



SEATTLE CITY COUNCIL
CENTRAL STAFF

Clerk File 314474 – Acer House Rezone 2210 E. Cherry St.

KETIL FREEMAN, ANALYST

LAND USE COMMITTEE

OCTOBER 20, 2023

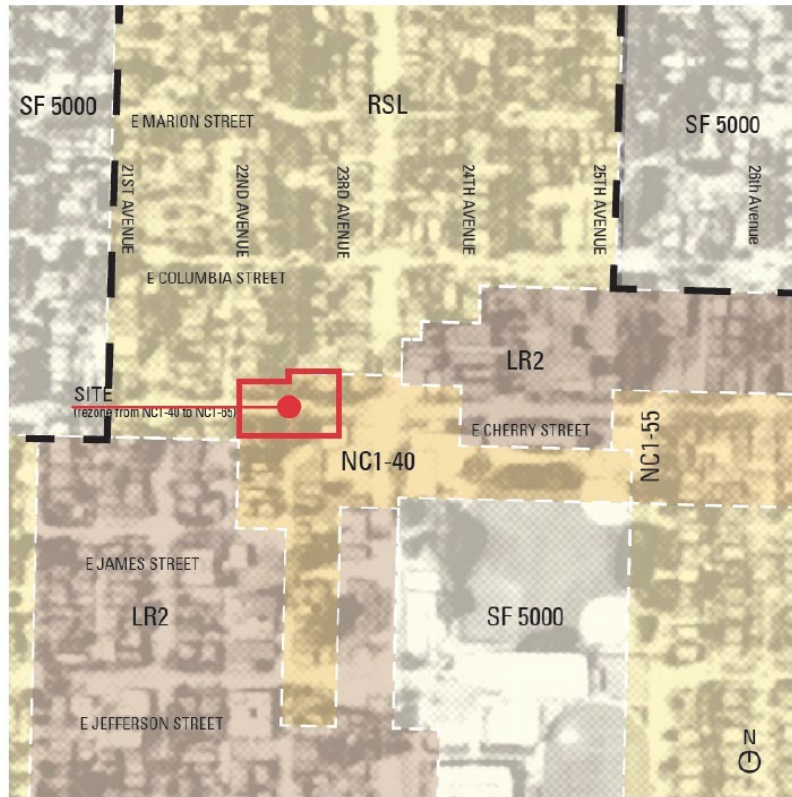
Type of Action

- 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

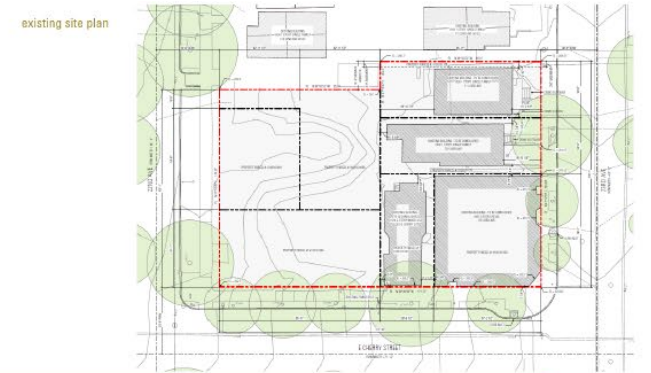
Application Summary

- Proposed rezone of a split-zoned site:
 - Eastern portion zoned NC1-40 (M) to NC1-65 (M1)
 - Western portion zoned NC1-40 (M2) to NC1 65 (M2)
- Overall project site area is approximately 19,000 square feet
- Rezone would facilitate the development of a mixed-use building designed in an Afro-futurist style with 114 apartments and ground floor commercial space

zoning



Site Context and Zoning



SITE



From SDCI
Presentation –
Hearing Examiner
Exhibit 65

Project Rendering



Hearing Examiner's Exhibit 65

Process

- SDCI recommendation to conditionally approve, June 8
- Hearing Examiner open record hearing, July 19
- Hearing Examiner recommendation, August 17
- No appeals therefore Council should act no later than November 7

Hearing Examiner Recommended PUDA Conditions

Prior to Issuance of a Building Permit

1. Plans for development of the rezoned property shall be in substantial conformance, as determined by the Director, with the approved plans for Master Use Permit (MUP) Number 3037185-LU.

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

1. Provide a Construction Management Plan that has been approved by the Seattle Department of Transportation (SDOT). The submittal information and review process for Construction Management Plans are described on the SDOT website.
2. Provide an archaeological monitoring and inadvertent discovery plan prepared by a qualified professional and include statement that the Duwamish Tribe shall be notified in the event of archaeological work.

Hearing Examiner Recommended PUDA Conditions, contd.

For the Life of the Project

1. The building and landscape design shall be substantially consistent with the materials presented at the Design Review Board Recommendation meeting and in the materials submitted after the recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by a Land Use Planner at the Seattle Department of Construction and Inspections.

Actions if Committee approves rezone

- Amend Clerk File title to reflect recommended rezone
- Add Findings, Conclusion and Decision to Clerk File
- Vote to recommend approval of the Clerk File
- Introduce Council Bill with signed PUDA on October 24
- Council vote on October 31 or November 7

Questions?