

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

In the matter of the Petition:)	Clerk File 314491
Application of Encore Architects,)	FINDINGS, CONCLUSIONS,
PLLC, to rezone an approximately)	AND DECISION
34,654 square foot site located at 8601)	
Fremont Ave. N. from Neighborhood)	
Residential 3 (NR3) to Lowrise 2 with)	
a (M1) Mandatory Housing)	
Affordability suffix (LR2 (M1)))	
(Project No. 3036119-LU; Type IV).)	

Introduction

This matter involves a petition by Blair Stone, Encore Architects, on behalf of Bellwether Housing (“Applicant”) for a contract rezone of property at 8601 Fremont Avenue N from Neighborhood Residential 3 (NR3) to Lowrise 2 with a (M1) Mandatory Housing Affordability suffix (LR2 (M1)).

The proposal site is approximately 34,654 square feet in size and is located in the Greenwood neighborhood. The application includes a Master Use Permit to redevelop the site with two residential buildings containing 53 affordable apartment units. The Applicant intends to satisfy MHA program requirements through on-site performance. Attachment A shows the area to be rezoned.

On December 23, 2024, the Seattle Department of Construction and Inspections (SDCI) issued a recommendation to approve the application with conditions. On January 14, 2025, the Deputy Hearing Examiner held an open-record public hearing on the proposed rezone. On January 29, 2025, the Deputy Hearing Examiner recommended conditional approval. On April 2, 2025, the Land Use Committee of the Council reviewed the record and the recommendations

by SDCI and the Deputy 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 Findings and Recommendation of the Hearing Examiner dated January 29, 2025.

Conclusions

The Council hereby adopts the Hearing Examiner's Conclusions as stated in the Findings and Recommendation of the Hearing Examiner dated January 29, 2025.

Decision

The Council hereby **GRANTS** a rezone of the property from NR3 to LR2 (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 certain conditions for the life of the project. Those conditions are adopted by the Council as follows:

CONDITIONS

Prior to Issuance of a Master Use Permit

1. The rezone includes a Mandatory Housing Affordability designation of M1.
2. Development of the rezoned property shall be subject to the requirements of SMC 23.58B and/or 23.58C.

Prior to Issuance of a Building Permit

3. Plans shall be in substantial conformance with the approved plans for Master Use Permit number 3036119-LU, provided that, should the City Council adopt legislation that implements a zoning designation for the site with higher development capacity than LR2, the Applicant may revise its proposal to fully conform with the later-adopted zoning designation.

Dated this 15th day of April, 2025.



City Council President

ATTACHMENT A

