



Legislation Text

---

File #: CB 120275, Version: 1

---

**CITY OF SEATTLE**

**ORDINANCE \_\_\_\_\_**

**COUNCIL BILL \_\_\_\_\_**

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)

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. This ordinance rezones the following legally described properties (collectively “the Property”) commonly known as 10735, and also known as 10713, Roosevelt Way NE:

**Parcel I:**

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 29, TOWNSHIP 26 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON. EXCEPT THE EAST 38.00 FEET THEREOF. AND EXCEPT THE WEST 30.00 FEET THEREOF AND EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: BEGINNING IN THE SOUTH LINE OF SAID SUBDIVISION AT A POINT 30.00 FEET WEST OF THE SOUTHEAST CORNER THEREOF; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, 75.00 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID SUBDIVISION, 270.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION, 30.00 FEET; THENCE SOUTHWESTERLY ON A CURVE TO THE RIGHT HAVING A RADIUS OF 45.00 FEET, THROUGH AN ANGLE OF 91°06'53" A DISTANNCE OF 71.56 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE EAST, ALONG SAID LINE, 315 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

**Parcel II:**

THE EAST 180 FEET OF THE WEST 210 FEET OF THE NORTH HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWET QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 26 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN IN KING COUNTY, WASHINGTON. EXCEPT THE NORTH 30 FEET THEREOF. AND EXCEPT THE SOUTH 30 FEET THEREOF FOR ROAD.

Section 2. Page 16 of the Official Land Use Map, Seattle Municipal Code Section 23.32.016, is amended to rezone the Property described in Section 1 of this ordinance, and shown in Exhibit A to this ordinance, from Lowrise 3 with an M Mandatory Housing Affordability Suffix (LR3 (M)) to Midrise with an M1 Mandatory Housing Affordability Suffix (MR (M1)). Approval of this rezone is conditioned upon complying with the Property Use and Development Agreement (PUDA) approved in Section 4 of this ordinance.

Section 3. The zoning designations established by Section 2 of this ordinance shall remain in effect until the Property is rezoned by subsequent Council action.

Section 4. The PUDA attached to this ordinance as Exhibit B is approved and accepted.

Section 5. The City Clerk is authorized and directed to file the PUDA with the King County Recorder's Office; to file the original PUDA along with this ordinance at the City Clerk's Office upon return of the recorded PUDA from the King County Recorder's Office; and to deliver copies of the PUDA and this ordinance to the Director of the Seattle Department of Construction and Inspections and to the King County Assessor's Office.

Section 6. This ordinance, effectuating a quasi-judicial decision of the City Council and not subject to mayoral approval or disapproval, shall take effect and be in force 30 days from and after its passage and approval by the City Council.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

---

Monica Martinez Simmons, City Clerk

(Seal)

**Exhibits:**

Exhibit A - Rezone Map

Exhibit B - Property Use and Development Agreement for 10735 Roosevelt Way NE