



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# **Clerk File 314441 - Wallace Properties Rezone 10713 Roosevelt Way NE**

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KETIL FREEMAN, ANALYST

LAND USE COMMITTEE

FEBRUARY 9, 2022

# Type of Action

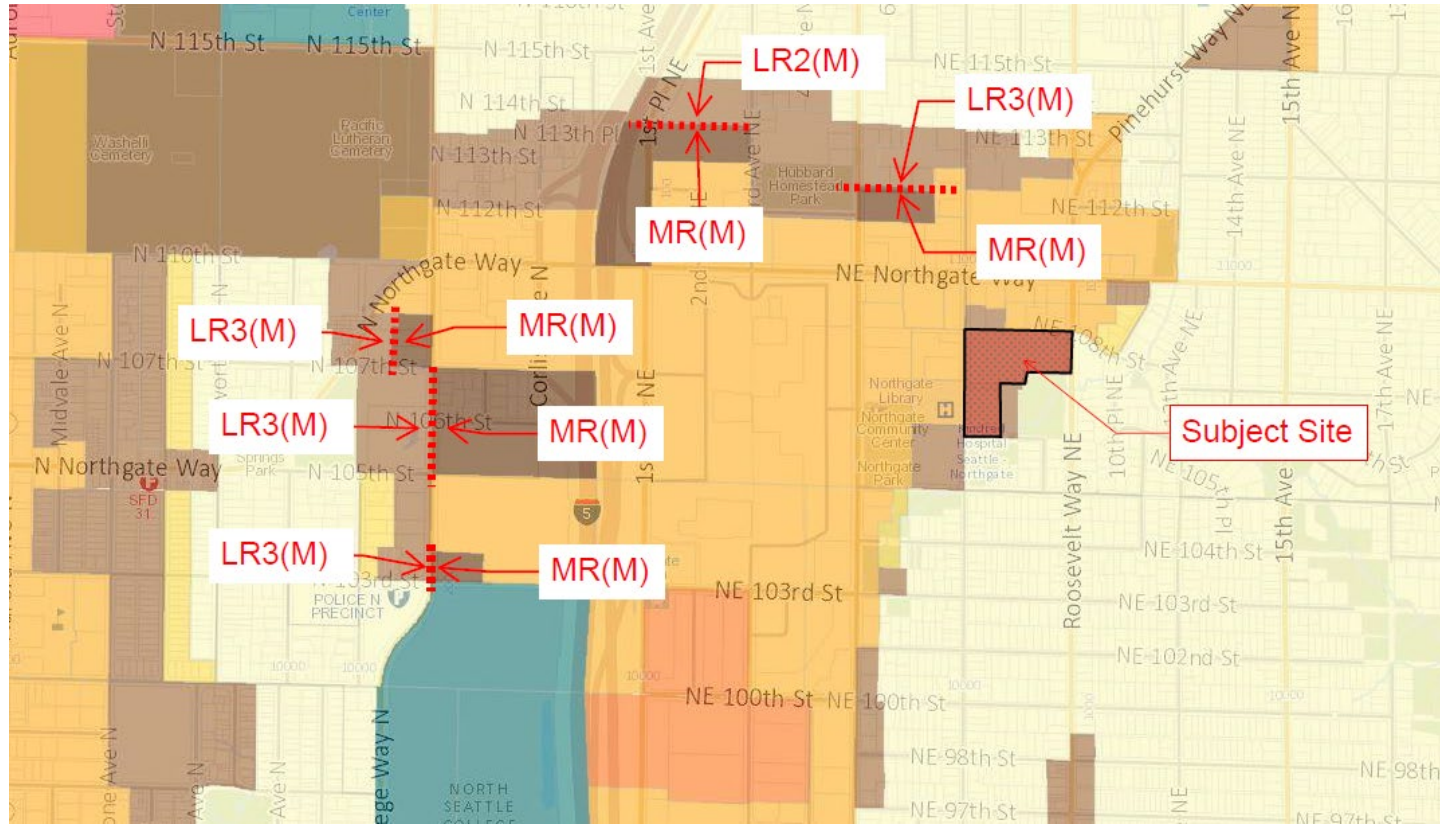
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- Type IV - Quasi-judicial decision
- Quasi-judicial rezones are subject to the Appearance of Fairness Doctrine prohibiting ex-parte communication
- Council decisions must be made on the record established by the Hearing Examiner

# Application Details and Procedural Posture

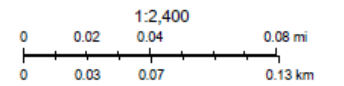
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- Proposed rezone of two sites in the Northgate Urban Center from Lowrise 3 multifamily residential with an M mandatory housing affordability suffix (LR3 (M)) to Midrise with an M1 mandatory housing affordability suffix (MR (M1))
- Combined site area is approximately 5 acres
- Application does not include Master Use Permits for development
- SDCI SEPA decision and rezone recommendation to conditionally approve published 9/9/21
- SEPA appeal filed 9/22/21, later dismissed
- Public Hearing held by the Hearing Examiner on 10/7/21
- Hearing Examiner recommends conditional approval to Council on 12/3/21



3/6/2019, 10:36:06 AM

- Parcels
- Wetland-ECA4
- Riparian Corridor-ECA3





**SITE SECTION A-A (LOOKING WEST)**

# Hearing Examiner Summary of Testimony at Public Hearing

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- Janet Way. Ms. Way indicated she spoke on behalf of the Thornton Creek Defense Fund. She spoke to the value of Thornton Creek as a natural area providing habitat for salmonids, mammals, and other species. She expressed concerns regarding water quality impacts from potential increased traffic, and about cumulative impacts from development in the area including the light rail link and the proposal.
- Jessica Durney. Ms. Durney spoke to portions of the comprehensive plan, that she believed that the proposal does not fulfill.
- Ruth Williams. Ms. Williams indicated she was speaking on behalf of the Thornton Creek Alliance. Ms. Williams spoke to concerns with the proposal's notice adequacy, and lack of pedestrian facilities in the area.
- Naomi Joseph. Ms. Joseph spoke to aspects of the neighborhood, and concerns about cumulative parking impacts.
- Frank Backus. Mr. Backus spoke to concerns about the lack of pedestrian infrastructure.
- Richard Ellison. Mr. Ellison spoke to portions of the comprehensive plan, that he believed that the proposal does not fulfill.

# Hearing Examiner Recommended Conditions

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## *Prior to Issuance of the Council Action*

1. Submit a signed and recorded environmentally critical areas covenant restricting future development within the area designated as riparian management area on the South Site.

## *Prior to Issuance of a Master Use Permit*

2. As part of the first permit for future development on the South Site, submit a restoration plan for the area of the South Site encumbered by the riparian management area. The restoration plan shall be consistent with the applicable requirements of the Environmental Critical Areas ordinance (SMC 25.09).
3. Future development of the North Site and South Site shall comply with the performance requirements of MHA (SMC 23.58B and/or 23.58C) (as opposed to paying the fee in lieu).
4. Future development of the North Site and South Site shall designate at least 20% of all residential units on-site to meet the standards of the Multifamily Tax Exemption Program (SMC 5.73).
5. Future development of the North Site shall provide an east-west pedestrian connection from Roosevelt Way NE to 8th Avenue NE that is publicly accessible.
6. Future development of the North Site shall include study of vehicular access to the site and provide vehicular access via Roosevelt Way NE if consistent with the Land Use Code. Additional conditions may be imposed consistent with city codes and regulations.

# Next Steps

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- 2/23/22 - Briefing, continued discussion, and possible vote
- 2/28/22 – Possible Full Council vote
  - Property Use and Development Agreement (PUDA) must be executed prior to Full Council vote



# Questions?