



SEATTLE CITY COUNCIL

Land Use Committee

Agenda

Special Meeting

Monday, March 17, 2025

9:30 AM

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

Mark Solomon, Chair
Dan Strauss, Vice-Chair
Cathy Moore, Member
Alexis Mercedes Rinck, Member
Maritza Rivera, Member

Chair Info: 206-684-8802; Mark.Solomon2@seattle.gov

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Meeting Location:

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

Committee Website:

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

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

<https://www.seattle.gov/council/committees/public-comment>

Online registration to speak will begin one hour 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.

Pursuant to Council Rule VI.C.10, members of the public providing public comment in Chambers will be broadcast via Seattle Channel.

Please submit written comments to all Councilmembers four hours prior to the meeting at Council@seattle.gov or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104.

Please Note: Times listed are estimated

A. Call To Order

B. Approval of the Agenda

C. Public Comment

D. Items of Business

1. [Appt 03102](#) **Appointment of Tristan Fields as member, Urban Forestry Commission, for a term to March 31, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Lauren Urgenson, Office of Sustainability & Environment

2. [Appt 03103](#) **Appointment of Andrea Starbird as member, Urban Forestry Commission, for a term to March 31, 2027.**

Attachments: [Appointment Packet](#)

Briefing, Discussion, and Possible Vote

Presenter: Lauren Urgenson, Office of Sustainability & Environment

3. [CF 314491](#) Application of Encore Architects, PLLC, to rezone an approximately 34, 654 square foot site located at 8601 Fremont Ave. N. from Single Family (SF5000) to Lowrise 2 with a (M) Mandatory Housing Affordability suffix (LR2 (M)) (Project No. 3036119-LU; Type IV).

Attachments: [Rezone Material - 3036119-LU](#)
[SEPA Rezone Map - 3036119-LU](#)
[CF-314491 Table of Contents](#)
[CF-314491 Examiners Findings and Recommendations](#)
[CF-314491 SDCI's Analysis and Recommendations](#)
[2a - Plan Set Cycle 7](#)
[3 - Public Comment](#)
[4 - Revised Rezone Analysis](#)
[7 - Rezone Application](#)
[9 - Design Review Opt Out](#)
[10 - SEPA Opt Out](#)
[11 - Parking Utilization Study](#)
[12 - Transportation Memo](#)
[26 - SPU Approval](#)
[27 - SDOT Urban Forestry](#)
[28 - Housing Letter](#)
[29 - Housing Checklist](#)
[32 - 3036119-LU Hearing PPT](#)
[34 - CF-314491 EA Presentation Slides with Notes](#)
[36 - Email re Clause Recommendation](#)

Supporting Documents: [Central Staff Memo - Fremont Rezone \(CF 314491\)](#)
[Central Staff Presentation - Fremont Rezone \(CF 314491\)](#)

Briefing and Discussion

Presenter: Lish Whitson, Council Central Staff

4. [CF 314511](#) **Application of the University of Washington to prepare a new Major Institution Master Plan for the University of Washington Medical Center-Northwest Campus, located at 1550 N 115th Street (Project No. 3040282-LU; Type IV).**

Attachments: [UW Medical Center-Northwest Concept Plan](#)
[Exhibit 1 - Final Major Institution Master Plan](#)
[Exhibit 7 - Development Advisory Committee Final Report and Recommendations](#)
[Exhibit 12 - Seattle Department of Construction and Inspections Director's Analysis and Recommendation](#)
[CF-314511 Hearing Exhibit List](#)
[CF-314511 Findings and Recommendation UWMC](#)

Supporting Documents: [Central Staff Memo - UW Medical Center MIMP](#)
[Central Staff Presentation - UW Medical Center MIMP](#)

Briefing and Discussion

Presenter: Ketil Freeman, Council Central Staff

5. [CB 120948](#) **AN ORDINANCE relating to Seattle's construction codes; allowing for the extension of certain projects and building permits; amending Sections 106.6.10, 106.9, and 106.10 of the Seattle Building Code, adopted by Ordinance 127108.**

Supporting Documents: [Summary and Fiscal Note](#)

Briefing and Discussion

Presenters: Ardel Jala and Micah Chappell, Seattle Department of Construction and Inspections

6. [CB 120771](#) **AN ORDINANCE** relating to land use and zoning; adopting interim provisions to facilitate occupancy of street-level spaces in the Downtown, South Lake Union, and Uptown Urban Centers; adding a new Section 23.42.041 to the Seattle Municipal Code; and amending Sections 23.42.108, 23.48.005, 23.48.020, 23.48.040, 23.48.240, 23.48.740, 23.49.009, 23.49.011, 23.76.004, and 23.76.006, and Downtown Overlay Maps 1G and 1J in Chapter 23.49 of the Seattle Municipal Code.

Attachments: [Full Text: CB 120771](#)

Supporting

Documents:

[Summary and Fiscal Note](#)

[Summary Att A - Map A for 23.48.240 \(South Lake Union\)](#)

[Summary Att B - Map A for 23.48.740 \(Uptown\)](#)

[Summary Att C - Downtown Map 1G](#)

[Summary Att D - Downtown Map 1J](#)

[Summary Att E - Determination of Non-Significance](#)

[Director's Report](#)

[Central Staff Memo \(6/5/24\)](#)

[Presentation \(6/5/24\)](#)

Briefing, Discussion, and Possible Vote

Presenter: Gordon Clowers, Seattle Department of Construction and Inspections

E. Adjournment