

MAP ID	Land Use Record #	ADDRESS	APPLICATION STATUS	DESCRIPTION	# EXISTING DWELLING UNITS	# PROPOSED DWELLING UNITS	MHA Pay or Perform?	IDENTIFIED IN DISPLACEMENT ANALYSIS	IDENTIFIED IN HEARTLAND REPORT
1	3032689	1217 NE RAVENNA BLVD	EDG in process	Demolish existing mixed-use building (retail & apartments), construction of new mixed-use building (retail & apartments).	2	27	TBD	No	No
2	3028950	4727 12TH AVE NE	EDG Complete; MUP review in process	Land Use Application to allow a 7-story, 67-unit apartment building (60 small efficiency dwelling units, and 7 apartment units). Existing building to be demolished. No parking proposed.	1	67	Indicated payment; amount TBD	No	Tier 3
3	3028621	4700 BROOKLYN AVE NE	MUP Issued	Land Use Application to allow a 24-story building containing 227 apartment units with 5,623 square feet of retail space at street level. Parking for 22 vehicles to be provided below grade. Existing structures to be demolished.	0	227	Payment: \$3.76M	No	Tier 1
4	3029229	4510-4534 11TH AVE NE	EDG Complete; MUP review in process	Land Use Application to allow a 30-story, hotel building with 100 apartment units and retail. Parking for 180 vehicles proposed. Existing buildings to be demolished. Early Design Guidance Review conducted under 3032083-EG.	0	100	TBD	Yes	Tier 1
5	3032085	1200 NE 45TH ST & 4504 12TH AVE NE	EDG Completed; MUP review not initiated	Design Review Early Design Guidance for a 21-story, 230-unit apartment building with general sales and service. Parking for 105 vehicles proposed. Existing building to be demolished.	0	230	TBD	Yes	Tier 1
6	3030576	4515 BROOKLYN AVE NE	EDG Complete; MUP review in process	Land Use Application to allow a 25-story, 162-unit apartment building and 40 small efficiency dwelling units with general retail sales and service. Parking for 77 vehicles proposed. To be considered with project 3033463-LU. Early Design Review conducted	0	202	Payment: \$3.4M	No	No
7	3032036	4311 7TH AVE NE	EDG Completed	Design Review Administrative Design Review for an 8-story, 51- unit apartment building. No parking proposed. Existing building to be demolished.	3	51	TBD	No	No
8	3020934	4302 8TH AVE NE	EDG Completed	Early Design Guidance for: Streamlined Design Review for a 6-story structure containing 12 small efficiency dwelling units and 10 apartment units. Surface parking for 2 vehicles to be provided. Existing structures to be demolished.	2	22	Perform (2 units)	No	No
9	3027101	4244 11TH AVE NE	EDG Initiated	Early Design Guidance for: EDG - New Construction of a 20,000 SF mixed use apartment building with ground level retail.	0	0	TBD	No	Tier 3
10	3033093	1200-1206 NE 42ND ST; 1251 NE 43RD ST; 4204-4224 12TH AVE NE	EDG review in process	Design Review Early Design Guidance for two, 25-story towers with 446 apartment units and retail. Parking for 184 vehicles proposed. Existing buildings to be demolished.	69*	446	TBD	No	Tier 3
11	3027091	4239 8TH AVE NE	EDG Complete; MUP review in process	Land Use Application to allow a 7-story apartment building with 47 small efficiency dwelling units, 3 efficiency dwelling units and 2 apartments (52 total units). No proposed parking. Existing structures to be demolished.	1	52	Payment: \$450k	No	Tier 3
12	3027511	818 NE 42ND ST	EDG Complete; MUP review in process	Land Use Application to allow an 8-story apartment building with 20 small efficiency dwelling units; 3 efficiency dwelling units and 11 apartments (for a total of 34 units). No parking proposed. Existing structure to be demolished.	4	34	TBD	No	Tier 3

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13	3032167	4054 7TH AVE NE	Early Design Guidance	Administrative Design Review for a 8-story apartment building with 42-units. No parking proposed. Existing building to be demolished.	3	42	TBD	No	Tier 3
14	3027989	4048 7TH AVE NE	EDG Complete; MUP review in process	Land Use Application to allow a 7-story, 79-unit apartment building (67 small efficiency dwelling units and 12 apartment units). Parking for 10 vehicles proposed. Existing buildings to be demolished.	2	79	TBD	No	Tier 3
<b>TOTAL</b>					<b>96</b>	<b>1,984</b>			

*\*Several of the properties on the project site have existing rooming houses that are difficult to estimate with accuracy; unit count is based on information available from King County on 1/22/19.*

**KEY**

EDG = Early Design Guidance

MUP = Maser Use Permit

Identified in displacement analysis = Parcel identified on the maps included on page C-9 in [Appendix C to the Director’s report](#) for the U District Rezone Recommendation Director’s report

Identified in Heartland report = parcels identified on p. 9 in the [U District Residential Market Analysis](#) prepared by Heartland.

( Heartland categorized each site into tiers. Tiers 1 through 3 are considered to be potential high-rise development sites; with Tier 1 being near term, Tier 2 Mid to Near-term and Tier 3 longer term). Note that Heartland’s work focused specifically on the financial feasibility of high-rise development (greater than 7 stories) in the U-District).

**NOTES:**

In a built city such as Seattle, where nearly every parcel already has some building or improvement on it, new buildings often are a result of redevelopment. A developer’s decision to demolish and replace an existing building - one that may be generating revenue for its owner - involves many considerations, such as whether the land is owned outright, how much revenue the current building brings in, how much it would cost to demolish and replace it, and how much revenue a new structure could generate. There is no way to know about these considerations for all the parcels in the city today, let alone for five or 20 years into the future. For the U-District, while the U District EIS estimated demolitions by identifying specific redevelopable parcels and quantifying their existing housing (zero, for parking lots and commercial buildings), it was stated explicitly that it is possible that other sites could redevelop before those identified for any number of reasons and that would affect the number of demolitions that occur as the U District grows.

