

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

In the matter of the Petition:	)	Clerk File 314534
	)	
Application of Kamiak Real Estate,	)	FINDINGS, CONCLUSIONS,
LLC, for a contract rezone of a site	)	AND DECISION
located at 352 Roy Street from Seattle	)	
Mixed Uptown Urban Center with a	)	
65-foot height limit (SM-UP 65 (M))	)	
to the same designation, but with an	)	
85-foot height limit (SM-UP 85 (M)).	)	
and accepting a Property Use and	)	
Development Agreements as a	)	
condition of rezone approval.	)	
(Application of Kamiak Real Estate,	)	
LLC, C.F. 314534, SDCI Project	)	
3041336-LU).	)	

Introduction

This matter involves a petition by Kamiak Real Estate, LLC, (Applicant) for a contract rezone of an approximately 30,720 square foot site located on Roy Street between Nob Hill Ave N and 4th Ave N.

The site is zoned Seattle Mixed - Uptown with a 65-foot height limit with a Mandatory Housing Affordability M suffix (SM-UP 65 (M)). The proposed rezone would be to the same designation, but with an 85-foot height limit (SM-UP 85 (M)).

Attachment A shows the area to be rezoned. Attachment B provides a legal description of the site (the “Property”).

The proposed development project is a mixed-use multi-family apartment project consisting of an 8 story, 215-unit mixed use apartment building with retail, and 128

below-grade parking spaces. The Applicant intends to satisfy MHA program requirements under SMC Chapter 23.58C through on-site performance.

The Seattle Department of Construction and Inspections (SDCI) recommended conditional approval of the application to the Hearing Examiner on June 5, 2025. The Hearing Examiner held an open-record public hearing on June 25, 2025, and on July 8, 2025, recommended conditional approval. On September 3, 2025, the Land Use Committee of the Council reviewed the record and the recommendations by SDCI and the 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 July 8, 2025.

Conclusions

The Council hereby adopts the Hearing Examiner's Conclusions of Law as stated in the Findings and Recommendation of the Hearing Examiner dated July 8, 2025.

Decision

The Council hereby GRANTS a rezone of the Property from Seattle Mixed Uptown with a 65 foot height limit and M Mandatory Housing Affordability suffix (SM-UP 65 (M)) to Seattle Mixed Uptown with an 85 foot height limit and M Mandatory Housing Affordability suffix (SM-UP 85 (M)), as shown in Attachment A.

The rezone is subject to the execution of a Property Use and Development Agreement (PUDA) requiring the owners to comply with certain conditions, as follows:

Prior to Issuance of a Building Permit

1. The rezone includes a Mandatory Housing Affordability suffix of (M).
2. Development of the rezoned property shall be subject to the requirements of SMC Chapters 23.58B and 23.58C. The PUDA shall specify the payment and performance calculation amounts for purposes of applying Chapters 23.58B and 23.58C.

For the Life of the Project

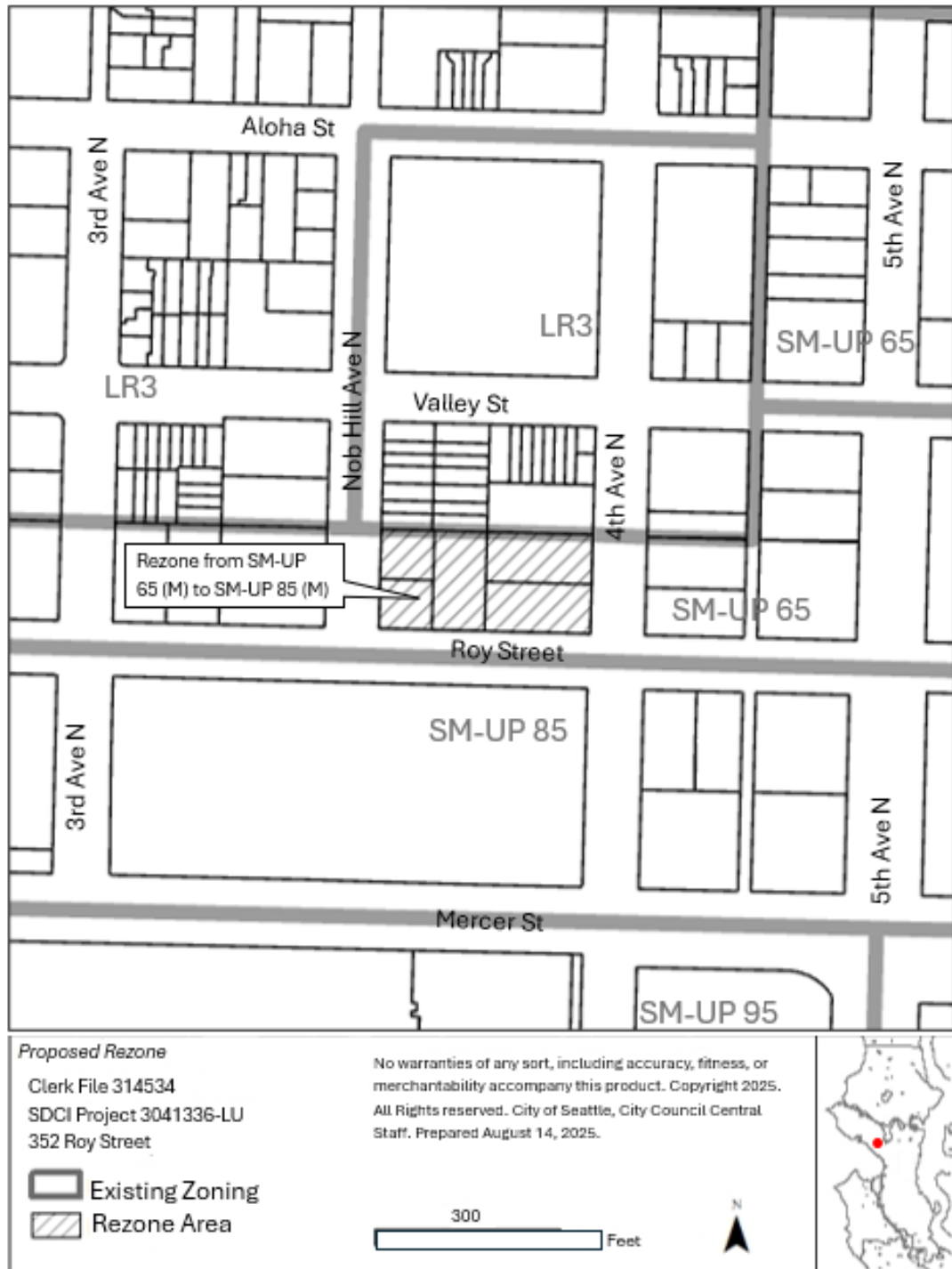
3. Development of the rezoned property shall be in accordance with the final approved Master Use Permit drawings for SDCI Project No. LU-3041336, including the structure design with the proposed 10-foot northern property setback, structure height of up to 85 feet, major modulation, and balconies on the north façade.

Dated this 23rd day of September, 2025.



City Council President

ATTACHMENT A



ATTACHMENT B

PARCEL 545780-1265

LOT 1, BLOCK 35, MERCER'S 2ND ADDITION TO NORTH SEATTLE, ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON.

PARCEL 545780-1300

THE WEST HALF OF LOT 7, BLOCK 35, MERCERS 2ND ADDITION TO NORTH SEATTLE ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON.

PARCEL 545780-1315

THE WEST HALF OF LOT 8, BLOCK 35, MERCERS 2ND ADDITION TO NORTH SEATTLE ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON.

PARCEL 545780-1295

THE EAST HALF OF LOTS 7 AND 8, BLOCK 35, MERCERS 2ND ADDITION TO NORTH SEATTLE ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON.

PARCEL 545780-1270

LOT 2, BLOCK 35, MERCER'S 2ND ADDITION TO NORTH SEATTLE ACCORDING TO PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 7, IN KING COUNTY, WASHINGTON.