



# 3036119-LU: Rezone Hearing

Photo by John Skelton



**Seattle** Department of  
Construction & Inspections

**Seattle Hearing Examiner**  
Greg Johnson | January 14, 2025



## Adjacent Uses

On a neighborhood Green way along Fremont Ave N, the project site is mostly surrounded by residential uses, both single family and increasingly more multifamily. Situated directly across from the Greenwood Boys and Girls Club and centered between the commercial streets of Greenwood Ave and Aurora Ave, the project is well suited to transition the neighborhood between single family homes and more commercial uses.

### Legend

Residential (single-family & multi-family)



Mixed-Use



Commercial



Public



Medical



Community / Religious



Education / Institutional



Park/Open Space



# Site

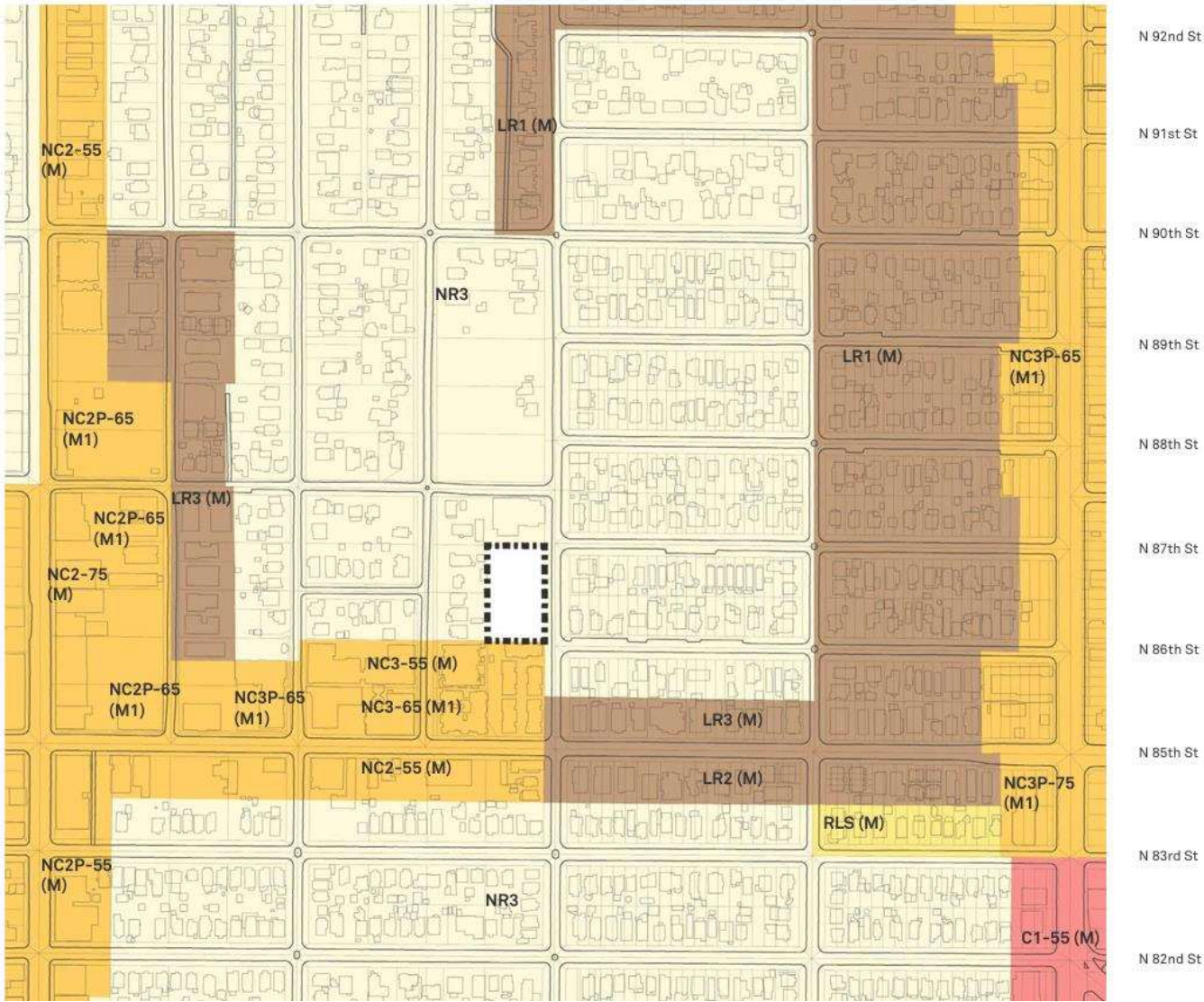


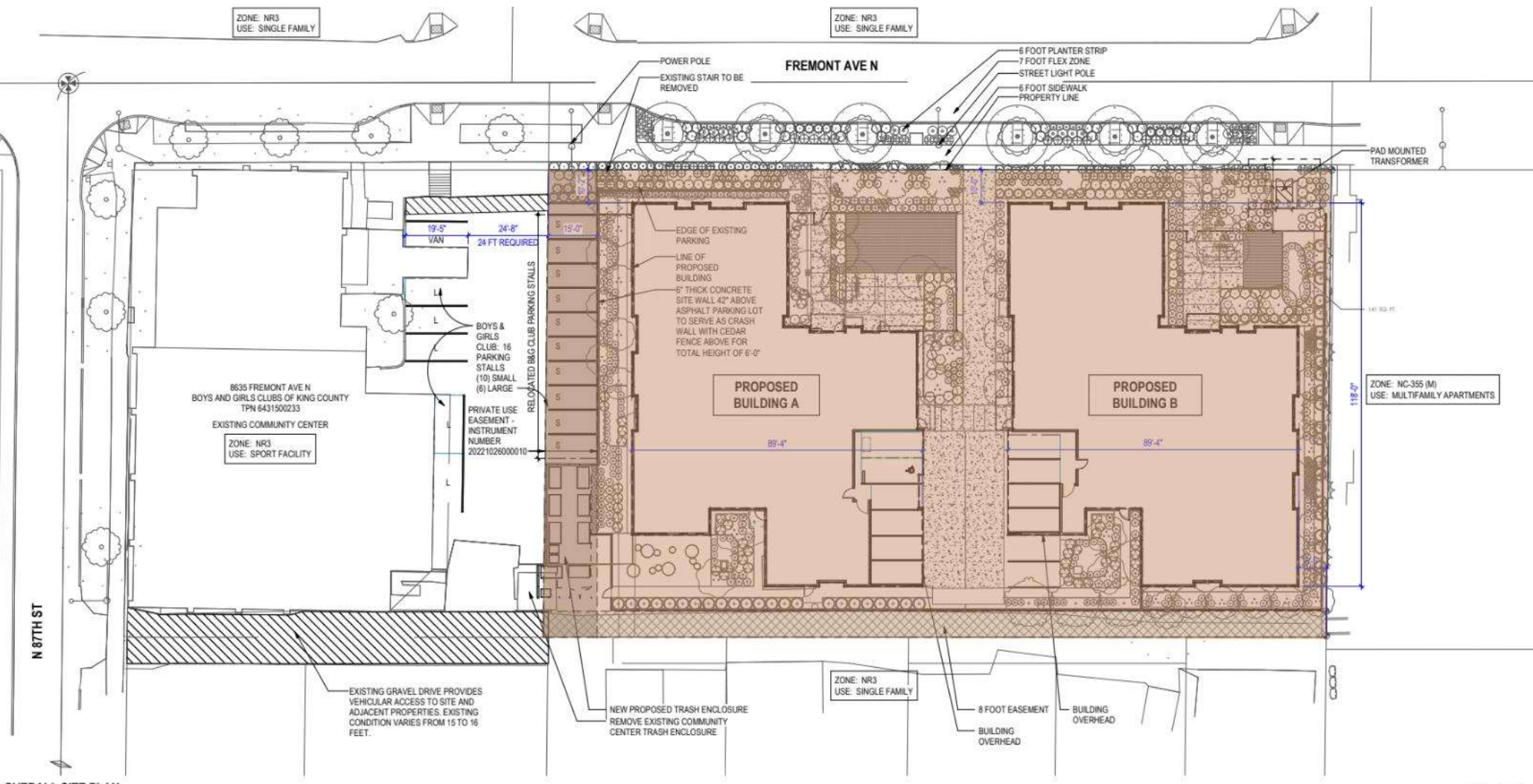


# Zoning Map

## Zoning Legend

Single Family	
Residential Small Lot	
Lowrise Multi-Family	
Neighborhood Commercial	
Commercial	





# RECOMMENDED CONDITIONS

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## Prior to Issuance of a Master Use Permit

1. The rezone includes a Mandatory Housing Affordability designation of M1. (P)
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. (P)

## 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. (P)



# QUESTIONS?

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