



SEATTLE CITY COUNCIL
CENTRAL STAFF

Clerk File 314534 – Contract Rezone for 352 Roy Street

HB HARPER, ANALYST

LAND USE COMMITTEE
SEPTEMBER 3, 2025

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 site:
 - From SMU-65 (M) to SMU-85 (M)
- Overall project site area is approximately 30,720 square feet
- Rezone would facilitate the development of an 8-story, 215-unit mixed use building with apartments and retail.

Site Context and Zoning



Axometric view of proposal site

From SDCI
Presentation –
Hearing Examiner
Exhibit 23



Stitched together street view Roy St. looking north

Project Rendering



Hearing Examiner's Exhibit 23

Process

- SDCI recommendation to conditionally approve, June 5
- Hearing Examiner open record hearing, June 25
- Hearing Examiner recommendation, July 8
- Land Use Committee, September 3 and 15
- City Council, September 23 (anticipated)

Hearing Examiner Recommended PUDA Conditions

Prior to Issuance of a Building Permit

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

For the Life of the Project

3. Approval of this contract rezone is conditioned upon development of the project in accordance with the final approved Master Use Permit drawings, including the structure design with the proposed 10-foot northern property setback, structure height of 85 feet, major modulation, and balconies on the north façade.

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 September 9
- Council vote on September 23

Questions?