



SEATTLE CITY COUNCIL
CENTRAL STAFF

Clerk File 314400

1620 16th Avenue Rezone

LISH WHITSON, LEGISLATIVE ANALYST

LAND USE COMMITTEE

DECEMBER 8, 2023

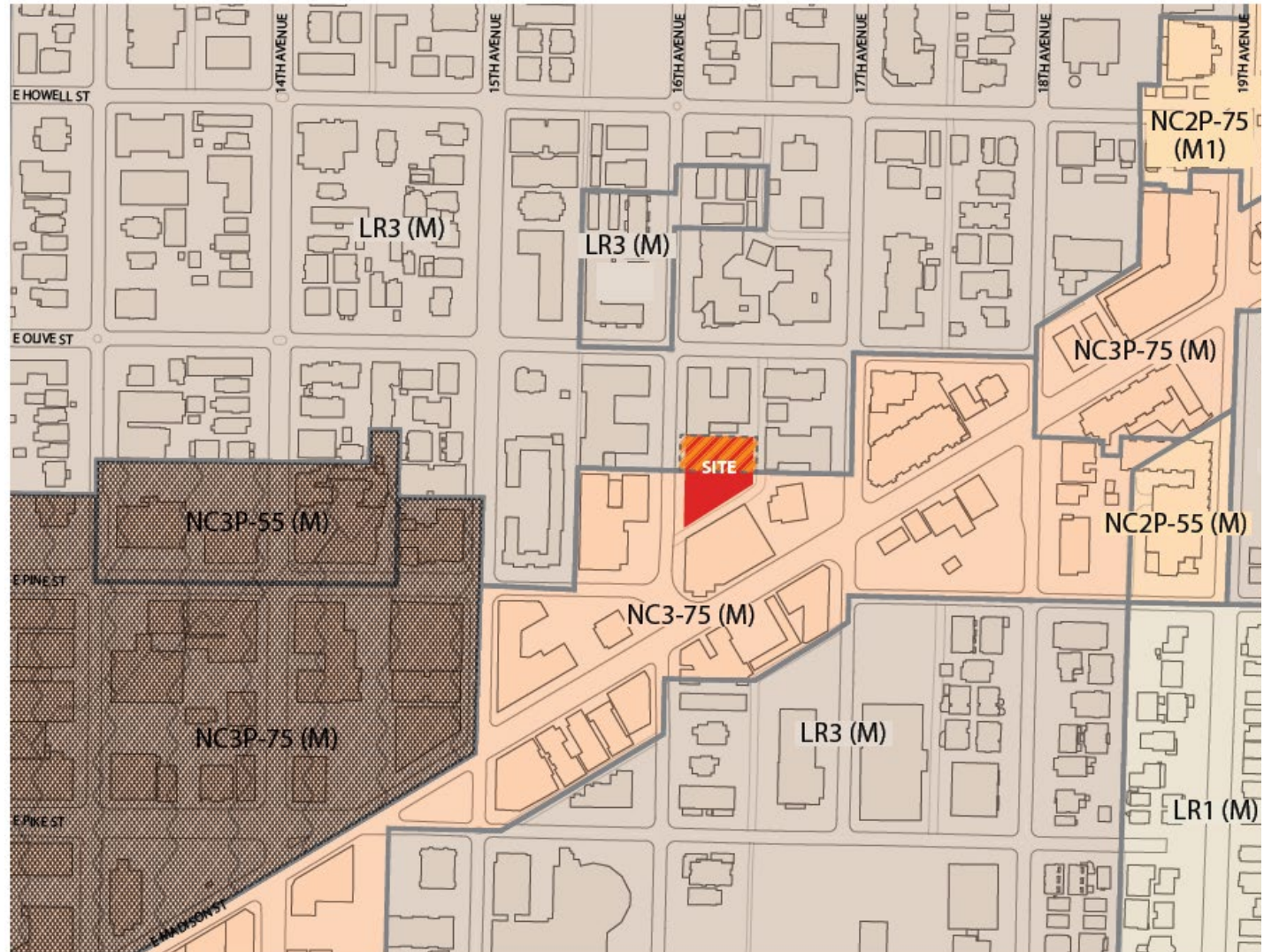
Type of Action

- Type IV land use action = 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 Summary

- Rezone one parcel located on 16th Avenue between E Madison Street and E Olive Street from Lowrise 3 (M) (LR3 (M)) to Neighborhood Commercial 3-65 (M1) (NC3-65 (M1))
- Parcel is approximately 7,200 square feet
- Rezone would allow for the development of an 88-unit residential development with restaurant space and parking for residents and visitors to the Jewish Family Service facility across 16th Avenue
- Development would occur on the subject parcel and the parcel to the south (zoned NC3-75 (M))

Current Zoning



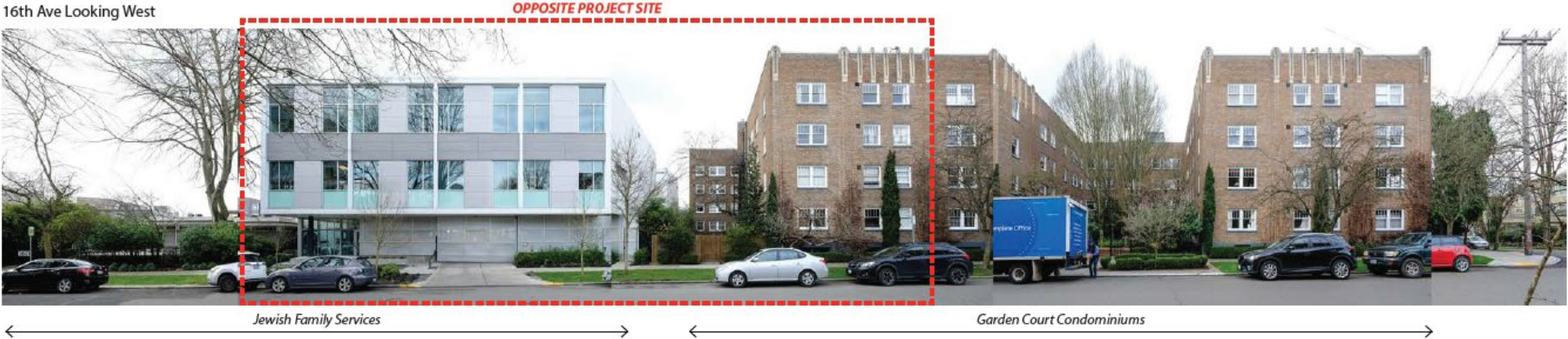
Images from Exhibit 85

Existing conditions

16th Ave Looking East



16th Ave Looking West



Images from Exhibit 85



Image from Exhibit 85

Floor Plans



Street Level Floor Plan (Level 1)



Floor Plan (Level 2)

Images from Exhibit 85

Process

- SDCI recommendation to conditionally approve the rezone was published on September 18
- Seattle Hearing Examiner held a hearing on October 11
- Hearing Examiner issued a recommendation to conditionally approve filed on November 13
 - An amended recommendation was filed on November 17
- With no appeals, Council should act by February 15

Hearing Examiner's Recommended Condition

Prior to Issuance of a Master Use Permit

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.

Committee actions to recommend approval

1. Amend the title of Clerk File 314400 to update the zoning and name of the applicant of record:

~~Application of 1620 Holdings, LLC to rezone an approximate 7,200 square foot site located at 1620 16th Avenue from Lowrise 3 (LR3) and Neighborhood Commercial 3 with a 65-foot height limit (NC3-65) to Neighborhood Commercial 3 with a 65-foot height limit and M1 Mandatory Housing Affordability suffix (NC3-65 (M1)) (Project No. 3030517-LU; Type IV)~~
Application of Daniel Goddard, Weinstein A+U to rezone property located at 1620 16th Avenue from Lowrise 3 (M) to Neighborhood Commercial 3-65 (M1) (Project No. 3030517-LU; Type IV).

2. Add “Findings, Conclusions, and Decision” to Clerk File
3. Vote to recommend approval of the Clerk File

Next Steps

- Introduce Council Bill in early 2024
- City Council vote at subsequent meeting
- City Council should act before February 15, 2024

Questions?