



SEATTLE CITY COUNCIL
CENTRAL STAFF

Clerk File 314447

Hugh Schaeffer, SHW Rezone

7012 Roosevelt Way NE

LISH WHITSON, LEGISLATIVE ANALYST

LAND USE COMMITTEE

SEPTEMBER 6, 2022

Type of Action

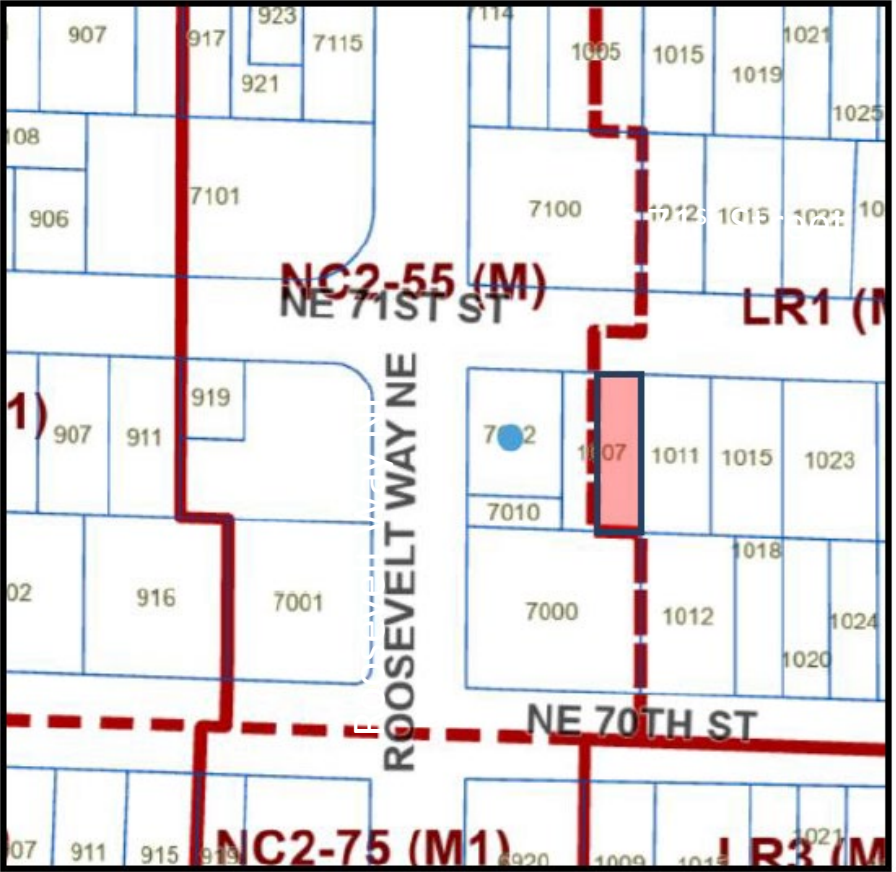
- Type IV – Quasi-Judicial decision
- Quasi-judicial rezones are subject to the Appearance of Fairness Doctrine prohibiting ex-parte communication
- Council decisions must be made on the record established by the Hearing Examiner

Application Details and Procedural Posture

Proposed rezone of part of a split-zoned parcel from Lowrise 1 multifamily residential with an M1 mandatory housing affordability suffix (LR1 (M1)) to Neighborhood Commercial 2-55 with an M2 mandatory housing affordability suffix (NC2-55 (M2))

- In the Roosevelt Urban Village (Council District 4)
- Rezone area is approximately 3,000 square feet
- Total development site is approximately 9,800 square feet
- Development site includes corner property, zoned (NC2-55 (M))
- Seattle Hearing Examiner public hearing on July 6, 2022
- Hearing Examiner recommended approval with conditions on August 3, 2022

Location



Rezone Area



Area of proposed rezone

Proposed Development – Roosevelt Frontage



*Street trees not shown for clarity

91 units

- 69 small efficiency dwelling units
- 16 efficiency dwelling units
- 6 apartments
- MHA performance on-site (7 units)

87 bicycle parking spaces

- 81 long-term spaces
- 6 short-term spaces

Proposed Development – 71st Frontage



*Street trees not shown for clarity

Hearing Examiner Summary of Testimony at Public Hearing

At the July 6, 2022, public hearing on the rezone before the Hearing Examiner, public comment was received from a neighbor of the proposal expressing concern. The speaker was Jessie Oberreuter, a neighbor to the proposal, expressing concern about the size and density of the proposal relative to his single-family home, and similar sized homes in the neighborhood.

Hearing Examiner Recommended Conditions

For the Life of the Project

1. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation phase of review and in the materials submitted after the Recommendation phase of review, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by... a SDCI assigned Land Use Planner.

Prior to Issuance of Demolition, Excavation/Shoring, or Construction Permit

2. Provide a Construction Management Plan that has been approved by Seattle Department of Transportation (SDOT).

Prior to Issuance of a Master Use Permit

3. The rezone includes a Mandatory Housing Affordability designation of M2.
4. The rezoned property shall be subject to the provisions of SMC Chapter 23.58C.
5. Development of the rezoned property shall be in substantial conformance with the approved plans for Master Use Permit record number 3034865-LU.

Next Steps

September 22, 2022

Briefing, continued discussion, and possible vote

October 11, 2022

Possible City Council Vote
[Property Use and Development Agreement (PUDA)
must be executed prior to City Council vote]

November 1, 2022

Deadline for City Council action

Questions?