

Appendix B Buildings Eligible for TDR

Under the rezone proposal, developers that want to build above the base floor area must participate in the “incentive zoning” program. These requirements allow various options for a project to gain additional floor area; one option is to gain floor area by buying unused development potential from historic buildings.

This appendix lists the buildings that would be eligible for “transfer of development rights” (TDR) under this proposal. Owners of these buildings could sell development rights from their property to another property that wants to build bigger. This mechanism helps raise money for rehabilitating older structures, which have historic character and are often relatively affordable.

Two categories of buildings are eligible:

- **Designated historic landmarks.** These are buildings that meet a high standard of historical significance and/or architectural character. They are designated by the Landmarks Preservation Board, and they have special restrictions that limit options for redeveloping or modifying them. In return, they receive special tax benefits. To be eligible for TDR, landmarks must be in the SM-U zones or in a Neighborhood Commercial zone with a height of 55' or greater.
- **Vulnerable masonry buildings.** These are buildings that have been identified as being higher risk for earthquake damage - they are in need of structural retrofits to meet current safety standards. To be eligible for TDR under this proposal, they must also be identified as “Inventory” or “Hold” in a historic resources survey - meaning they are potentially eligible to be designated as landmarks.

Note that there are currently only a handful of designated landmarks currently in the U District, but many potential landmarks. More property owners may be inclined to go through the process once TDR is available.

Eligible landmark buildings:



Neptune Theater Building (1301 NE 45th St)

Lot area: 11,405 SF

Proposed zoning: SM-U 320

Building chargeable floor area: 19,806 SF

Base FAR: 4.75 (54,174 SF)

Available TDR: 34,368 SF



University Heights School (5031 University Way NE)

Zoning: NC3 65

Lot area: 79,640 SF

Building chargeable floor area: 55,653 SF

Base FAR: 4.75 (378,290 SF)

Available TDR: 322,637 SF



Fire Station #17 (1010 NE 50th St)

Proposed zoning: NC3 75

Lot area: 10,500 SF

Building chargeable floor area: 23,537 SF

Base FAR: 4.75 (111,801 SF)

Available TDR: 88,264 SF



United Methodist Episcopal (4142 Brooklyn Ave NE)

Proposed zoning: SM-U/R 240

Lot area: 8,240 SF

Building chargeable floor area: 12,550 SF

Base FAR: 3.2 (26,368 SF)

Available TDR: 13,818 SF



Wilsonian Apts Ballroom (4710 University Way NE)

Zoning: NC3 65

Lot area: 14,834 SF

Building chargeable floor area: 79,374 SF

Base FAR: 4.75 (70,462 SF)

Available TDR: 0 SF

Vulnerable masonry buildings - preliminary inventory

This list includes a preliminary list of building that appear to be unreinforced masonry and also qualify for preservation under the zoning proposal, based on historic resource inventory status. There may be additional buildings eligible under this proposal.

Common Name	Address	Historic Resource Inventory Category	Unreinforced Masonry?	Zone
Levere Apartments	4105 Brooklyn Avenue NE	Yes-Hold	Yes	SM-U/R 240
Big Time Brewery	4133 University Way NE	Yes-Hold	Yes	SM-U 85
Blue Moon	712 NE 45th Street	Yes-Hold	Yes	SM-U 320
University Baptist Church	4554 12th Avenue NE	Yes-Inventory	Yes	SM-U 320
Hardt Apts./Bucklin Bldg.	4137 University Way NE	Yes-Inventory	Yes	SM-U 85
Frederick Apartments	4737 Brooklyn Avenue NE	Yes-Inventory	Yes	SM-U 240
Varsity Arms Condo	4235 Brooklyn Avenue NE	Yes-Inventory	Yes	SM-U/R 240
Carol and Roberta Apts	1115/1119 NE 43rd Street	Yes-Inventory	Yes	SM-U 320
Wellesley Apartments	4203 Brooklyn Avenue NE	Yes-Inventory	Yes	SM-U/R 240
University Regency	4522 Brooklyn Avenue NE	Yes-Hold	Yes	SM-U 320
10 unit apartment bldg.	4134 11th Avenue NE	Yes-Hold	Yes	SM-U/R 240
Rudy's Barbershop/Apts	4736 University Way NE	Yes-Hold	Yes	NC3P 65
M. J. Feet	4336 University Way NE	Yes-Hold	Yes	SM-U 85
Meister Building/Varsity Theater	4329 University Way NE	Yes-Inventory	Yes	SM-U 85
Gelb Building	4534/4536 University Way NE	Yes-Inventory	Yes	NC3P 65
Masonic Building	4338 University Way NE	Yes-Inventory	Yes	SM-U 85
Lambert Building	4546/4550 University Way NE	Yes-Inventory	Yes	NC3P 65
La Paz Building/Apts	4200 University Way NE	Yes-Inventory	Yes	SM-U 85
University Methodist Church	1415 NE 43rd Street	Yes-Hold	Yes	SM-U 240
Hardwick Swap Shop	4212 Roosevelt Way NE	Yes-Hold	Yes	SM-U 240?
Johnny's Flowers	4145 University Way NE	Yes-Hold	Yes	SM-U 85
Stanford Apartments	1304 NE 42nd Street	Yes-Inventory	Yes	SM-U 320
Carter Hall (Condo)	901-905 NE 43rd Street	Yes-Inventory	Maybe?	SM-U 320