



# SEATTLE CITY COUNCIL

## Land Use Committee

### Agenda

Wednesday, March 22, 2023

2:00 PM

Council Chamber, City Hall  
600 4th Avenue  
Seattle, WA 98104

Dan Strauss, Chair  
Tammy J. Morales, Vice-Chair  
Teresa Mosqueda, Member  
Sara Nelson, Member  
Alex Pedersen, Member

Chair Info: 206-684-8806; [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

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March 22, 2023 - 2:00 PM

#### Meeting Location:

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

#### Committee Website:

<https://www.seattle.gov/council/committees/land-use>

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This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

Members of the public may register for remote or in-person Public Comment to address the Council. Details on how to provide Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <http://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin two hours before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

In-Person Public Comment - Register to speak on the Public Comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to Councilmember Strauss at [Dan.Strauss@seattle.gov](mailto:Dan.Strauss@seattle.gov)

*Please Note: Times listed are estimated*

**A. Call To Order****B. Approval of the Agenda****C. Public Comment****D. Items of Business**

1. [CF 314470](#) **Application of 2501 NW Market LLC for a contract rezone of a portion of a split-zoned site at 2501 NW Market Street from Industrial Commercial with a 65 foot height limit and Mandatory Housing Affordability (MHA) suffix (IC-65(M)) to Neighborhood Commercial 3 with a 75 foot height limit, Pedestrian designation and MHA suffix (NC3P-75(M)) (Project No. 3037522-EG; Type IV).**

Attachments: [Rezone Material - 3037522-EG](#)  
[Rezone Material - 3037590-LU](#)  
[SDCI Rezone Recommendation & HE PH Notice - 3037590-LU](#)  
[SDCI Published Decision - 3037590-LU](#)  
[Clarified HE Findings and Recommendations](#)  
[Community Outreach Documentation](#)  
[Draft REC Proposal](#)  
[Hearing Examiner Letters](#)  
[Central Staff Memo](#)  
[Presentation](#)  
[Draft Findings, Conclusions, and Decision](#)

Supporting Documents: [Ex Parte Communication - Email](#)  
[Ex Parte Communication - Letter 1](#)  
[Ex Parte Communication - Letter 2](#)

**Briefing and Discussion** (10 minutes)

**Presenter:** Ketil Freeman, Council Central Staff

2.     [CB 120533](#)     **AN ORDINANCE** relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 53 of the Official Land Use Map to rezone the western 15,943 square feet of the parcel located at 2501 Northwest Market Street from Industrial Commercial with a 65 foot height limit and an M Mandatory Housing Affordability Suffix (IC 65 (M)) to Neighborhood Commercial 3 with a 75 foot height limit, P pedestrian designation, and M Mandatory Housing Affordability Suffix (NC3P 75 (M)) and accepting a Property Use and Development Agreements as a condition of rezone approval. (Application of Pacific Fishermen, Inc. C.F. 314470, SDCI Project 3037590-LU)

*Supporting*

*Documents:*

[Exhibit A – Rezone Map](#)

[Exhibit B – Property Use and Development Agreement for 2501 NW Market Street](#)

[Summary and Fiscal Note](#)

[Ex Parte Communication - Email](#)

[Ex Parte Communication - Letter 1](#)

[Ex Parte Communication - Letter 2](#)

**Briefing and Discussion** (10 minutes)

**Presenter:** Ketil Freeman, Council Central Staff

3.     **2021 Tree Canopy Assessment Report**

*Supporting*

*Documents:*

[2021 Tree Canopy Assessment Presentation](#)

[2021 Tree Canopy Assessment Report](#)

**Briefing and Discussion** (20 minutes)

**Presenters:** Jessyn Farrell, Director, and Patricia Bakker, Office of Sustainability and Environment (OSE)

4. [CB 120534](#) **AN ORDINANCE** relating to tree protection; balancing the need for housing production and increasing tree protections; and amending Sections 23.44.020, 23.47A.016, 23.48.055, 23.76.004, 23.76.006, and Chapter 25.11 of the Seattle Municipal Code.

Attachments: [Full Text: CB 120534](#)

Supporting

Documents:

[Summary and Fiscal Note](#)

[Summary Att 1 - Expanded Summary of Code Changes](#)

[Director's Report](#)

[Draft Directors Rule 2023-XX - Tier 2 Trees](#)

[Draft Directors Rule 2023-XX - PIL](#)

[Tree Protection Presentation](#)

**Briefing and Discussion** (45 minutes)

**Presenter:** Chanda Emery, Department of Construction and Inspections (SDCI)

5. [CB 120535](#) **AN ORDINANCE** amending Ordinance 126725, which adopted the 2023 Budget; changing appropriations for various departments and budget control levels, and from various funds; and creating positions; all by a 3/4 vote of the City Council.

Supporting

Documents:

[Summary and Fiscal Note](#)

**Briefing and Discussion** (45 minutes)

**Presenter:** Chanda Emery, SDCI

## E. Adjournment