



SEATTLE CITY COUNCIL
CENTRAL STAFF

Clerk File 314470 – J. Selig Real Estate Rezone 2501 NW Market St

KETIL FREEMAN, ANALYST

LAND USE COMMITTEE

MARCH 22, 2023

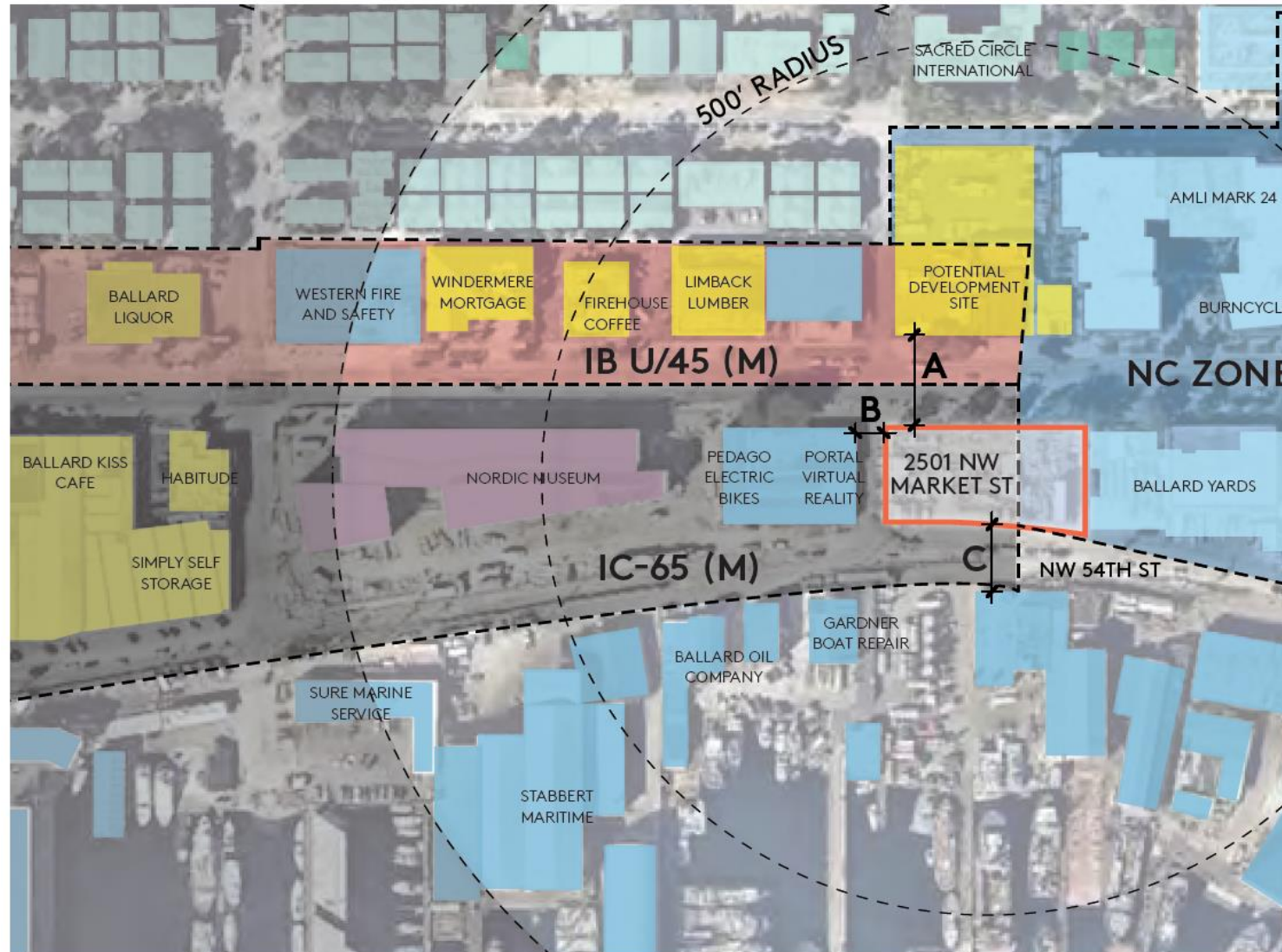
Type of Action

- Type IV - Quasi-judicial decision
- Quasi-judicial rezones are subject to the Appearance of Fairness Doctrine prohibiting ex-parte communication
- Council decisions must be made on the record established by the Hearing Examiner

Application Details and Procedural Posture

- Proposed rezone of the western portion of a split-zoned site from Industrial Commercial with a 65-foot height limit and M Mandatory Housing Affordability (MHA) suffix (IC 65 (M)) to Neighborhood Commercial 3 with a 75-foot height limit, pedestrian designations and M MHA suffix (NC3P 75 (M))
- Overall project site area is approximately 0.5 acres
- Application includes a MUP for a 107 unit mixed-use building with 107 apartments, 3 live-work units, and retail along NW Market Street
- SDCI recommendation to conditionally approve published 1/5/23
- Public Hearing held by the Deputy Hearing Examiner on 1/31/23
- Hearing Examiner recommends conditional approval to Council on 1/8/23

Hearing
Examiner's
Exhibit 18



- A:** APPROXIMATELY 85 LINEAL FEET
- B:** APPROXIMATELY 17 LINEAL FEET
- C:** APPROXIMATELY 65 LINEAL FEET

LEGEND

- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- EDUCATIONAL
- COMMUNITY FACILITIES
- MANUFACTURING / INDUSTRIAL
- RELIGIOUS
- MUSEUM



Hearing
Examiner's
Exhibit 63

'WALK AROUND THE BLOCK' - MARKET STREET PERSPECTIVE



Hearing Examiner Recommended PUDA Conditions

Prior to Issuance of a Building Permit

- A. Plans for development of the rezoned property shall be in substantial conformance, as determined by the Director, with the approved plans for Master Use Permit number 3037590-LU.

For the Life of the Project

- B. Non-residential uses shall be maintained on the ground-floor of the south facade in the location of the three proposed live-work units.

Next Steps

- 3/22/23 - Briefing, discussion, and possible vote
- 3/28/23 – Possible Full Council vote
 - Property Use and Development Agreement (PUDA) must be executed prior to Full Council vote

Questions?