

**DECISIONS & RECOMMENDATION OF THE SEATTLE DEPARTMENT OF CONSTRUCTION & INSPECTION & CITY OF SEATTLE HEARING EXAMINER PUBLIC HEARING**

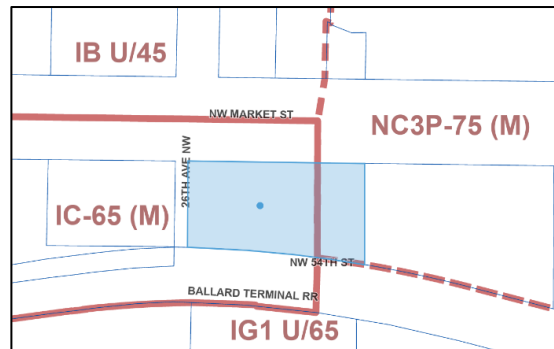
**Area:** North/Northwest  
**Address:** 2501 NW Market Street  
**Project:** 3037590-LU  
**C. F. Number:** 314470  
**Zone:** Industrial-Commercial [IC-65 (M)]

**Applicant Contact:** Jodi Patterson-O'Hare – (425)-681-4718  
**SDCI Planner:** Greg Johnson – (206) 727-8736

The Director of the Seattle Department of Construction and Inspections (SDCI) has issued decisions and recommendations regarding the following project:

Council Land Use Action to rezone a parcel of land from IC-65 (M) (Industrial Commercial) to NC3P-75 (M) (Neighborhood Commercial-3 with a Pedestrian Designation). Project includes construction of an 8-story, 107-unit apartment building with 3 live/work units and retail. Parking for 67 vehicles proposed. Early Design Guidance conducted under 3037522-EG.

Copies of the Director's decision and recommendation, the project application materials and plans are available in SDCI's online Permit and Property Records [Seattle Services Portal \(https://cosaccela.seattle.gov/portal/welcome.aspx\)](https://cosaccela.seattle.gov/portal/welcome.aspx). Questions may be directed to Greg Johnson, (206) 727-8736, Greg.Johnson@seattle.gov.



The top of this image is north.  
 This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

**ENVIRONMENTAL DETERMINATIONS**

The Director has determined that the proposed project is not likely to result in significant, adverse environmental impacts and has issued a **Determination of Non-Significance (DNS)**. See report for recommended conditions.

**DECISIONS APPEALABLE TO THE SEATTLE HEARING EXAMINER**

The decisions to **conditionally approve** Design Review and to issue a Determination of Non-Significance are appealable to the Seattle Hearing Examiner. The condition is (see decision for full details):

1. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting.

**HOW TO APPEAL THE DIRECTOR'S FINDINGS AND DECISION**

Appeals of the Director's Decision must be received by the Hearing Examiner no later than 5:00 p.m., **January 19, 2023**.

Appeals may be filed online at [www.seattle.gov/examiner/efile.htm](http://www.seattle.gov/examiner/efile.htm), delivered in person to the Hearing Examiner's office on the 40th floor of Seattle Municipal Tower at 700 Fifth Ave. or mailed to the City of Seattle Hearing Examiner, P.O. Box 94729, Seattle, WA 98124-4729. (Delivery of appeals filed by any form of USPS mail service may be delayed by several days. Allow extra time if mailing an appeal.) An appeal form is available at <http://www.seattle.gov/hearing-examiner/citations/public-guide-and-forms>

Appeals must be accompanied by an \$85.00 filing fee. The fee may be paid by check payable to the City of Seattle, by credit/debit card (Visa and MasterCard only) in person or by telephone at 206-684-0521. (The Hearing Examiner may waive the appeal fee if the person filing the appeal demonstrates that payment would cause financial hardship.)

The Hearing Examiner Rules and "Public Guide to Appeals and Hearings Before the Hearing Examiner" are available at [www.seattle.gov/examiner/guide-toc.htm](http://www.seattle.gov/examiner/guide-toc.htm).

**DIRECTOR'S RECOMMENDATION**

The Director recommends that the Seattle City Council **approve the rezone with conditions**. See report for conditions.

**VIRTUAL PUBLIC HEARING**

A virtual public hearing on the Director's recommendation on this application will be held on January 31, 2023, at 10:00 a.m. Any request for further consideration will be heard at this time.

Any appeal of the Director's decision to conditionally approve Design Review and issue a DNS will be heard at this hearing.

Topic: CF-314470-LU (Selig)	Dial by your location	+1 312 626 6799 US (Chicago)
Time: Jan 31, 2023 10:00 AM Pacific	+1 253 205 0468 US	+1 360 209 5623 US
Time (US and Canada)	+1 253 215 8782 US (Tacoma)	+1 386 347 5053 US
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<a href="https://us02web.zoom.us/j/88549349032">https://us02web.zoom.us/j/88549349032</a>	+1 669 444 9171 US	+1 564 217 2000 US
Meeting ID: 885 4934 9032	+1 669 900 6833 US (San Jose)	+1 646 931 3860 US
One tap mobile	+1 719 359 4580 US	+1 689 278 1000 US
+12532050468,,88549349032# US	+1 929 205 6099 US (New York)	Meeting ID: 885 4934 9032
+12532158782,,88549349032# US	+1 301 715 8592 US (Washington DC)	Find your local number:
(Tacoma)	+1 305 224 1968 US	<a href="https://us02web.zoom.us/j/88549349032">https://us02web.zoom.us/j/88549349032</a>
	+1 309 205 3325 US	

**WRITTEN COMMENTS**

Written comments will be accepted until the close of the hearing scheduled for January 31, 2023, at 10:00 a.m. Comments should be sent to:

**City of Seattle  
 Hearing Examiner  
 700 5th Avenue, Suite 4000  
 P.O. Box 94729  
 Seattle, WA 98124-4729**

Those persons who want to receive a copy of the Hearing Examiner's recommendation should specify that request in their comment letter.

