



SEATTLE CITY COUNCIL

CENTRAL STAFF

Planning, Land Use & Zoning Committee



1203 East Spruce Street Rezone from Clerk File 314310

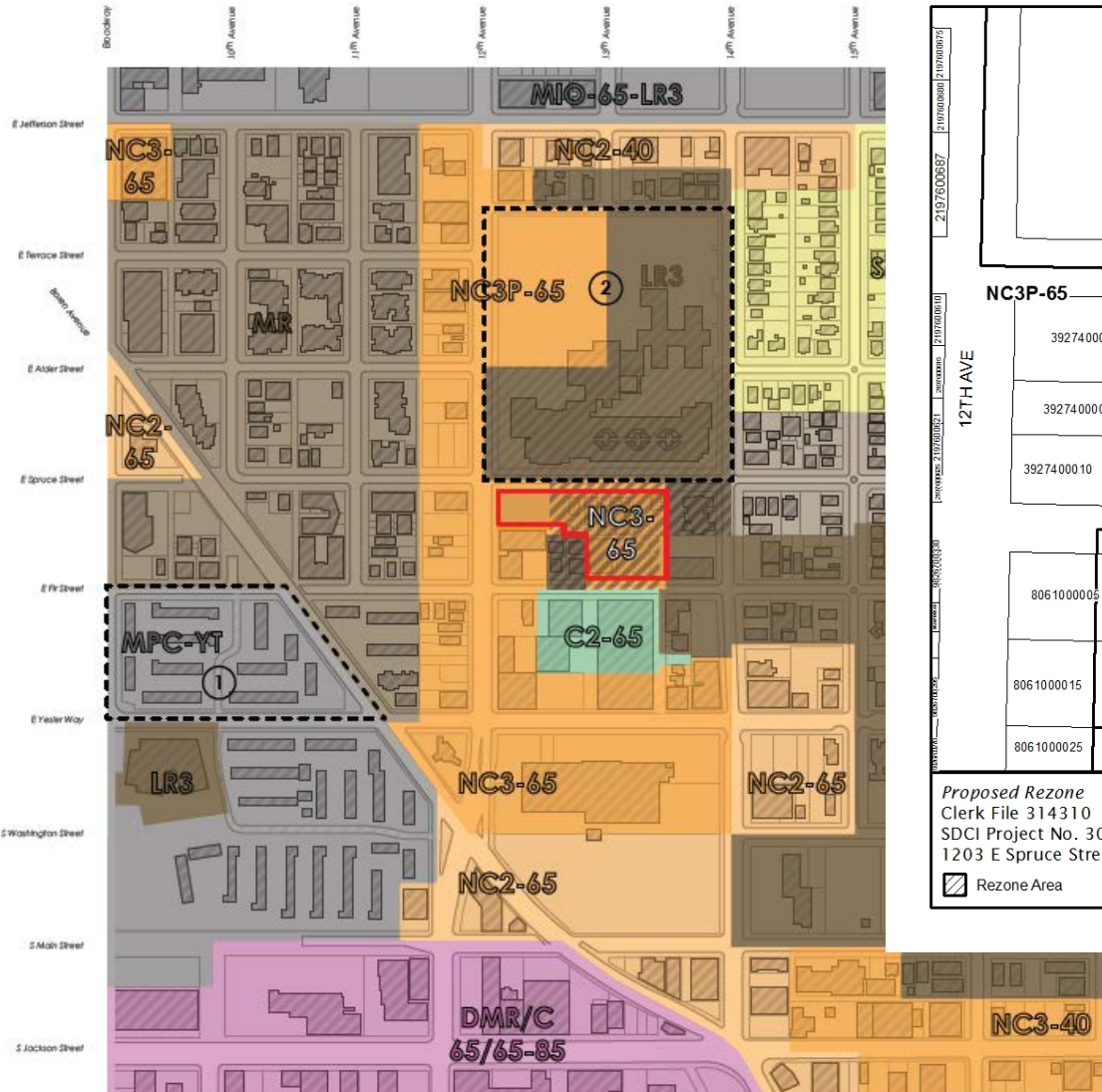
Ketil Freeman, Council Central Staff
August 10, 2017

Clerk File (CF) 314310

Clerk File No. 314310 -- Application of Capitol Hill Development LLC for approval of a contract rezone of approximately 74,000 square feet of property located at 1203 E. Spruce Street from Neighborhood Commercial 3 with a 65 foot height limit and a pedestrian overlay (NC3P 65) and Lowrise 3 (LR3) multifamily residential to Neighborhood Commercial 3 with a 65 foot height limit (NC3 65) (Project No. 3018576; Type IV).*

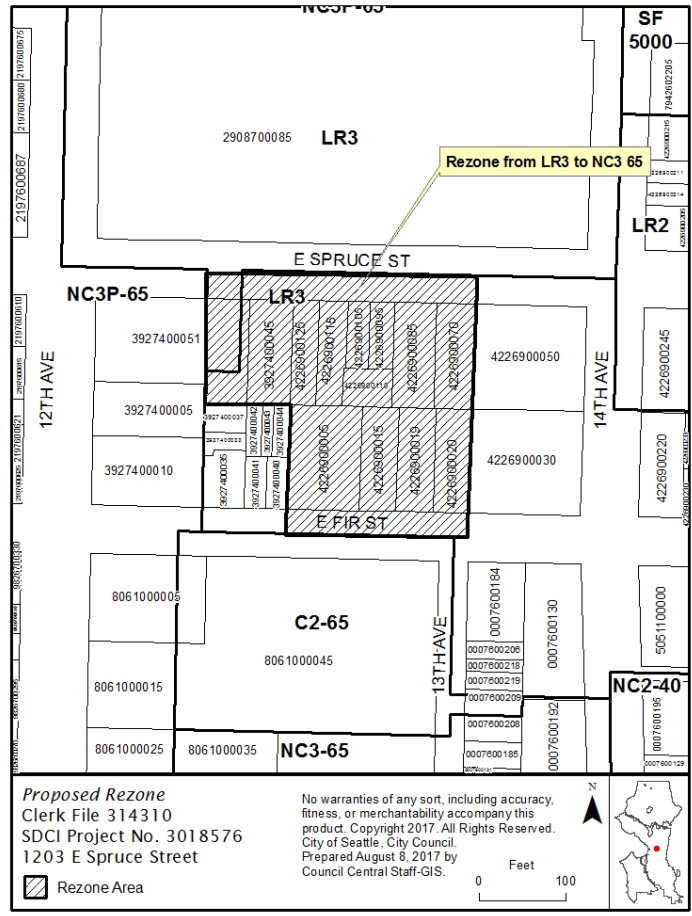
Excerpts from Hearing Examiner's (HE) Exhibits

- 5: Design Review Board Recommendation Packet
- *: The title of the introduced CF will need to be amended to reflect the final proposed rezone.



PROJECTED ZONING

- ① Vulcan Real Estate
With Vulcan set to purchase three blocks and develop approximately 650 units, zoning in this area is expected to change.
- ② Juvenile Detention Center
Pending demolition accompanied by new housing development would facilitate a zoning change.



Proposed Rezone

VICINITY MAP

 Project Site

The adjacent diagram indicates the maximum allowable height for the proposed project including the proposed contract rezone.

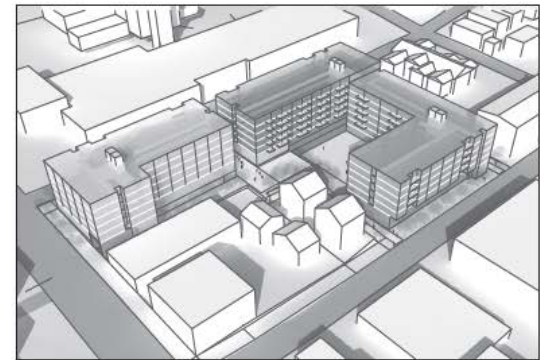


- ① King County Juvenile Detention
- ② Washington Hall
- ③ Baldwin Apartments
- ④ King County Records
- ⑤ Bailey Gatzert Elementary School
- ⑥ Decibel Apartments
- ⑦ Anthem Apartments

ZONE TRANSITION



AERIAL VIEW LOOKING NORTHEAST AT SITE



AERIAL VIEW FROM SOUTHWEST AT EDGE



First Central Station

Master Use Permit Recommendation Meeting
 1203 E Spruce Street Seattle, WA 98122
 Project #3018576

August 24, 2016




Questions?