

U District Urban Design

Director's Report Appendix E: Rezone Analysis

Current zoning overview

The zoning inside the University Community Urban Center is a mix of Commercial (C1), Neighborhood Commercial (NC2 and NC3), Midrise Multifamily (MR), Lowrise Multifamily (LR1, LR2, and LR3) and Single-family (SF5000). Properties along University Way NE and Roosevelt Way NE are generally zoned Neighborhood Commercial (NCP 2 and 3) and Commercial (C1) which allows for mixed-use commercial/residential buildings. Northwest of NE 50th St and Brooklyn Ave NE, zoning is primarily Lowrise 2 (LR2), Lowrise 3 (LR3) and Single Family (SF 5000). Southwest of NE 45th St and 9th Ave NE, zoning is primarily Lowrise 3 (LR3).

Intent of zoning changes

In general, the proposed rezones increase the allowed density and intensity of development near the future light rail station. The intent is to provide for a pedestrian-oriented, transit-oriented center by concentrating commercial and residential growth in the blocks surrounding the U District Light Rail Station (to be located on Brooklyn Ave NE between NE 43rd St and NE 45th St.). Additional rezone recommendations are proposed to transition from the most intense areas of development surrounding the light rail station to lower density residential areas to the north and west.

In combination with proposed rezones, development standards that address ground-level uses and façade treatment, streetscape improvements, and bulk and scale of new buildings are proposed. Generally, these standards are designed to encourage a greater variety of building forms than what is likely under existing zoning. The proposed zoning supports the Goals and Policies of the University Community Urban Center Plan per the recently adopted 2015 Comprehensive Plan Amendments.

Third, the zoning changes include new requirements and programs to respond to the community's stated desire for affordable housing, open space, and other amenities to mitigate the impacts of growth. These include new open space requirements as well as Mandatory Housing Affordability (MHA) requirements. See the Director's Report for a full discussion.

Seattle Mixed Zoning

OPCD recommends rezoning the area generally within the watershed of the U District Brooklyn light rail station to Seattle Mixed (SM). This zone designation can incorporate a broad range of potential future land uses while accommodating existing land use activities. The function and locational criteria of Seattle Mixed better matches existing uses, such as existing high rise development like the University Tower and University Plaza Condominiums. The SM zone is consistent with the community's goal of creating a diverse mixed-use neighborhood with a strong pedestrian orientation that supports the existing retail corridors and provides opportunity to develop additional housing and employment space.

Applying Seattle Mixed also allows OPCD to recommend more detailed development standards, responding specifically to the community's stated desires including more variety in buildings, more open space in conjunction with new development, and a broader mix of housing types.

Consistency with Rezone Criteria

The following sections compare elements of OPCD's proposal with the rezone criteria in Seattle Municipal Code Chapter 23.34. OPCD is recommending 12 rezones to implement the goals and policies of the University Community Urban Center plan by promoting a lively, mixed-use neighborhood that can accommodate a range of new residential, commercial, retail and office uses while preserving the character and function of the University Way NE ("Ave") retail corridor and existing single family neighborhoods. The proposed rezones include approximately 150 acres in the University Community Urban Center.

For a more detailed discussion of the rezone's objectives, please see the U District Urban Design Director's Report.

The following are the key elements of the rezone:

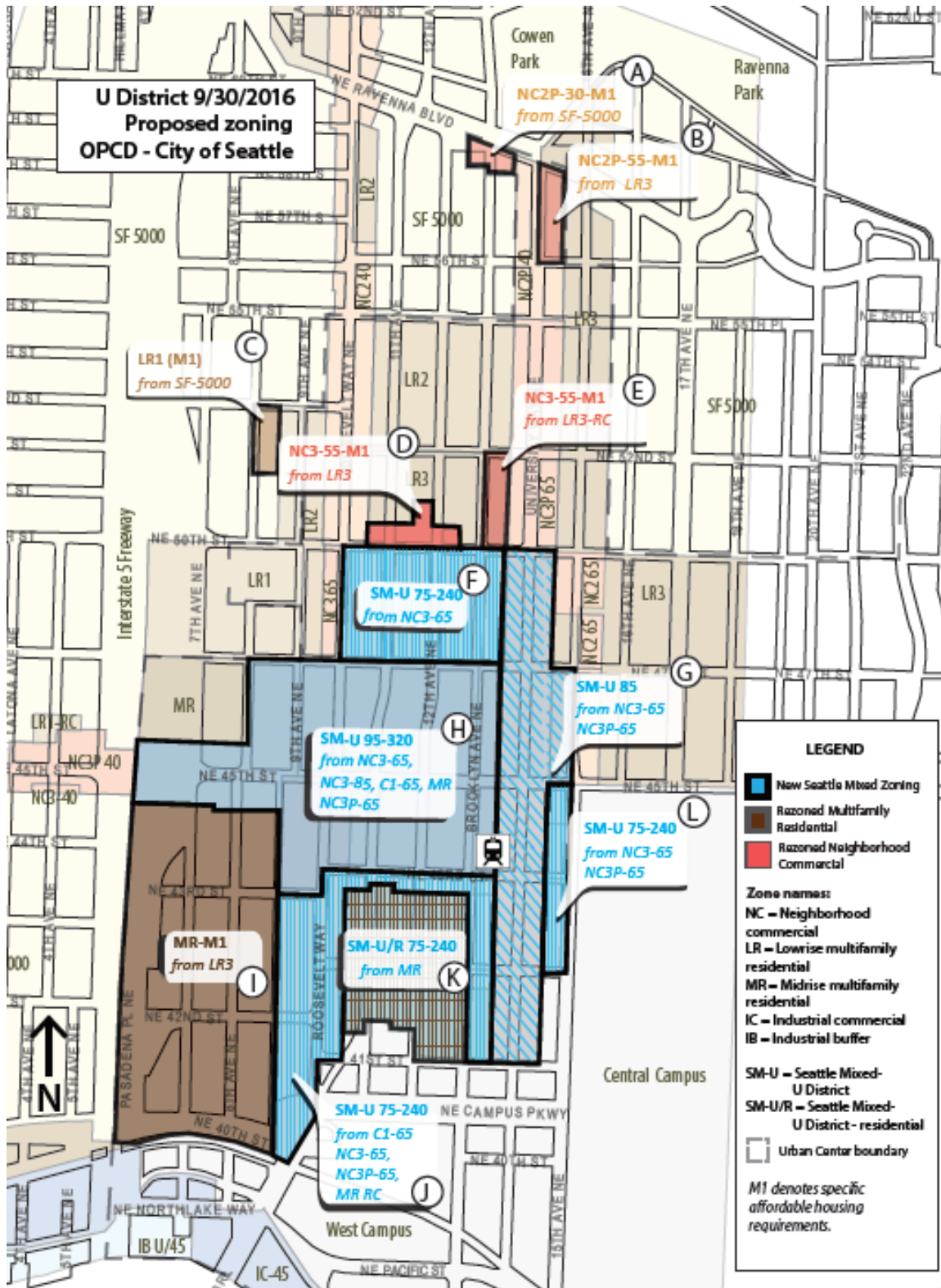
Base Zoning. All of the rezones are depicted on Exhibit A: U District Rezone Map on page 4. Development under this new zoning beyond the development potential of the current zone would be contingent on an incentive zoning program. In addition, mandatory housing affordability (MHA) would apply in all rezoned areas. The 12 rezone areas are identified as follows:

- Area A: Rezone existing Residential, Single-family 5,000 (SF 5000) with a height of 25-30 feet, to Neighborhood Commercial 2P 30 (M1¹) [NC2P-30 (M1)] with a height of 30 feet
- Area B: Rezone existing Residential, Multifamily, Lowrise 3 (LR3) with a height of 18-40 feet to Neighborhood Commercial 2P 55 (M1) [NC2P-55 (M1)] with a height of 55 feet
- Area C: Rezone existing Residential, Single-family 5,000 (SF 5000) to Residential Multifamily, Lowrise 1 [LR1 (M1)]; from 25-30 feet to 18-40 feet
- Area D: Rezone existing Residential, Multifamily, Lowrise 3 with a height of 18-40 feet (LR3), to Neighborhood Commercial 3 with a height of 55 feet [NC3 55 (M1)]

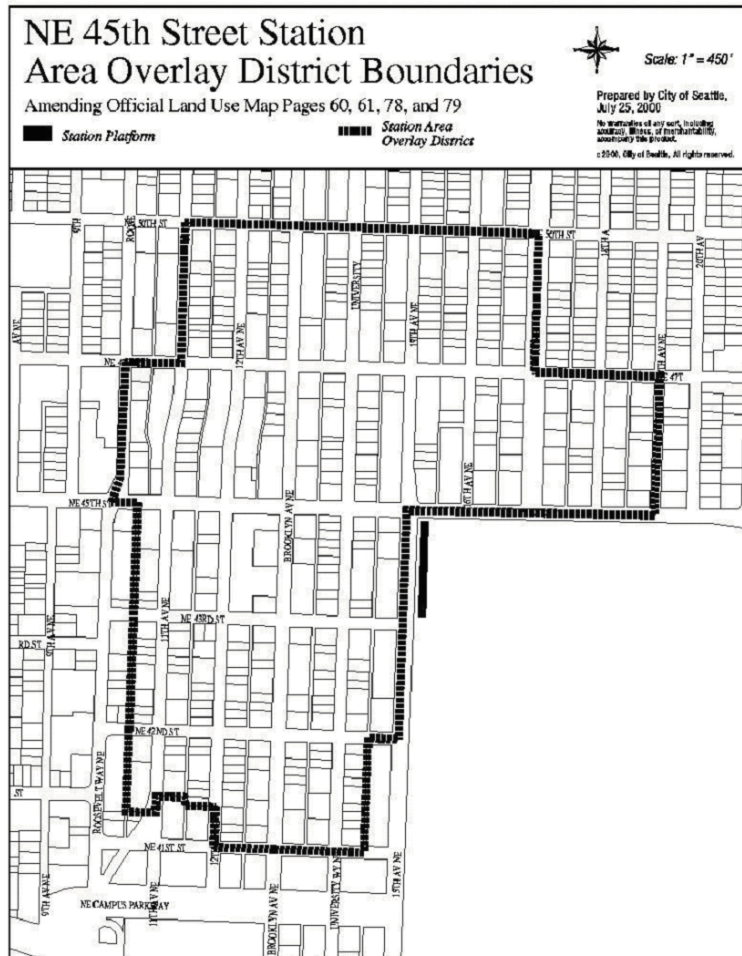
¹ M1 indicates a mandatory housing affordability suffix designation.

- Area E: Rezone and existing Residential, Multifamily Lowrise – Residential Commercial with a height of 18-40 feet (LR-RC) to Neighborhood Commercial 3 with a height of 55 feet [NC3 55 (M1)]
- Area F: Rezone existing Neighborhood Commercial 3 with a height of 65 feet (NC3-65) to Seattle Mixed zone with an allowable height of 240 feet (SM-U 75-240)
- Area G: Rezone existing Neighborhood Commercial 3P and Neighborhood Commercial 3 zoned area with a height of 65 feet (NC3P-65 and NC3-65) to Seattle Mixed with a height of 85 feet (SM-U 85)
- Area H: Rezone an existing mix of Residential, Multifamily, Midrise (MR) with a height of 60-75 feet, Commercial 1 with a height of 65 feet (C1-65), Neighborhood Commercial 3 with a height of 65 feet (NC3-65), Neighborhood Commercial 3 with a height of 85 feet (NC3-85) and Neighborhood Commercial P3 with a height of 65 feet (NC3P-65) to Seattle Mixed with a height of 320 feet (SM-U 95-320)
- Area I: Rezone existing Residential Multifamily Lowrise 3 (LR3) with a height of 18-40 feet to Residential, Multifamily, Midrise [MR (M1)] with a height of 85 feet.
- Area J: Rezone existing mix of Commercial 1 with a height of 65 feet (C1-65), Neighborhood Commercial 3P with a height of 65 feet (NC3P-65), Neighborhood Commercial 3 with a height of 65 feet (NC3-65) and Residential, Multifamily, Midrise RC with a height of 60-75 feet (MR-RC) to Seattle Mixed with a height of 240 feet (SM-U 75-240)
- Area K: Rezone existing Multifamily, Residential, Midrise with a height of 60-75 feet (MR) to Seattle Mixed/Residential with a height of 240 feet (SM-U/R 75-240)
- Area L: Rezone existing Neighborhood Commercial 3 and Neighborhood Commercial 3P with a height of 65 feet (NC3-65 and NC3P-65) to Seattle Mixed with a height of 240 feet (SM-U 75-240)

EXHIBIT A



Station Area Overlay District Boundary



The proposal includes removing the existing station area overlay district designation (shown above). The primary function of the Station Area Overlay (SAO), which was designated in 2001, is to increase development capacity and zoning flexibility in the vicinity of the future light rail station. After implementation of the proposed zoning changes, the SAO will no longer be needed for the following three reasons:

- 1) The recommended zoning changes increase development capacity and use flexibility in a way that is more extensive, detailed, and closely aligned with community interests than the SAO.
- 2) The SAO is based on an outdated location for the station – when it was adopted, the station was planned to be further to the east.

- 3) The SAO does not substantially modify what development is allowed through SM zoning, which would be the predominant zoning classification after OPCD’s zoning recommendations.

Pedestrian Designation (P-Suffix)

The recommended zoning designation for Areas A and B (see exhibit A on page 4) includes application of the P-Suffix. Therefore, analysis of rezone criteria for Areas A and B includes an analysis of the application of the P-Suffix.

Scope of Analysis

The Seattle Land Use Code requires the analysis of certain types of information for rezone actions. For the U District planning area, much of the required information is presented within the body of the Director’s Report. In addition to the report content on the preceding pages, this appendix presents analysis of the proposed rezone criteria identified in the Seattle Land Use Code (Chapter 23 of the Seattle Municipal Code – SMC 23.34).

General rezone criteria

The table below analyzes the broad rezone proposal for all twelve (12) rezone areas against the general rezone criteria (and includes a Code citation for reference).

Criteria	Met?	Analysis – U District-wide
<p><i>In urban centers and urban villages the zoned capacity for the center or village taken as a whole shall be no less than one hundred twenty-five percent (125%) of the growth targets adopted in the Comprehensive Plan for that center or village. (SMC 23.34.008.A.1)</i></p>	<p>Yes</p>	<p>The proposal represents an increase in the development capacity available in the neighborhood, thus, this criterion is met.</p> <p>Existing zoned capacity plus additional jobs capacity as a result of the rezone will result in zoned capacity for approximately 17,000 additional jobs. That is approximately 350% of the 4,800 jobs estimated for 2035 [U District Urban Design Final Environmental Impact Statement (FEIS)]. Existing comp. plan growth target for 2024 is 6,140 new jobs.</p> <p>Zoned capacity for new housing units including capacity resulting from the recommended rezones is approximately 9,500 new units. That is approximately 190% of the projected housing unit growth of 5,000 units estimated for 2035 (U District Urban Design FEIS). Existing comp. plan growth target for 2024 is</p>

Criteria	Met?	Analysis – U District-wide
		2,450 new housing units.
<i>For the area within the urban village boundary of hub urban villages and for residential urban villages taken as a whole the zoned capacity shall not be less than the densities established in the Urban Village Element of the Comprehensive Plan. (SMC 23.34.008.A.2)</i>	Yes	The proposal represents an increase in the development capacity available in the neighborhood, thus, this criterion is met.
<i>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. (SMC 23.34.008.B)</i>	Yes	A specific analysis of each individual rezone in relationship to criteria for the specific zone is provided in the Zone Specific Criteria section.
<i>Previous and potential zoning changes both in and around the area proposed for rezone shall be examined. (SMC 23.34.008.C)</i>	Yes	This analysis takes into account the changes to zoning made in the area as part of Station Area Planning, adopted by the City Council in the late 1990s. The proposal also takes into consideration the future potential zoning changes associated with implementation of MHA in multifamily and commercially-zoned areas adjacent to the area proposed for the rezone.
<i>Council adopted neighborhood plans that apply to the area proposed for rezone shall be taken into consideration. (SMC 23.34.008.D.2)</i>	Yes	The University Community Urban Center portion of the Comprehensive Plan was adopted in 1998 and amended in 2015. The rezone proposal is consistent with the University Community Urban Center Goals and Policies as amended in the 2015 Comprehensive Plan annual update.
<i>Where a neighborhood plan adopted or amended by the City Council after January 1, 1995 establishes policies expressly adopted for the purpose of guiding future rezones, but does not provide for rezones of particular sites</i>	Yes	There are no policies expressly adopted for the purpose of guiding future rezones in this neighborhood. In addition, Policy UC-P4 reads as follows:

Criteria	Met?	Analysis – U District-wide
<p><i>or areas, rezones shall be in conformance with the rezone policies of such neighborhood plan. (SMC 23.34.008.D.3)</i></p>		<p><i>These goals and policies of the UCUC Neighborhood Plan are not intended to change the policy basis for consideration of rezones proposed after adoption of these goals and policies.</i></p>
<p><i>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. (SMC 23.34.008.E.1)</i></p>	<p>Yes</p>	<p>The proposed rezones consider transitions in development intensity and proposed height limits where the most intensive zones are proposed for the blocks surrounding the proposed light rail station, and just north of the UW West Campus area. There is a gradual transition from this SM-zoned area, to lower intensity NC and MR zones, then LR and SF 5000 zones generally north of NE 50th St.</p>
<p><i>Physical buffers may provide an effective separation between different uses and intensities of development. (SMC 23.34.008.E.2)</i></p>	<p>Yes</p>	<p>Running north-to-south, University Way NE and Roosevelt Way NE both serve as buffers with more intensive pedestrian-oriented development. NE 50th Street serves as a separation between higher and lower intensity of development within the planning area.</p>
<p><i>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 (SMC 23.34.008.E.3).</i></p>	<p>Yes</p>	<p>Almost all proposed zone boundaries meet this criterion. One exception is the zone boundary between Area H and Areas G and I where MR zoning is proposed on the west side of NE 9th Avenue and SM-U on the east.</p> <p>The existing condition is also a case of commercial facing residential zoning. The proposed zoning transition of medium density multifamily to mixed use (MR to SM-U) is more compatible than the existing condition which transitions from lowrise multifamily to commercial (LR 3 to C1-65). MR allows for a greater commercial presence at the street level, and the building bulk, scale and density</p>

Criteria	Met?	Analysis – U District-wide
		is more in line with the proposed SM designation.
<i>In general, height limits greater than forty (40) feet should be limited to urban villages. (SMC 23.34.008.E.4).</i>	Yes	All areas within the rezone proposal that establish potential height limits greater than 40 feet are located within the University Community Urban Center.
<i>Negative & positive impacts on the area, including factors such as housing (particularly low-income housing), public services, environmental factors (noise, air & water, flora & fauna, odor, glare & shadows, energy), pedestrian safety, manufacturing activity, employment activity, architectural or historic character, shoreline review, public access and recreation, should be examined. (SMC 23.34.008.F.4.1).</i>	Yes	<p>As recognized in the U District Urban Design Alternatives EIS, most of the impacts of redevelopment (increased traffic, demolition of existing affordable housing, household growth outpacing open space development...) are a result of new development, regardless of whether it is under existing zoning or new zoning. For substantial impacts that would be likely to result from the new zoning (increased shading to parks, increased concentration of traffic impacts at core, more abrupt height transitions...), the EIS identifies a range of mitigation strategies. Many of these mitigations are incorporated in OPCD’s recommendations.</p> <p>Many of the negative impacts of redevelopment and zoning changes would be offset by positive impacts: new publicly accessible open spaces, housing for a broader demographic range of residents, improved pedestrian routes, more trees and landscaping. Since the City’s MHA requirements and incentive zoning program will be applied, new affordable housing units are likely to be created along with daycare centers and other amenities.</p> <p>Development resulting from the proposed zoning would support existing pedestrian-focused retail activity; increase the neighborhood’s employment opportunities; increase housing opportunities and diversify the area’s housing stock; improve pedestrian and</p>

Criteria	Met?	Analysis – U District-wide
		bicycle safety by green streets development; and allow new residences and businesses in close proximity to the U District light rail station so as to offer increased opportunities to use mass transit.
<i>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 street access, street capacity, transit service, parking capacity, utility and sewer capacity. (SMC 23.34.008.F.4.2).</i>	Yes	<p>This rezone is not anticipated to result in exceeding service capacities. This conclusion is based on the EIS as well as consultation with relevant departments.</p> <p>Existing services are adequate to accommodate an increase of this scale. The University Community Urban Center is already served by several arterial roadways, and a full range of existing utility infrastructure that will be significantly enhanced with the opening of the light rail station. The EIS identifies various infrastructure improvements that will be needed over time under any development scenario – but these improvements fall within the standard procedures of the various utility agencies.</p>
<i>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. (SMC 23.34.008.G).</i>	Yes	<p>The rezone proposal is prompted in large part by the opening of the U District light rail transit station that will provide direct access from the U District to Downtown, Southeast Seattle and SeaTac Airport. The light rail station represents a significant change in the U District neighborhood.</p> <p>In addition to the U District light rail station development, there is an identified need for office space proximate to the UW for research and technology-based business.</p>
<i>If the area is located in or adjacent to a critical area, the effect of the rezone on the critical area shall be considered. (SMC 23.34.008.I).</i>	Yes	No impacts to critical areas are expected to result from the rezone proposal. The area proposed for rezone is already a

Criteria	Met?	Analysis – U District-wide
		developed urban environment with no environmentally critical areas.

Criteria for Height Limits of Proposed Zone The table below analyzes the broad rezone proposal for all 12 rezone areas against the criteria for setting height limits. Note: the zoning recommendations are compatible with the 2015 amendments to the Comprehensive Plan and future land use map (FLUM).

Criteria	Met?	Analysis – U-District-wide
<p><i>Height limits for commercial zones 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. (SMC 23.34.009.A)</i></p>	<p>Yes</p>	<p>The highest proposed height in the rezone area is 320.’ This height is consistent with the Commercial/Mixed Use designation of the Comprehensive Plan’s Future Land Use Map.</p> <p>The University Community Urban Center Plan encourages the accommodation of growth in a way that preserves the surrounding community. The proposed rezone would encourage mixed use development in the central, more urban part of the district while reducing development pressure on University Way NE and surrounding residential neighborhoods.</p>
<p><i>Height limits shall reinforce the natural topography of the area and its surroundings, and the likelihood of view blockage shall be considered. (SMC 23.34.009.B)</i></p>	<p>Yes</p>	<p>Existing and proposed height limits respond primarily to the context of the existing street grid and the major arterial network. The EIS did not identify significant view impacts.</p>

Criteria	Met?	Analysis – U-District-wide
<p><i>The height limits established by current zoning in the area shall be given consideration. 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. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. (SMC 23.34.009.C)</i></p>	<p>Yes</p>	<p>Existing height limits in the rezone area represent a range from 16-40 feet in LR zones to 85 feet in neighborhood commercial (NC) zones.</p> <p>Past development in the U District, including the University Tower at 320 feet, the 16-story Hotel Deca building and the 220-foot tall University Plaza Condominiums represent tower heights that would be achievable via the rezone proposal near the transit station and West Campus area. North of NE 50th St, height limits would be similar to current zoning. The presence of the light rail station, ongoing demand for housing units, and anticipated demand for new office space suggest that the proposed height limits are consistent with the development potential of the area.</p>
<p><i>A gradual transition in height and scale and level of activity between zones shall be provided unless major physical buffers are present. (SMC 23.34.009.D.2.)</i></p>	<p>Yes</p>	<p>The proposed zoning transitions from the highest density and intensity within the blocks immediately surrounding the light rail station, to medium density along University Way NE east of the station. Proposed zoning north of NE 50th St is also medium density providing a transition from high density to low density multifamily and single family zoning (LR and SF 5000) north of NE 50th.</p>
<p><i>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. (SMC 23.34.009.E.)</i></p>	<p>Yes</p>	<p>The rezone proposals are consistent with the University Community Urban Center Neighborhood Plan goals and policies.</p>

Rezone Analysis for Area A

The proposal would rezone Area A from SF 5000 to NC2P-30 (M1)

Current conditions

This area contains existing non-conforming retail, multifamily residential and office uses. The parcels front on NE Ravenna and are bisected by Brooklyn Ave NE.

Intent of zoning change

The intent of the proposed zoning change is to rezone the area to a designation that is compatible with the existing uses and structures, recognizes their long-standing presence in the neighborhood, and supports the opportunity to improve these developed sites and structures in the future.

Neighborhood Commercial 2 (NC2) Function and Locational Criteria (SMC 23.34.076)

Criteria for NC2 zone	Met?	Analysis
<i>A. Function. To support or encourage a pedestrian-oriented shopping district that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods, and that accommodates other uses that are compatible with the retail character of the area such as housing or offices, where the following characteristics can be achieved: (SMC 23.34.076.A)</i>	Yes	The existing neighborhood grocery and coffee shop have served the surrounding neighborhood for decades. Other uses within the area include existing apartments and office development which are compatible with the NC classification.
<i>1. [can achieve] A variety of small to medium-sized neighborhood-serving businesses; (SMC 23.34.076.A.1)</i>	Yes	This area is already characterized by existing small to medium-sized neighborhood-serving businesses as well as multifamily residential development that is served by the existing businesses.

Criteria for NC2 zone	Met?	Analysis
<p>2. <i>[can achieve] Continuous storefronts built to the front lot line; (SMC 23.34.076.A.2)</i></p>	<p>Yes</p>	<p>The existing Cowen Park Grocery building provides for continuous frontage along NE 58th St and Brooklyn Ave NE. The existing apartment building within the area is set back a bit from the street frontage, but if redeveloped, could achieve a continuous street frontage with the existing office building to the east along NE Ravenna Blvd.</p>
<p>3. <i>[can achieve] An atmosphere attractive to pedestrians; (SMC 23.34.076.A.3)</i></p>	<p>Yes</p>	<p>This area is currently attractive to pedestrians and experiences a high level of pedestrian activity. In particular, many pedestrians pass through this area on their way to or from Cowen Park. Brooklyn Ave NE which bisects the area is subject to a recently-completed green street plan that will enhance the pedestrian experience substantially over time.</p>
<p>4. <i>[can achieve] Shoppers can drive to the area, but walk from store to store; (SMC 23.34.076.A.4)</i></p>	<p>Yes</p>	<p>There is on-street parking available on Brooklyn Ave NE and University Way NE. It is easy to walk between this area and the University Way NE commercial corridor located one block east.</p>
<p><i>Locational Criteria. A Neighborhood Commercial 2 zone designation is most appropriate on land that is generally characterized by the following conditions: (SMC 23.34.076.B)</i></p>		
<p>1. <i>Primary business districts in residential urban villages, secondary business districts in urban centers or hub urban villages, or business districts, outside of urban villages, that extend for more than approximately two blocks; (SMC 23.34.076.B.1)</i></p>	<p>Yes</p>	<p>This area is located north of the designated urban center, it is currently developed with uses allowed in the proposed zone, and is contiguous with similarly zoned and developed blocks to the east along NE Ravenna Blvd and University Way NE.</p>

Criteria for NC2 zone	Met?	Analysis
2. Located on streets with good capacity, such as principal and minor arterials, but generally not on major transportation corridors; (SMC 23.34.076.B.2)	Yes	This area has frontage on NE Ravenna Blvd which is classified as a minor arterial and Brooklyn Ave NE which is classified as a collector arterial.
3. Lack of strong edges to buffer the residential areas;(SMC 23.34.076.B.3)	Yes	This area already serves as a buffer between NE Ravenna Blvd and the adjacent residential area to the south.
4. A mix of small and medium sized parcels; (SMC 23.34.076.B.4)	Yes	Parcels are small to medium sized (approximately 9,000 sq. ft.).
5. Limited or moderate transit service. (SMC 23.34.076.B.5)	Yes	Bus service is located within a block of this area on University Way NE. This area is beyond a ½ mile walk from the light rail station.
<p>Conclusion: NC2 is the most appropriate zone for this area as it is intended for a focused commercial center in a lower density residential area. It also most closely represents the existing development within this area.</p>		

Pedestrian designation (suffix P), function and locational criteria (23.34.086)

Criteria for Pedestrian Designation (Suffix P)	Met?	Analysis
<p>Function. To preserve or encourage an intensely retail and pedestrian-oriented shopping district where non-auto modes of transportation to and within the district are strongly favored, and the following characteristics can be achieved:</p> <ol style="list-style-type: none"> 1. A variety of retail/service activities along the street front; 2. Large number of shops and services per block; 3. Commercial frontage uninterrupted by housing or auto-oriented uses; 4. Pedestrian interest and activity; 5. Minimal pedestrian-auto conflicts. 	<p>Yes</p>	<p>Area A meets the functional criteria for a pedestrian designation as it has a variety of retail/services along the NE Ravenna street frontage.</p> <p>The area is uninterrupted by housing or auto-oriented uses. It has a high level of pedestrian activity and minimal pedestrian-auto conflicts.</p>

Criteria for Pedestrian Designation (Suffix P)	Met?	Analysis
<p>Locational criteria. Pedestrian-designated zones are most appropriate on land that is generally characterized by the following conditions:</p> <ol style="list-style-type: none"> 1. Pedestrian district surrounded by residential areas or major activity centers; or a commercial node in an urban center or urban village; 2. NC zoned areas on both sides of an arterial, or NC zoned block fronts across an arterial from a park, major institution, or other activity center; and 3. Excellent access for pedestrians, transit, and bicyclists. 	<p>Yes</p>	<p>Area A meets the pedestrian designation locational criteria in that the existing uses are pedestrian oriented retail and surrounded to the north, south and west by residential areas. Area A is located within an urban center.</p> <p>The proposed P-suffix area is across the street from Cowen Park.</p> <p>Transit service is available on University Way, Roosevelt and NE Ravenna Blvd. Bike lanes are located on NE Ravenna Blvd, nearby Roosevelt and 11th Ave NE and sharrows are designated on University Way NE.</p>
<p>Conclusion: OPCD determines that the Pedestrian Designation (P suffix) is the most appropriate for the area as it meets the functional and locational criteria of a pedestrian-oriented neighborhood commercial area with good access to surrounding residential areas and good access to transit. It is contiguous with lots fronting on the University Way NE corridor that are also designated with the P-Suffix.</p>		

Rezone Analysis for Area B

The proposal would rezone Area B from LR3 to NC2P-55 (M1)

Current conditions

This area contains existing multifamily residential development along with one mixed use building. The area fronts on University Way NE between NE 56th St and Ravenna Blvd. This area is the only block segment along University Way NE where current zoning doesn’t allow for non-residential uses.

Intent of zoning change

The intent of the proposed zoning change is to rezone Area B to a designation that is applied consistently along the majority of properties fronting on University Way NE to provide for a continuous pedestrian-oriented shopping district for the entire length of University Way NE between NE Ravenna Blvd and NE Campus Parkway.

Neighborhood Commercial 2 (NC2) Function and Locational Criteria (SMC 23.34.076)

Criteria for NC2 zone	Met?	Analysis
<i>A. Function. To support or encourage a pedestrian-oriented shopping district that provides a full range of household and personal goods and services, including convenience and specialty goods, to the surrounding neighborhoods, and that accommodates other uses that are compatible with the retail character of the area such as housing or offices, where the following characteristics can be achieved: (SMC 23.34.076.A)</i>	Yes	The U District Urban Design Framework Plan envisions maintaining and enhancing University Way NE’s function as a continuous pedestrian-oriented shopping environment. The existing “Ave” businesses provide a full-range of goods and services to neighborhood residents
<i>1. [can achieve] A variety of small to medium-sized neighborhood-serving businesses; (SMC 23.34.076.A. 1)</i>	Yes	Small to medium sized parcels, pedestrian-oriented streetscape and existing character of University Way NE are supportive of a variety of small to medium-sized businesses locating within this area.

Criteria for NC2 zone	Met?	Analysis
2. <i>[can achieve] Continuous storefronts built to the front lot line; (SMC 23.34.076.A.2)</i>	Yes	This area fronts on University Way NE which is already substantially developed with commercial businesses that are built to the front lot line and existing development within this area is built to the front lot line. This area already has one service business, and the existing multifamily residential buildings come to or close to the front lot line.
3. <i>[can achieve] An atmosphere attractive to pedestrians; (SMC 23.34.076.A.3)</i>	Yes	This area fronts on University Way NE and has a fairly high volume of pedestrian traffic.
4. <i>[can achieve] Shoppers can drive to the area, but walk from store to store; (SMC 23.34.076.A.4)</i>	Yes	The area is very conducive to walking from store to store. On-street and some off-street parking is available.
<i>Locational Criteria. A Neighborhood Commercial 2 zone designation is most appropriate on land that is generally characterized by the following conditions: (SMC 23.34.076.B)</i>		
1. <i>Primary business districts in residential urban villages, secondary business districts in urban centers or hub urban villages, or business districts, outside of urban villages, that extend for more than approximately two blocks; (SMC 23.34.076.B.1)</i>	Yes	This area is located in a primary business district within an urban center. The area proposed for rezone would extend the zoning currently applied on both sides of University Way all along the corridor extending for approximately 15 blocks.
2. <i>Located on streets with good capacity, such as principal and minor arterials, but generally not on major transportation corridors; (SMC 23.34.076.B.2)</i>	Yes	This area fronts on University Way NE which is a collector arterial. NE Ravenna Blvd, immediately north of the area, is a minor arterial.
3. <i>Lack of strong edges to buffer the residential areas;(SMC 23.34.076.B.3)</i>	Yes	This proposed rezone area is adjacent to an LR3 zoned area to the east which transitions to SF 5000.

Criteria for NC2 zone	Met?	Analysis
<p><i>4. A mix of small and medium sized parcels; (SMC 23.34.076.B.4)</i></p>	<p>Yes</p>	<p>Parcels are small to medium sized (ranging from approximately 3,700 sq. ft. to 15,500 sq. ft.) and are complimentary to the LR3 and SF 5000-zoned parcels in the area surrounding the site.</p>
<p><i>5. Limited or moderate transit service. (SMC 23.34.076.B.5)</i></p>	<p>Yes</p>	<p>Transit service along University Way NE is currently at a level that would be considered better than “moderate”. Light rail will significantly improve transit service in the neighborhood, although the transit station will be more than 10 blocks south of this location.</p>
<p>Conclusion: NC2 is the most appropriate zone for this area as it is intended for a pedestrian-focused retail district or town center near a lower density residential area.</p>		

Pedestrian designation (suffix P), function and locational criteria (23.34.086)

Criteria for Pedestrian Designation (Suffix P)	Met?	Analysis
<p>Function. To preserve or encourage an intensely retail and pedestrian-oriented shopping district where non-auto modes of transportation to and within the district are strongly favored, and the following characteristics can be achieved:</p> <ol style="list-style-type: none"> 1. A variety of retail/service activities along the street front; 2. Large number of shops and services per block; 3. Commercial frontage uninterrupted by housing or auto-oriented uses; 4. Pedestrian interest and activity; 5. Minimal pedestrian-auto conflicts. 	<p>Yes</p>	<p>Area B meets the functional criteria for a pedestrian designation as it has a variety of retail/services along the NE Ravenna Blvd and University Way NE frontage.</p> <p>The area is well served by transit and has a high degree of pedestrian and bicycle activity.</p> <p>A variety of retail/service activities are located along the University Way NE frontage. The frontage is predominantly in commercial use and is pedestrian-oriented.</p>

Criteria for Pedestrian Designation (Suffix P)	Met?	Analysis
<p>Locational criteria. Pedestrian-designated zones are most appropriate on land that is generally characterized by the following conditions:</p> <ol style="list-style-type: none"> 1. Pedestrian district surrounded by residential areas or major activity centers; or a commercial node in an urban center or urban village; 2. NC zoned areas on both sides of an arterial, or NC zoned block fronts across an arterial from a park, major institution, or other activity center; and 3. Excellent access for pedestrians, transit, and bicyclists. 	<p>Yes</p>	<p>Area B meets the pedestrian designation locational criteria in that the existing uses are pedestrian-oriented retail and is contiguous with a pedestrian designated zone that is surrounded to the north, east and west by residential areas. Area A is located within an urban center.</p> <p>The proposed area is across University Way NE from an NC2P-40 zoned area to the west. It is also one block south of Cowen Park.</p> <p>Transit service is available on University Way, Roosevelt and NE Ravenna Blvd. Bike lanes are located on NE Ravenna Blvd, nearby Roosevelt and 11th Ave NE and sharrows are designated on University Way NE.</p>
<p>Conclusion: OPCD determines that the Pedestrian Designation (P suffix) is the most appropriate for the area as it meets the functional and locational criteria of a pedestrian-oriented neighborhood commercial area with good access to surrounding residential areas and good access to transit. It is contiguous with lots fronting on the University Way NE corridor that are also designated with the P-Suffix.</p>		

Rezone Analysis for Area C

The proposal would rezone Area C from SF 5000 to LR1 (M1)

Current conditions

This area is comprised of approximately one half of a single large parcel that is developed with a church and surface parking. The church structure and adjacent rectory are designated landmarks. The site is adjacent to an area zoned LR1 to the east and SF 500 on the north, west and south. The area is across the street (9th Ave NE) from the University Child Development School complex.

Intent of zoning change

The intent of the proposed zoning change is to eliminate the current split zoning condition of the single parcel allowing renovation and expansion of the historic rectory building, and the development of underground parking, while keeping the development compatible with surrounding low-density uses.

Lowrise 1 (LR1) Function and Locational Criteria (SMC 23.34.014)

Criteria for LR 1 zone	Met?	Analysis
<i>A. Function. The function of the LR1 zone is to provide opportunities for low-density multifamily housing, primarily rowhouse and townhouse developments, through infill development that is compatible with single-family dwelling units, or through the conversion of existing single-family dwelling units to duplexes or triplexes: (SMC 23.34.014.A)</i>	Yes	The area is currently developed with a church and low-density multifamily housing. The recommended zoning would allow an addition to the existing multifamily residential rectory building, not allowed under SF 5000 rules.
<i>Locational Criteria. The LR1 zone is most appropriate in areas generally characterized by the following conditions: (SMC 23.34.014.B)</i>		
<i>1. The area is similar in character to single-family zones; (SMC 23.34.014.B.1)</i>	Partial	While the existing development is low density, the site development does contain an institution and a large surface parking lot that are not typical of single family neighborhoods.

Criteria for LR 1 zone	Met?	Analysis
<p>2. <i>The area is either:</i></p> <ul style="list-style-type: none"> a. <i>located outside of an urban center, urban village, or Station Area Overlay District;</i> b. <i>a limited area within an urban center, urban village or Station Area Overlay District that would provide opportunities for a diversity of housing types within these denser environments; or</i> c. <i>located on a collector or minor arterial; (SMC 23.34.014.B.2)</i> 	<p>Yes</p>	<p>This area is located inside the designated University Community Urban Center boundary.</p>
<p>3. <i>The area is characterized by a mix of single-family dwelling units, multifamily structures that are similar in scale to single-family dwelling units, such as rowhouse and townhouse developments, and single-family dwelling units that have been converted to multifamily residential use or are well-suited to conversion; (SMC 23.34.014.B.3)</i></p>	<p>Yes</p>	<p>This area is characterized by existing multifamily structures and surface parking.</p>
<p>4. <i>The area is characterized by local access and circulation that can accommodate low density multifamily development oriented to the ground level and the street, and/or by narrow roadways, lack of alleys, and/or irregular street patterns that make local access and circulation less suitable for higher density multifamily developments; (SMC 23.34.014.B.4)</i></p>	<p>Yes</p>	<p>The area is characterized by local access and circulation street network and narrow roadways. There is no alley on the block where this area is located.</p>

Criteria for LR 1 zone	Met?	Analysis
<p><i>5. The area would provide a gradual transition between single-family zoned areas and multifamily or neighborhood commercial zoned areas; and (SMC 23.34.014.B.5)</i></p>	<p>Yes</p>	<p>The area is located between existing single-family area to the west and LR1, LR2 and NC3 zoned areas to the east and therefore is consistent with a gradual transition between existing single-family and neighborhood commercial zoned areas.</p>
<p><i>6. The area is supported by existing or projected facilities and services used by residents, including retail sales and services, parks, and community centers. (SMC 23.34.014.B.6)</i></p>	<p>Yes</p>	<p>The area is adjacent to an existing school facility and is within blocks of parks and shopping areas.</p>
<p>Conclusion: LR1 is the most appropriate zone for this area as it is compatible with existing development surrounding the area and serves as an appropriate transition from single-family residential to neighborhood commercial.</p>		

Rezone Analysis for Area D

The proposal would rezone Area D from LR3 to NC3-55 (M1)

Current conditions

This area contains parcels that front on the north side of NE 50th St, just between Roosevelt Way NE and Brooklyn Ave NE. This area contains a variety of low density multifamily residential structures, the University District YMCA, and a variety of retail and service uses.

Intent of zoning change

The intent of the proposed zoning change is to provide a contiguous neighborhood commercial corridor along NE 50th St between Roosevelt Way NE and 15th Ave NE and allow building heights of up to 55 feet. This area is intended to serve as a transition from the proposed higher density Seattle Mixed area to the south and lowrise multifamily residential to the north.

Neighborhood Commercial 3 (NC3) Function and Locational Criteria (SMC 23.34.078)

Criteria for NC3 zone	Met?	Analysis
<p><i>A. Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved: (SMC 23.34.078.A)</i></p>	<p>Yes</p>	<p>This area is characterized by pedestrian-oriented streets with an existing mix of retail, service and residential uses. It serves the surrounding neighborhood and larger region via convenient transit access.</p>
<p><i>1. [can achieve] A variety of sizes and types of retail and other commercial businesses at street level; (SMC 23.34.078.A.1)</i></p>	<p>Yes</p>	<p>A variety of sizes of retail, commercial, and community facilities are located at street level, and some existing residential lots could reasonably redevelop as street-level commercial uses.</p>
<p><i>2. [can achieve] Continuous storefronts or residences built to the front lot line; (SMC 23.34.078.A.2)</i></p>	<p>Yes</p>	<p>Existing development in this area contains a varied pattern of site development with some structures built right up to front lot lines and others set back from the front property line with parking in front. The proposed zoning would provide the opportunity for redevelopment that would result in a more consistent streetscape.</p>
<p><i>3. [can achieve] Intense pedestrian activity; (SMC 23.34.078.A.3)</i></p>	<p>Yes</p>	<p>Parcels in this area front NE 50th St which is an active pedestrian street. NE 50th St is one of two arterials that connect from University Way NE westward across I-5, so pedestrians going to or from Wallingford tend to concentrate there.</p>

Criteria for NC3 zone	Met?	Analysis
4. <i>[can achieve] Shoppers can drive to the area, but walk around from store to store; (SMC 23.34.078.A.4)</i>	Yes	This area has convenient on-street parking nearby streets, like Roosevelt Way NE and Brooklyn Ave NE. The existing grid of streets makes the area conducive to walking from parking location to store to store.
5. <i>Transit is an important means of access. (SMC 23.34.078.A.5)</i>	Yes	This area is served by many bus routes, and is within walking distance of the future light rail station.
<i>Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions: (SMC 23.34.078.B)</i>		
1. <i>1. The primary business district is in an urban center or hub urban village; (SMC 23.34.078.B.1)</i>	Yes	This area is located within the University Community Urban Center.
2. <i>Served by principal arterial; (SMC 23.34.076.B.2)</i>	Yes	This area is served by a number of principal arterials including Roosevelt Way NE, NE 50 th St and 11 th Ave NE.
3. <i>Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;(SMC 23.34.076.B.3)</i>	Yes	This area is separated from low-density residential areas by more intense residential areas currently zoned LR2 and LR3.
4. <i>Excellent transit service. (SMC 23.34.076.B.4)</i>	Yes	This area contains parcels that front on NE 50 th St, which has many bus routes, and is within walking distance of Brooklyn Ave NE, Roosevelt Way NE and University Way NE which also have a high level of transit service.
Conclusion: NC3 is the most appropriate zone for this area as it is intended for a focused retail district serving as a transition from a higher intensity mixed use density to a lower density area.		

Rezone Analysis for Area E

The proposal would rezone Area E from LR3-RC to NC3-55 (M1)

Current conditions

This area contains parcels that front on the east side of Brooklyn Ave NE, between NE 50th St and NE 52nd St. This area contains a variety of low density multifamily residential structures, and a portion of the University Heights Community Center site and a variety of retail and service uses.

Intent of zoning change

The intent of the proposed zoning change is to provide a contiguous neighborhood commercial corridor along NE 50th St and north along Brooklyn Ave NE to NE 52nd Street and allow building heights of up to 55 feet. This area is intended to serve as a transition from the proposed higher density Seattle Mixed area to the south, lowrise multifamily residential to the north, and neighborhood commercial to the east along University Way NE.

Neighborhood Commercial 3 (NC3) Function and Locational Criteria (SMC 23.34.078)

Criteria for NC3 zone	Met?	Analysis
<p><i>A. Function. To support or encourage a pedestrian-oriented shopping district that serves the surrounding neighborhood and a larger community, citywide, or regional clientele; that provides comparison shopping for a wide range of retail goods and services; that incorporates offices, business support services, and residences that are compatible with the retail character of the area; and where the following characteristics can be achieved: (SMC 23.34.078.A)</i></p>	<p>Yes</p>	<p>This area is characterized by pedestrian-oriented streets with an existing mix of retail, service and residential uses. It serves the surrounding neighborhood and larger region via convenient transit access.</p>

Criteria for NC3 zone	Met?	Analysis
1. <i>[can achieve] A variety of sizes and types of retail and other commercial businesses at street level; (SMC 23.34.078.A.1)</i>	Yes	A variety of sizes of retail, commercial, and community facilities are located at street level, and some existing residential lots could reasonably redevelop as street-level commercial uses.
2. <i>[can achieve] Continuous storefronts or residences built to the front lot line; (SMC 23.34.078.A.2)</i>	Yes	Existing development in this area contains a varied pattern of site development with some structures built right up to front lot lines and others set back from the front property line with parking in front. The proposed zoning would provide the opportunity for redevelopment that would result in a more consistent streetscape.
3. <i>[can achieve] Intense pedestrian activity; (SMC 23.34.078.A.3)</i>	Yes	Parcels in this area front Brooklyn Ave NE which is an active pedestrian street. NE 50 th St is one of two arterials that connect from University Way NE westward across I-5, so pedestrians going to or from Wallingford tend to travel via NE 50 th St to Brooklyn Ave NE.
4. <i>[can achieve] Shoppers can drive to the area, but walk around from store to store; (SMC 23.34.078.A.4)</i>	Yes	This area has convenient on-street parking on Brooklyn and other nearby streets, like Roosevelt Way NE. The existing grid of streets makes the area conducive to walking from parking location to store to store.
5. <i>Transit is an important means of access. (SMC 23.34.078.A.5)</i>	Yes	This area is served by many bus routes, and is within walking distance of the future light rail station.
<i>Locational Criteria. A Neighborhood Commercial 3 zone designation is most appropriate on land that is generally characterized by the following conditions: (SMC 23.34.078.B)</i>		

Criteria for NC3 zone	Met?	Analysis
1. <i>The primary business district is in an urban center or hub urban village; (SMC 23.34.078.B.1)</i>	Yes	This area is located within the University Community Urban Center.
2. <i>Served by principal arterial; (SMC 23.34.076.B.2)</i>	Yes	This area is served by a number of principal arterials including Roosevelt Way NE, NE 50 th St and 11 th Ave NE.
3. <i>Separated from low-density residential areas by physical edges, less-intense commercial areas or more-intense residential areas;(SMC 23.34.076.B.3)</i>	Yes	This area is separated from low-density residential areas by more intense residential areas currently zoned LR2 and LR3.
4. <i>Excellent transit service. (SMC 23.34.076.B.4)</i>	Yes	This area contains parcels that front on Brooklyn Ave NE, which has many bus routes, and is within walking distance of NE 50 th St. Roosevelt Way NE and University Way NE which also have a high level of transit service.
<p>Conclusion: NC3 is the most appropriate zone for this area as it is intended for a focused retail district serving as a transition from a higher intensity mixed use density to a lower density area.</p>		

Rezone Analysis for Area F

The proposal would rezone Area F from NC 3-65 to SM-U 75-240

Current conditions

This area contains a mix of parcels used for retail, residential and surface parking. Existing structures are predominately 1-3 stories, with several new developments reaching 5 or 6 stories. The area is bordered by Roosevelt Way NE on the west, the alley located midblock west of University Way NE on the east, NE 50th on the north and NE 47th on the south.

Intent of zoning change

The intent of the proposed zoning change is to implement the goals of the neighborhood plan and urban design framework, and provide a transition to the proposed SM 95-320 zone to the south.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis
<p><i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i></p>	<p>Yes</p>	<p>This area is located within the University Community Urban Center and is currently zoned NC which allows for residential along with commercial uses. The proposed zoning will allow for a much greater intensity of development that is anticipated to follow the opening of the University District light rail station.</p>
<p><i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i></p>	<p>Yes</p>	<p>This area is well served by transit and vehicular systems including numerous bus routes, and I-5. The opening of the U District light rail station will significantly increase access to the neighborhood from Downtown Seattle via Capitol Hill.</p> <p>The U-District Urban Design DEIS, April, 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including Green Stormwater Infrastructure (GSI), low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.</p>
<p><i>Relationship to Surrounding Activity. An area that provides a transition from a densely developed or zoned neighborhood or from industrial activity; (SMC 23.34.128.C)</i></p>	<p>Yes</p>	<p>This area is intended to provide a transition between more densely developed SM zone to the south and lower density NC and LR zones to the north.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Mix of Use. An area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Such an area shall be designated as Seattle Mixed/Residential (SM/R). Within the SM/R area, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>N/A</p>	<p>This area is not intended to provide a primarily residential character and is anticipated to provide for a mix of residential and commercial uses including office development.</p>
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted.</i></p>	<p>Yes</p>	<p>This area is located within the designated University Community Urban Center and within walking distance of the light rail station areas. It is an area where high density, mixed use development is desirable and it will serve as transition from adjacent areas where greater heights are permitted.</p>

Criteria for SM zone	Met?	Analysis
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation near a light rail station.</p>		

Rezone Analysis for Area G

The proposal would rezone Area F from NC3P 65 and NC3 65 to SM-U 85.

Current conditions

This area is currently dominated by retail and restaurant uses at the ground level with some mixed use structures with retail on the ground floor and apartments above. In addition, there are a few religious institutions, a post office, The Varsity Theatre and the University Bookstore.

Intent of zoning change

The intent of the proposed zoning change is to provide incentive for improvements to existing properties and infill development via the potential for additional height. Additional height within this area is also responsive to the area’s proximity to the light rail station and anticipated development. The height increase is modest and would ensure that the overall character of University Way NE as a pedestrian-oriented shopping street is maintained.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis
<p><i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i></p>	<p>Yes</p>	<p>This area is located within the University Community Urban Center. It contains parcels on either side of University Way NE between NE 50th St and NE 41st St. This area is in the heart of the U District shopping district and contains numerous retail businesses and restaurants along with some office and residential uses. This area has a high level of pedestrian activity that will only continue to increase with the opening of the light rail station and additional mixed use development around the station.</p>
<p><i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i></p>	<p>Yes</p>	<p>This area is well served by transit and vehicular systems including the numerous bus routes on University Way NE, and N NE Campus Parkway-Eastlake Ave E. and convenient access to I-5.</p> <p>The U-District Urban Design DEIS, April, 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including incremental improvements to the electric and water utilities, Green Stormwater Infrastructure (GSI) to better manage runoff, low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Relationship to Surrounding Activity. An area that either provides a transition from or is compatible with, an adjacent neighborhood that is densely developed or zoned for high density mixed use; or an area where a transition to higher density mixed use is desired, either within a larger area characterized primarily by commercial or industrial activity, or within an area where significant investment in public transit infrastructure can accommodate greater density and adequate transition with surrounding areas can be provided; (SMC 23.34.128.C)</i></p>	<p>Yes</p>	<p>This area is intended to allow for a transition to higher density mixed used development along University Way NE south of NE 50th St. It is located near an area where significant investments are being made in transit infrastructure. This area will serve as a transitional zone between higher intensity development to the east and west and lower intensity development along University Way NE north of NE 50th St.</p>
<p><i>Mix of Use. In general, the zone is suitable for a wide range of uses. However, an area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Within these areas, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>N/A</p>	<p>The SM/R designation is not proposed for this area. Generally, development standards in this area will weight residential and non-residential uses equally.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted. (SMC 23.34.128.E)</i></p>	<p>Yes</p>	<p>A height limit of 85 feet is proposed for this area in order to support slightly higher density mixed use development along this section of the “Ave.” within an area that is convenient to the light rail station site while still maintaining a pedestrian scale.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate zone for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation that is served by light rail transit.</p>		

Rezone Analysis for Area H

The proposal would rezone Area H from a mix of MR, C1, NC3, and NC3P to SM-U 95-320

Current conditions

This area is located in the heart of the U District centered on NE 45th St and Roosevelt Way NE. It contains the light rail station site and is currently zoned primarily NC3 with height limits of 65 to 85 feet. Properties fronting on Roosevelt Way NE south of 45th are zoned C1-65 and a few small areas are zoned MR.

Intent of zoning change

The intent of the proposed zoning change is to allow for transit-oriented development in greater densities near the light rail station. For some sites, this would include allowing tower/podium style structures. Street improvements and possible mid-block connections are intended to make this area a lively pedestrian-oriented environment. Increased density and intensity of development in this area will provide opportunity for new housing and office development to support the existing University commercial district and campus. Increased height together with an incentive zoning program will help provide new affordable housing, open space improvements, and other features to mitigate the impacts of growth in the neighborhood.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis
<p><i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i></p>	<p>Yes</p>	<p>This area is within the University Community Urban Center. The area surrounding the light rail station is envisioned to be a vibrant business and residential district connected to the existing retail core along University Way NE and the University of Washington campus to the east. Brooklyn Ave NE, NE 42nd St and NE 43rd St are designated as green streets to be improved with landscaping and street furniture to enhance the pedestrian experience.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i></p>	<p>Yes</p>	<p>This area already is well-served by existing bus transit along University Way NE, Campus Parkway, Roosevelt Way NE, 15th Ave NE and NE 45th Sts. The addition of light rail service in 2021 will greatly enhance transit service and make this area within a 6-minute trip to Downtown Seattle.</p> <p>The U District Urban Design DEIS, April, 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including incremental improvements to the electric and water utilities, Green Stormwater Infrastructure (GSI) to better manage runoff, low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Relationship to Surrounding Activity. An area that either provides a transition from, or is compatible with, an adjacent neighborhood that is densely developed or zoned for high density mixed use; or an area where a transition to higher density mixed use is desired, either within a larger area characterized primarily by commercial or industrial activity, or within an area where significant investment in public transit infrastructure can accommodate greater density and adequate transition with surrounding areas can be provided; (SMC 23.34.128.C)</i></p>	<p>Yes</p>	<p>This area is intended to become the heart of the U District in terms of employment, higher density housing, excellent transit service, and urban amenities. Surrounding this area is zoning that allows for moderate density, midrise scale development that transitions to lower density residential neighborhoods to the north and east.</p>
<p><i>Mix of Use. In general, the zone is suitable for a wide range of uses. However, an area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Within these areas, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>N/A</p>	<p>The SM/R designation is not proposed for this area. Generally, development standards in this area will weight residential and nonresidential uses equally. The adjacent high density residential focus area (zoned SM-U/R) is discussed in Area K.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted. (SMC 23.34.128.E)</i></p>	<p>Yes</p>	<p>This area is within the University Community Urban Center and contains the light rail station area. A height limit of 320 feet is proposed to accommodate high density, mixed use development.</p>
<p>Conclusion: The SM zone is the most appropriate for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation that accommodates increased employment served by light rail.</p>		

Rezone Analysis for Area I

The proposal would rezone Area I from LR3 to MR (M1)

Current conditions

This area is currently dominated by multifamily residential development with some older single family homes.

Intent of zoning change

The intent of the proposed zoning change is to encouraging additional medium density residential uses near the UW West Campus area and the light rail station.

Midrise (MR) Function and Locational Criteria (SMC 23.34.024)

Criteria for MR zone	Met?	Analysis
<p><i>A. Function. An area that provides concentrations of housing in desirable, pedestrian-oriented urban neighborhoods having convenient access to regional transit stations, where the mix of activity provides convenient access to a full range of residential services and amenities, and opportunities for people to live within walking distance of employment: (SMC 23.34.024.A)</i></p>	<p>Yes</p>	<p>The University Community Urban Center Plan envisions this area as predominantly multi-family residential. It is located near the Roosevelt Way NE, an employment and mixed use corridor and within walking distance of the UW campus and light rail station. Green Streets are proposed for segments of NE 42nd and NE 43rd located within the area, which will enhance the pedestrian environment.</p>
<p><i>Locational Criteria. (SMC 23.34.024.B)</i></p>		
<p><i>1. Threshold Conditions. Subject to subsection 23.34.024.B.2 of this section, properties that may be considered for a Midrise designation are limited to the following;</i></p> <ul style="list-style-type: none"> <i>a. Properties already zoned Midrise</i> <i>b. Properties in areas already developed predominantly to the intensity permitted by the Midrise zone; or;</i> <i>c. Properties within an urban center or urban village, where a neighborhood plan adopted or amended by the City Council after January 1, 1995 indicates that the area is appropriate for a Midrise zone designation. (SMC 23.34.024.B.1)</i> 	<p>Yes</p>	<p>This area is located within the University Community Urban Center and is identified as a multi-family residential area.</p>

Criteria for MR zone	Met?	Analysis
<p>2. <i>Environmentally Critical Areas. Except as stated in this subsection 23.34.024.B.2, properties designated as environmentally critical may not be rezoned to a Midrise designation, and may remain Midrise only in areas predominantly developed to the intensity of the Midrise zone. The preceding sentence does not apply if the environmentally critical area either:</i></p> <p>1) <i>was created by human activity, or</i></p> <p>2) <i>is a designated peat settlement, liquefaction, seismic or volcanic hazard, or flood prone area, or abandoned landfill.; (SMC 23.34.024.B.2)</i></p>	<p>Yes</p>	<p>There are no environmentally critical areas within the proposed rezone area.</p>
<p>3.a. <i>Properties that are adjacent to business and commercial areas with comparable height and bulk; (SMC 23.34.024.B.3.a)</i></p>	<p>Yes</p>	<p>This area is adjacent to the Roosevelt Way NE Corridor, and a larger mixed use area to the east is proposed to be rezoned to SM which will allow for high density retail, employment and residential development, and heights of up to 240 and 320 feet.</p>
<p>3.b. <i>Properties in areas that are served by major arterials and where transit service is good to excellent and street capacity could absorb the traffic generated by midrise development; (SMC 23.34.024.B.3.b)</i></p>	<p>Yes</p>	<p>This area is located one block from Roosevelt Way NE - a major arterial, and NE Campus Parkway, which has many bus routes. The area is within walking distance of the planned U District light rail station. In addition, Roosevelt Way NE is currently being studied as a potential high capacity transit route to Downtown.</p>

Criteria for MR zone	Met?	Analysis
<i>3.c. Properties in areas that are in close proximity to major employment centers; (SMC 23.34.024.B.3.c)</i>	Yes	Yes, this area is in close proximity to the University of Washington, Seattle's largest employer. Additional office development is anticipated in conjunction with light rail service to the area as well as businesses related to University research activity.
<i>3.d. Properties in areas that are in close proximity to open space and recreational facilities; (SMC 23.34.024.B.3.d)</i>	Yes	This area contains one small park - Christie Park, and the U District P-Patch. It is within walking distance of the UW Campus, University Playground, and Sakuma Viewpoint on Portage Bay (designated for future expansion). In addition, a pedestrian trail connection links this area to Northlake Park which is located where 7 th Avenue NE terminates at the Lake Union waterway.
<i>3.e. Properties in areas along arterials where topographic changes either provide an edge or permit a transition in scale with surroundings; (SMC 23.34.024.B.3.e)</i>	Yes	This area is bounded on the west by Interstate 5 which provides a significant edge to the area. Property adjacent to this area on the north and east is proposed to be rezoned to SM which will provide for high density and intensity development resulting in a strong built form edge. NE 40 th St. forms the southern boundary of the area.
<i>3.f. Properties in flat areas where the prevailing structure height is greater than 37 feet or where due to a mix of heights, there is no established height pattern; (SMC 23.34.024.B.3.f)</i>	N/A	

Criteria for MR zone	Met?	Analysis
<p><i>3.g. Properties in areas with moderate slopes and views oblique or parallel to the slope where the height and bulk of existing structures have already limited or blocked views from within the multifamily area and upland areas; (SMC 23.34.024.B.3.g)</i></p>	<p>Yes</p>	<p>Overall this area has moderate slope, but is framed by steep slopes on the west adjacent to I-5 and on the south at the NE 40th St one-way couplet. Existing structures have already limited views within the multifamily area.</p>
<p><i>3.h. Properties in areas with steep slopes and views perpendicular to the slope where upland developments are of sufficient distance or height to retain their views over the area designated for the Midrise zone; (SMC 23.34.024.B.3.h)</i></p>	<p>N/A</p>	
<p><i>3.i. Properties in areas where topographic conditions allow the bulk of the structure to be obscured. Generally, these are steep slopes, 16 percent or more, with views perpendicular to the slope. (SMC 23.34.024.B.3.i)</i></p>	<p>N/A</p>	<p>This area has limited view potential due to its existing development and edge conditions.</p>
<p>Conclusion: MR is the most appropriate zone for this area as it is intended for primarily residential development in a pedestrian-oriented environment proximate to employment and services and transit.</p>		

Rezone Analysis for Area J

The proposal would rezone Area J from C1-65, NC3-65, NC3P-65 and MR-RC to SM-U 75-240

Current conditions

This area contains a variety of existing uses including apartments with ground floor commercial uses, apartment buildings, office buildings a hotel and surface parking lots.

Intent of zoning change

The intent of the proposed zoning change is to allow for a greater intensity of mixed use development adjacent to the Roosevelt Way NE corridor and the West Campus area which is an area of significant development activity. This area is also within walking distance of the light rail station.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis
<p><i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i></p>	<p>Yes</p>	<p>This area is located within the University Community Urban Center. It provides for a wide range of uses, and includes parcels with frontage on Roosevelt Way NE, NE 43rd St and Brooklyn Ave NE.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i></p>	<p>Yes</p>	<p>This rezone is not anticipated to result in development exceeding service capacities. This area is well served by transit and vehicular systems including the numerous bus routes on Roosevelt Way NE/11th Ave NE, NE 40th St, Eastlake Ave E. and I-5.</p> <p>Additionally, this area is within walking distance of the U District light rail station site.</p> <p>The U-District Urban Design DEIS, April, 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including incremental improvements to the electric and water utilities, Green Stormwater Infrastructure (GSI) to better manage runoff, low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Relationship to Surrounding Activity. An area that either provides a transition from or is compatible with, an adjacent neighborhood that is densely developed or zoned for high density mixed use; or an area where a transition to higher density mixed use is desired, either within a larger area characterized primarily by commercial or industrial activity, or within an area where significant investment in public transit infrastructure can accommodate greater density and adequate transition with surrounding areas can be provided; (SMC 23.34.128.C)</i></p>	<p>Yes</p>	<p>This area is intended to transition to higher density mixed used. It is located within an area where significant investments are being made in transit infrastructure. This area will serve as a transitional zone between higher intensity development to the north, medium density residential neighborhoods to the west and proposed SM-U 85 zoned area to the east.</p>
<p><i>Mix of Use. In general, the zone is suitable for a wide range of uses. However, an area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Within these areas, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>N/A</p>	<p>The SM-U/R designation is not proposed for this area. Generally, development standards in this area will weight residential and non-residential uses equally. The adjacent high density residential focus area proposed to be zoned SM-U/R is discussed in Area K.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted. (SMC 23.34.128.E)</i></p>	<p>Yes</p>	<p>A height limit of 240 feet is proposed for this area in order to support high density mixed use development, but slightly stepping down from adjacent SM zone to the north where heights of 320 feet would be permitted per recommended zoning.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate zone for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation that is served by light rail transit.</p>		

Rezone Analysis for Area K

The proposal would rezone Area K from MR to SM-U/R 75-240

Current conditions

This area is predominantly multifamily residential characterized by medium density apartment buildings. There are also a few duplex, triplex and fourplex structures, rooming houses and single family homes scattered throughout the area.

Intent of zoning change

The intent of the proposed zoning change is to provide opportunity for higher density infill multifamily development in the area located just south of the U District Light Rail Station where a relatively high residential density already exists and there is even greater demand. Highrise multifamily development would also support the “Ave’s” pedestrian shopping area.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis
<i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i>	Yes	This area is located within the University Community Urban Center. It is located in a heavily pedestrian-trafficked area with many services located nearby along University Way NE to the east and Roosevelt Way NE to the west. This area is located immediately south of a proposed SM-zoned area and light rail station site that will accommodate high density mixed use development.

Criteria for SM zone	Met?	Analysis
<p><i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i></p>	<p>Yes</p>	<p>This area is well served by transit and vehicular systems including the numerous bus routes on Roosevelt Way NE/11th Ave NE, University Way NE, NE Campus Parkway, NE 40th St, and Eastlake Ave E. and convenient access to I-5.</p> <p>Additionally, this area is within walking distance of the U District light rail station site.</p> <p>The U-District Urban Design DEIS, April, 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including incremental improvements to the electric and water utilities, Green Stormwater Infrastructure (GSI) to better manage runoff, low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Relationship to Surrounding Activity. An area that either provides a transition from or is compatible with, an adjacent neighborhood that is densely developed or zoned for high density mixed use; or an area where a transition to higher density mixed use is desired, either within a larger area characterized primarily by commercial or industrial activity, or within an area where significant investment in public transit infrastructure can accommodate greater density and adequate transition with surrounding areas can be provided; (SMC 23.34.128.C)</i></p>	<p>Yes</p>	<p>This area is intended to transition to higher density mixed used. This area is located between the University Way NE and Roosevelt Way NE commercial business corridors, and is a short walk from the major employer, University of Washington. It is just south of the light rail station site and anticipated center of future development within the University Community Urban Center.</p> <p>This area will serve as a transitional zone between higher intensity development to the north and the UW West Campus area to the south.</p>
<p><i>Mix of Use. In general, the zone is suitable for a wide range of uses. However, an area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Within these areas, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>Yes</p>	<p>The SM-U/R designation is proposed for this area. This area is north of the West Campus area that contains hundreds of housing units, mostly occupied by UW students. This area has been a focus of residential development activity with modest amounts of retail use at the ground floor. The SM-U/R designation will respond to the market demand for primarily residential floor space in this part of the neighborhood.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted. (SMC 23.34.128.E)</i></p>	<p>Yes</p>	<p>A height limit of 240 feet is proposed for this area in order to support high density mixed use development, and is complementary with the SM zoning on the north, east and west where heights of up to 240 feet would be permitted per the recommended zoning.</p>
<p>Conclusion: OPCD determines that the SM-U/R zone is the most appropriate zone for this area based on the consistency of the functional criteria with the goals of the neighborhood plan to create a mixed use neighborhood with a pedestrian orientation that is served by light rail transit.</p>		

Rezone Analysis for Area L

The proposal would rezone Area L from NC3-65 and NC3P-65 to SM-U 75-240

Current conditions

This area is currently a mixture of office, retail, apartment, religious institution and the University Bookstore surface parking lot.

Intent of zoning change

The intent of the proposed zoning change is to allow for increased intensity of mixed use development adjacent to the University Way shopping district and to respond to large development sites along 15th Ave NE with high density mixed use development.

Seattle Mixed (SM) Function and Locational Criteria (SMC 23.34.128)

Criteria for SM zone	Met?	Analysis
<i>Function. An area within an urban center, urban village, or station area overlay district that provides for a wide range of uses to encourage development of the area into a mixed-use neighborhood with a pedestrian orientation; (SMC 23.34.128.A)</i>	Yes	This area is located within the University Community Urban Center. There are a wide range of uses within this area and blocks surrounding it. NE 43 rd St, which bisects this area, is designated for green street improvements and the alley immediately to the west is designated for alley activation which consists of physical improvements and programming to make the alley a lively pedestrian-oriented environment.

Criteria for SM zone	Met?	Analysis
<p><i>Transportation and Infrastructure Capacity. An area that is well-served by transit and vehicular systems and where utility infrastructure is adequate, or where such systems and infrastructure can be readily expanded to accommodate growth; (SMC 23.34.128.B)</i></p>	<p>Yes</p>	<p>This rezone is not anticipated to result in exceeding service capacities. This area is well-served by transit, has convenient access to I-5, and will have light rail service in the near future resulting in a significant expansion of existing transportation infrastructure.</p> <p>The U-District Urban Design DEIS, April, 2014, does not identify any significant unavoidable adverse impacts to utilities. The DEIS identifies a number of mitigating measures to reduce the impact on existing utility infrastructure including incremental improvements to the electric and water utilities, Green Stormwater Infrastructure (GSI) to better manage runoff, low water use fixtures and conservation measures, and installation of photovoltaic and other technologies to reduce demand on electric power.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Relationship to Surrounding Activity. An area that provides a transition from or is compatible with, an adjacent neighborhood that is densely developed or zoned for high density mixed use; or an area where a transition to higher density mixed use is desired, either within a larger area characterized primarily by commercial or industrial activity, or within an area where significant investment in public transit infrastructure can accommodate greater density and adequate transition with surrounding areas can be provided; (SMC 23.34.128.C)</i></p>	<p>Yes</p>	<p>The proposed zoning is compatible with the plans for improvements to the northwest corner of the UW Campus, immediately to the east and the University Way NE shopping district to the west. This area is within two blocks of the light rail station site and can accommodate greater density and adequate transition with surrounding areas can be provided via upper level floor setbacks, tower separation standards, ground level oriented uses, etc.</p>
<p><i>Mix of Use. In general, the zone is suitable for a wide range of uses. However, an area within the SM zone may be identified for the purposes of encouraging a primarily residential character. Within these areas, nonresidential uses shall generally be of modest scale or neighborhood-serving in character; (SMC 23.34.128.D)</i></p>	<p>N/A</p>	<p>The SM/R designation is not proposed for this area to allow for greatest flexibility in accommodating a wide mix of residential and non-residential uses.</p>

Criteria for SM zone	Met?	Analysis
<p><i>Height. Height limits of 40 feet, 55 feet, 65 feet, 75 feet, 85 feet, 125 feet, 160 feet, 240 feet, and 400 feet may be applied to land zoned SM. Different heights may be applied to different uses in SM zones to more strongly promote certain development types or particular uses within the zone. A 40 or 55 foot height shall be applied where it is appropriate to limit the intensity and scale of new development. A 65 foot, 75 foot or 85 foot height shall apply where it is appropriate to provide for a uniform and pedestrian scale. Generally, within urban centers and light rail station areas, a 125 foot, 160 foot, 240 foot, or 400 foot height may be designated for areas where high density, mixed use development is desirable or where development at this height and intensity will serve as transition from areas where greater heights are permitted. (SMC 23.34.128.D)</i></p>	<p>Yes</p>	<p>A maximum height limit of 240 feet is proposed for this area. High density, mixed use development is desirable in this location as it will allow greater density and intensity of mixed use development adjacent to the existing University Way NE shopping district. This increased density and intensity of development will bring additional employees and residents to the district who will support local businesses.</p>
<p>Conclusion: OPCD determines that the SM zone is the most appropriate for this area based on its location adjacent to the UW Campus and University Way NE, and two blocks from the light rail station. This area is desirable for infill and redevelopment at a higher density and intensity of uses that will support the existing University Way NE corridor without changing the character of the streetscape.</p>		