

35TH AVE NE



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)

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



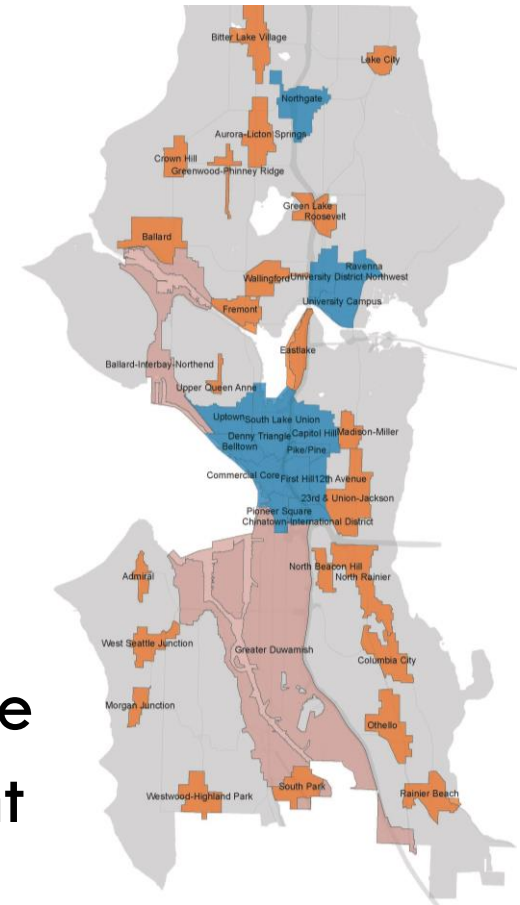
What DPD Does

- 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 35th Ave plan
- Need to hear your thoughts

THE FUTURE OF
35TH AVE NE
January 2015

Proactively planning for change along a
1.5 mile
corridor in NE Seattle

35th Ave Committee

MAKERS by R

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

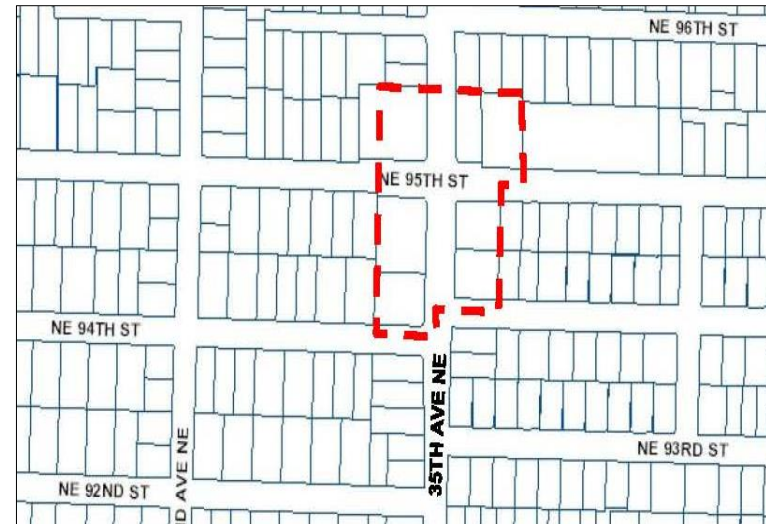
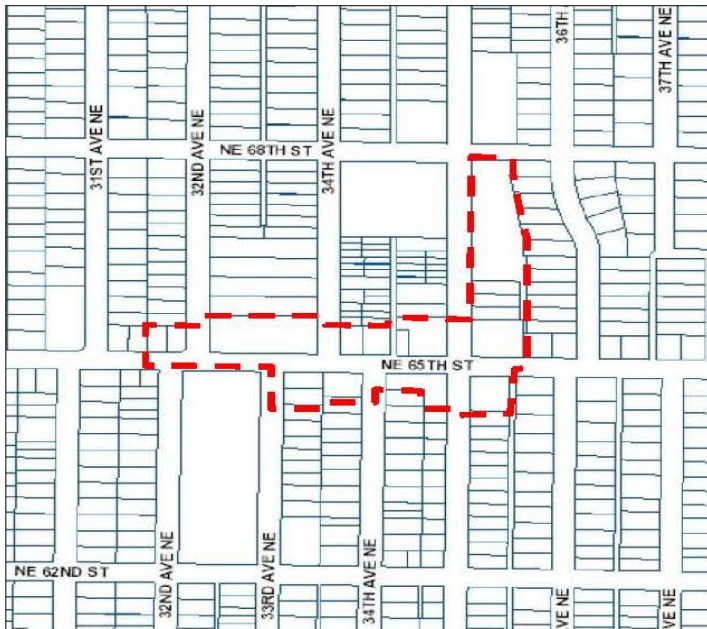
- Recently added to NE 75th and 85th nodes

- 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)



 *Proposed*
Pedestrian Zone boundary

Possible Solutions – Mixed Use

Lowrise 2
(LR2) example



Neighborhood Commercial
(NC) example

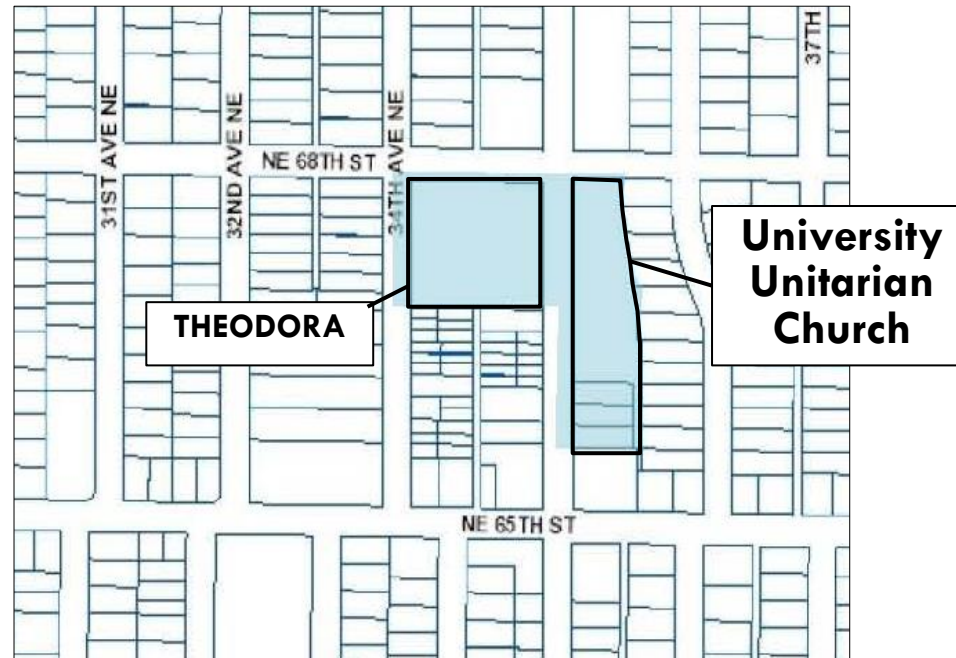


Possible Solutions – Mixed Use

- 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 65th - 68th
 - NE 70th - 73rd
 - NE 80th - 82nd

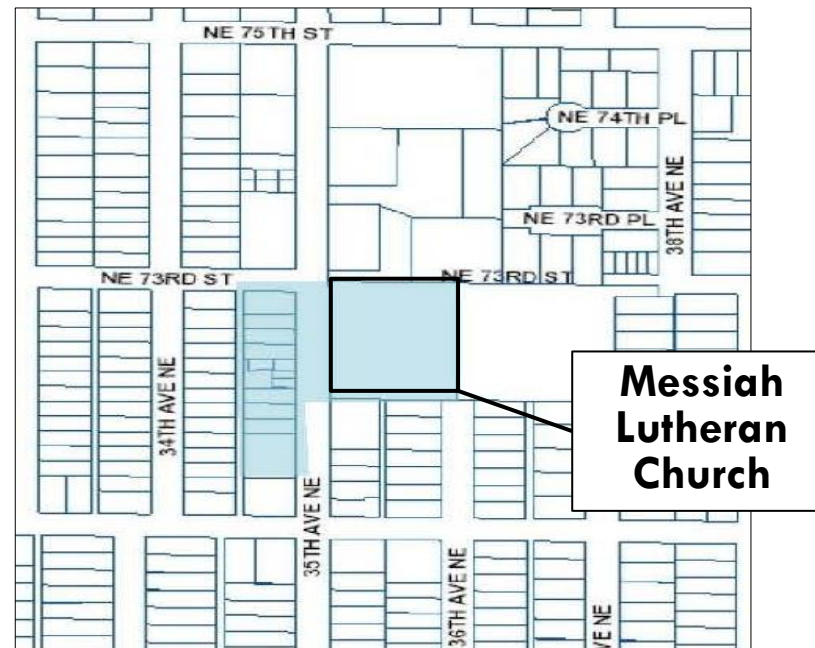
Possible Solutions – Mixed Use

Change existing lowrise residential to mixed use at NE 65th - 68th



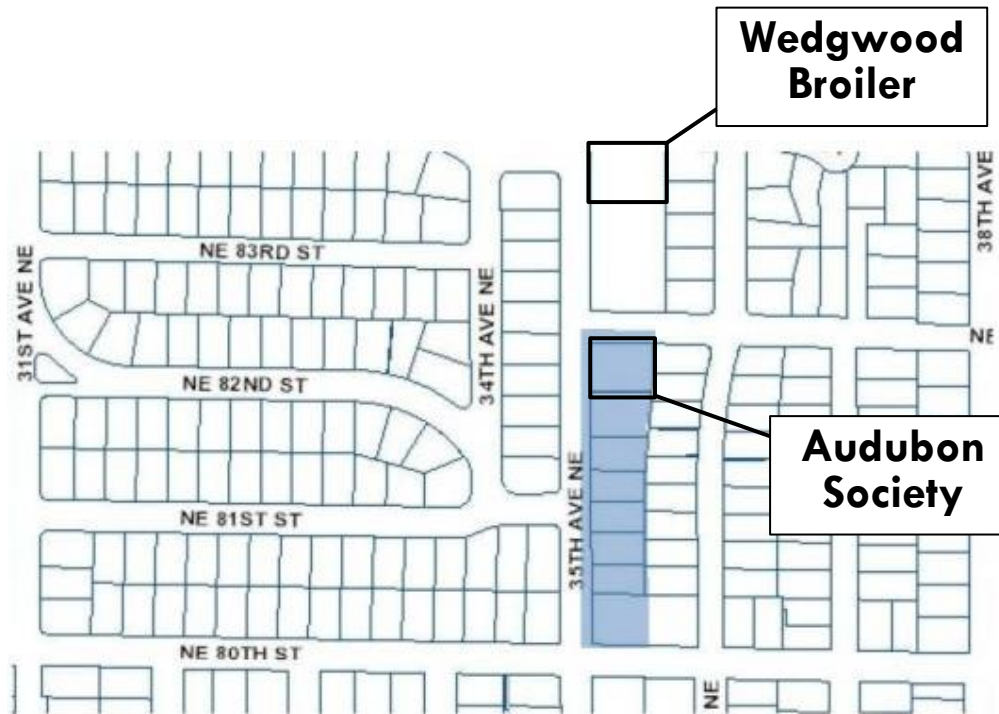
Possible Solutions – Mixed Use

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



Possible Solutions – Mixed Use

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



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 75th Ave by 10 feet (NC2-30 to NC2-40)



Height Comparison

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