



Subject site is highlighted

Land Use data

PIN: 2770600190

3801 23RD AVE W 2300 W EMERSON ST 2302 W EMERSON ST 2304 W EMERSON ST 2306 W EMERSON ST

Zoning:	LR1
SEPA unit count threshold:	4
SEPA square footage threshold:	4,000

Source: City of Seattle Geographic Information Systems

Department of Construction and Inspections, Land Use Team

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Design Review square footage threshold:	<i>New Design Review Thresholds in effect SMC 23.41.004</i>
Shoreline district?	No
Incentive zoning?	No
Pedestrian P suffix zone:	No
Pedestrian future "P" area 23.47A.005C:	No
Zoning Special Street:	No
Zoning history (most recent):	LR1,ORD123495,04/19/2011 L-1
Public Benefit Features:	No
ECA1 Steepslope:	No
ECA2 Potential slide:	No
ECA3 Riparian corridor:	No
ECA4 Wetland:	No
ECA5 Liquefaction:	No
ECA6 Flood prone:	No
ECA7 Abandoned landfill:	No
ECA8 Knownslide event:	No
ECA8 Knownslide area:	No
ECA9 Wildlife habitat:	No
ECA11 Peat settlement prone:	No
Urban village or Manuf/Ind Center?	No
Future land use?	Multi-Family Residential Areas
Light rail station overlay district?	No
Alki Parking Overlay District?	No
University District Parking Impact Area?	No
Downtown Fire District?	No
Urban Harborfront Historic Character Area?	No
International Special Review District?	No
Stadium Transition Area Overlay District?	No
Northgate Overlay District?	No
Pike Pine Conservation Core SMC 23.73.010?	No
Pike Pine Conservation Overlay?	No
Southeast Seattle Reinvestment Area?	No
Rainier Genesee Business District?	No
Sand Point Overlay District?	No
Sand Point Park Area?	No
Frequent Transit Service Area?	No
Historic landmark district?	No

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Historic landmark district?	No
Historic City landmark?	No
Arterial(s) within 100 ft of site?	Yes, W EMERSON ST (Collector)
SEPA Scenic Route within 100 ft?	No
Eagle management area w/in 400' of nest site?	No
Design Review Guideline area?	No
Design Review Equity Area?	No
Grading permit required - 25 cubic yards?	No
Grading permit required - All?	No
Fire hydrant - nearest (0° = due east)	Yes, 66 feet east southeasterly
Airport Height District? (generalized range)	Yes, (1063-1068 feet), (Outer Approach Area)
Archaeological buffer area? (DR2-98)	No
Tree canopy percentage?	Yes, 12.2% tree canopy
Heritage tree?	No
Heron habitat?	No
Salmon Watershed?	No
DWW flood event found (10/2/2004 data)?	No
Residential tax exemption area? (SMC5.72)?	No
Alaskan Way Tunnel Limited Access area?	No
Alaskan Way Viaduct Seawall Constr. Imp. Area?	No
Year built? (King County Assessor data)	1969
Adjacent to Park?	No
Within 100 feet of Park?	No
Within 500 feet of Park in ECA (1,2,3,4,6,8,11)?	No
Streetscape design concept plan?	No
Subject to Mandatory Housing Affordability?	No, (LR1)
Mandatory Housing Affordability (MHA) fees?	Medium Areas (may apply, refer to Tables A and B for 23.58B.040/.050 and 23.58C.040/.050)
Unreinforced masonry building (URM)?	No

