



# SEATTLE CITY COUNCIL

## Land Use Committee

### Agenda

Wednesday, February 23, 2022

2:00 PM

### Public Hearing

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or  
Seattle Channel online.

Dan Strauss, Chair  
Tammy J. Morales, Vice-Chair  
Teresa Mosqueda, Member  
Sara Nelson, Member  
Alex Pedersen, Member

Chair Info: 206-684-8806; [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

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<http://seattle.gov/cityclerk/accommodations>.



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#### Committee Website:

<https://www.seattle.gov/council/committees/land-use>

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

*Pursuant to Washington State Governor's Proclamation No. 20-28.15 and Senate Concurrent Resolution 8402, this public meeting will be held remotely. Meeting participation is limited to access by the telephone number provided on the meeting agenda, and the meeting is accessible via telephone and Seattle Channel online.*

Register online to speak during the Public Comment period and Public Hearing at the 2:00 p.m. Land Use Committee meeting at <http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the Land Use Committee meeting will begin two hours before the 2:00 p.m. meeting start time, and registration will end at the conclusion of the Public Comment and Public Hearing period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Strauss at [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

Sign-up to provide Public Comment at the meeting at <http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at <http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164

One Tap Mobile No. US: +12532158782,,5864169164#

*Please Note: Times listed are estimated*

**A. Call To Order****B. Approval of the Agenda****C. Public Comment**

(10 minutes)

**D. Items of Business**

1. [CB 120266](#) **AN ORDINANCE relating to land use and zoning; amending Sections 23.47A.012 and 23.47A.013 of the Seattle Municipal Code to allow for transfer of development potential or transfer of development rights in the NC3-200 and the NC3P-200 zones.**

*Supporting  
Documents:*

[Summary and Fiscal Note](#)

[Director's Report](#)

[Central Staff Memo](#)

[Presentation \(2/23/22\)](#)

**Public Hearing, Briefing, and Discussion**

**Presenters:** Jim Holmes, Office of Planning and Community Development; Lish Whitson, Council Central Staff

2. [CF 314441](#) **Application of Wallace Properties - Park at Northgate, LLC for a contract rezone of a site located at 10735 Roosevelt Way NE from Lowrise 3 with an M Mandatory Housing Affordability (MHA) suffix (LR3 (M)) to Midrise with an M1 MHA suffix (MR (M1)) (Project No. 3033517; Type IV).**

**Attachments:** [Rezone Material](#)  
[Hearing Examiner Findings and Recommendation](#)  
[Hearing Examiner Exhibit List](#)  
[SDCI Recommendation Ex. 1](#)  
[Rezone Analysis 2.3.21 Ex. 10](#)  
[Public Comment Ex. 42-67](#)  
[Draft Environmentally Critical Areas Protection Covenant](#)

**Supporting Documents:** [Central Staff Memo \(2/9/22\)](#)  
[Presentation \(2/9/22\)](#)  
[Central Staff Memo \(2/23/22\)](#)

**Briefing, Discussion, and Possible Vote** (20 minutes)

**Presenter:** Ketil Freeman, Council Central Staff

3. [CB 120275](#) AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 16 of the Official Land Use Map to rezone two parcels located at 10735 Roosevelt Way NE from Lowrise 3 with an M Mandatory Housing Affordability Suffix (LR3 (M)) to Midrise with an M1 Mandatory Housing Affordability Suffix (MR (M1)); and accepting a Property Use and Development Agreement as a condition of rezone approval. (Application of Wallace Properties - Park at Northgate, LLC, C.F. 314441, SDCI Project 3033517-LU)

Attachments: [Ex A - Rezone Map](#)  
[Ex B - Property Use and Development Agreement](#)

Supporting Documents: [Summary and Fiscal Note](#)

**Briefing, Discussion, and Possible Vote** (20 minutes)

**Presenter:** Ketil Freeman, Council Central Staff

## E. Adjournment