

FINDINGS, CONCLUSIONS, AND DECISION
OF THE CITY COUNCIL OF THE CITY OF SEATTLE

In the matter of the Petition:	)	Clerk File 314400
Application of Daniel Goddard,	)	FINDINGS, CONCLUSIONS,
Weinstein A+U to rezone property	)	AND DECISION
located at 1620 16 th Avenue from	)	
Lowrise 3 (M) to Neighborhood	)	
Commercial 3-65 (M1) (Project No.	)	
3030517-LU; Type IV).	)	
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Introduction

This matter involves a petition by Daniel Goddard, Weinstein A+U (“Applicant”) for a contract rezone of property at 1620 16th Avenue from Lowrise 3 with an M Mandatory Housing Affordability suffix (LR3 (M)) to Neighborhood Commercial 3-65 with an M1 Mandatory Housing Affordability suffix (NC3-65 (M1)). The proposed rezone is of a parcel located in the Capitol Hill neighborhood, fronting 16th Avenue between E Olive Street and E Madison Street (Council District 3). Attachment A shows the area that would be rezoned.

The area to be rezoned is one of two adjacent parcels that would be developed together under Land Use Application 3030517-LU. The second parcel, south of the rezone area, is currently zoned Neighborhood Commercial 3-75 (M). Combined, the two parcels are 15,000 square feet in size. The application includes a Master Use Permit to redevelop the site with a seven-story mixed-use building with 88 units, and approximately 1,456 square feet of ground floor space intended to be occupied by a restaurant. The project includes 105 parking spaces, with 52 spaces intended for the residents of the building and 53 spaces intended to be used by

staff and visitors to Jewish Family Service's facility on the west side of 16th Avenue. The Applicant intends to satisfy MHA program requirements through the payment option.

On September 18, 2023, the Seattle Department of Construction and Inspections (SDCI) issued a recommendation to approve the application with conditions. On October 11, 2023, the Hearing Examiner held an open-record public hearing on the proposed rezone. On November 13, 2023, the Hearing Examiner filed a recommendation of conditional approval. On November 17, 2023, the Hearing Examiner published an amended recommendation of conditional appeal dated November 11, 2023. On December 8, 2023, the Land Use Committee of the Council reviewed the record and the recommendations by SDCI and the Hearing Examiner and recommended approval of the contract rezone to the City Council.

Findings of Fact

The Council hereby adopts the Hearing Examiner's Findings of Fact as stated in the Amended Findings and Recommendation of the Hearing Examiner dated November 11, 2023.

Conclusions

The Council hereby adopts the Hearing Examiner's Conclusions as stated in the Amended Findings and Recommendation of the Hearing Examiner dated November 11, 2023.

Decision

The Council hereby **GRANTS** a rezone of the property from Lowrise 3 with an M Mandatory Housing Affordability suffix (LR3 (M)) to Neighborhood Commercial 3-65 with an M1 Mandatory Housing Affordability suffix (NC3-65 (M1)), as shown in Exhibit A. The rezone is subject to the execution of a Property Use and Development Agreement (PUDA) requiring the owners to comply with the following condition for the life of the project:

CONDITION

Prior to Issuance of a Building Permit

1. Submit a copy of the approved Property Use and Development Agreement (PUDA) (required pursuant to SMC 23.34.004) containing the following condition of approval: Development of the rezoned property shall be in substantial conformance with the approved plans for Master Use Permit 3030517-LU.

Dated this _____ day of _____, 2024.

City Council President

ATTACHMENT A

