increase

Increase the existing Neighborhood Commercial (NC) zone at NE 75<sup>th</sup> Ave by 10 feet (NC2-30 to NC2-40)



# Height Comparison

Node	Future of 35 <sup>th</sup> Ave Plan Public Input	DPD
65 <sup>th</sup>	4-5 stories/40-50 feet	No change from existing (30')
75 <sup>th</sup>	4 stories/40 feet	40 feet
85 <sup>th</sup>	5 stories/50 feet	No change from existing (40')
95 <sup>th</sup>	4 stories/40 feet	No change from existing (30')

# 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