



SEATTLE CITY COUNCIL
CENTRAL STAFF

Clerk File 314491

Blair Stone/Encore Architects Rezone

8601 Fremont Avenue N

LISH WHITSON, LEGISLATIVE ANALYST

LAND USE COMMITTEE

MARCH 17, 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 based on the record established by the Seattle Hearing Examiner

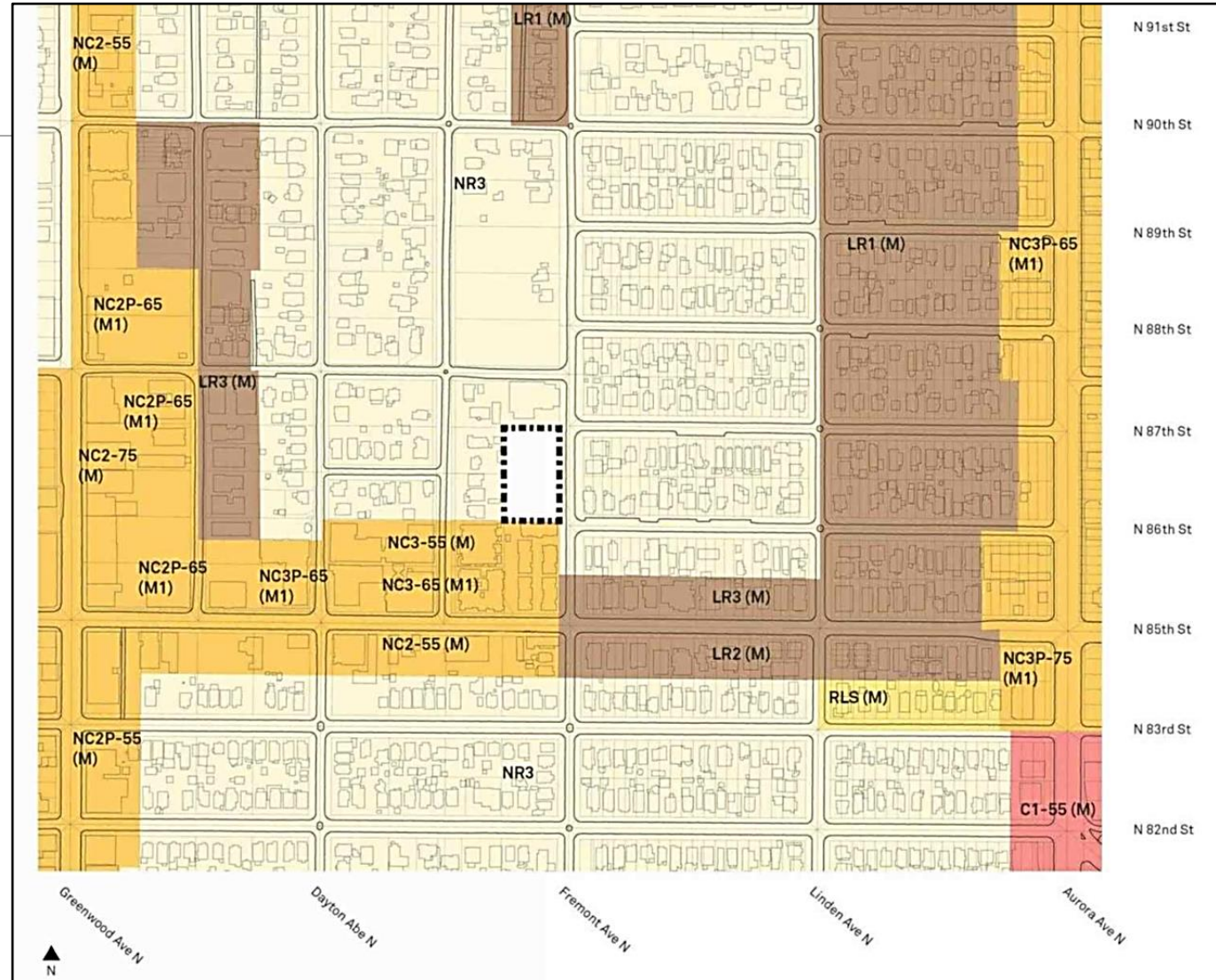
Application Details and Procedural Posture

Proposed rezone of a parcel from Neighborhood Residential 3 (NR3) to Lowrise Residential 2 with an (M1) mandatory housing affordability suffix (LR2 (M1)).

- Abuts the current boundaries of the Greenwood-Phinney Residential Urban Village, within the possible future boundaries of the center (Council District 5)
- Rezone area is approximately 34,654 square feet
- Mid-block playfield site purchased by Bellwether Housing from the Greenwood Boys and Girls Club for affordable housing development
- Seattle Hearing Examiner public hearing on January 14, 2025
- Hearing Examiner recommended approval with conditions on January 29, 2025

Zoning Context

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



Site



**GREENWOOD
PARK**

**GREENWOOD
BOYS AND GIRLS CLUB**

PROJECT SITE/ REZONE AREA

**DENISE HUNT
TOWNHOMES (LIHI)**

Proposed Development - View from NE



53 Units

Studios:	6 (11% of units)
1-Bedrooms:	27 (51%)
2-Bedrooms:	8 (15%)
3-Bedrooms:	12 (23%)

70% of the units @ 50% AMI

30% of the units @ 60% AMI

Parking

11 car parking spaces

58 bicycle parking spaces

Hearing Examiner Recommended 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. The PUDA shall specify the payment and performance calculation amounts for purposes of applying Chapter 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.

Questions?