



# SEATTLE CITY COUNCIL

## Land Use Committee

### Agenda

Wednesday, April 2, 2025

2:00 PM

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](mailto:Mark.Solomon2@seattle.gov)

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# SEATTLE CITY COUNCIL

## Land Use Committee

### Agenda

April 2, 2025 - 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

<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](mailto: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 03110](#) **Appointment of Aaron D. Clark as member, Urban Forestry Commission, for a term to March 31, 2026.**

Attachments: [Appointment Packet](#)

**Briefing, Discussion, and Possible Vote** (15 minutes for items 1-5)

**Presenter:** Lauren Urgenson, Office of Sustainability & Environment

2. [Appt 03111](#) **Appointment of Drue Epping 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. [Appt 03112](#) **Appointment of Melanie Ocasio 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

4. [Appt 03113](#) **Reappointment of Lia Hall 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

5. [Appt 03114](#) **Appointment of Lani Chang as member, Urban Forestry Commission, for a term to March 31, 2028.**

Attachments: [Appointment Packet](#)

**Briefing, Discussion, and Possible Vote**

**Presenter:** Lauren Urgenson, Office of Sustainability & Environment

6. [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](#)  
[Hearing Examiner \(HE\) Table of Contents](#)  
[Hearing Examiners Findings and Recommendations](#)  
[SDCI's Analysis and Recommendations](#)  
[HE Ex 2a - Plan Set Cycle 7](#)  
[HE Ex 3 - Public Comment](#)  
[HE Ex 4 - Revised Rezone Analysis](#)  
[HE Ex 7 - Rezone Application](#)  
[HE Ex 9 - Design Review Opt Out](#)  
[HE Ex 10 - SEPA Opt Out](#)  
[HE Ex 11 - Parking Utilization Study](#)  
[HE Ex 12 - Transportation Memo](#)  
[HE Ex 26 - SPU Approval](#)  
[HE Ex 27 - SDOT Urban Forestry](#)  
[HE Ex 28 - Housing Letter](#)  
[HE Ex 29 - Housing Checklist](#)  
[HE Ex 32 - 3036119-LU Hearing PPT](#)  
[HE Ex 34 - CF-314491 EA Presentation Slides with Notes](#)  
[HE Ex 36 - Email re Clause Recommendation](#)

Supporting Documents: [Central Staff Memo](#)  
[Central Staff Presentation](#)  
[Central Staff Memo and Draft Findings, Conclusion, and Decision \(4/2/25\)](#)

**Briefing, Discussion, and Possible Vote** (15 minutes for items 6 and 7)

**Presenter:** Lish Whitson, Council Central Staff

7. [CB 120962](#) **AN ORDINANCE** relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 26 of the Official Land Use Map to rezone the property at 8601 Fremont Avenue N from Neighborhood Residential 3 to Lowrise 2 with a M1 Mandatory Housing Affordability Suffix (LR2 (M1)); and accepting a Property Use and Development Agreement as a condition of rezone approval. (Application of Blair Stone/Encore Architects, C.F. 314491, SDCI Project 3036119-LU)

Attachments: [Ex A - Rezone Map](#)  
[Ex B - Property Use and Development Agreement for 8601 Fremont Ave N](#)

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

**Briefing, Discussion, and Possible Vote**

**Presenter:** Lish Whitson, Council Central Staff

8. [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](#)  
[Hearing Exhibit List](#)  
[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 Findings and Recommendation UWMC](#)

Supporting Documents:

[Central Staff Memo](#)  
[Central Staff Presentation](#)  
[Proposed Findings, Conclusions, and Decision - \(4/2/25\)](#)

**Briefing, Discussion, and Possible Vote** (15 minutes for items 8 and 9)

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

9. [CB 120963](#) **AN ORDINANCE relating to land use and zoning; adopting a new Major Institution Master Plan for the University of Washington Medical Center - Northwest Hospital; and amending Chapter 23.32 of the Seattle Municipal Code at Page 14 of the Official Land Use Map, to modify height limits and rezone property within the Major Institution Overlay (Project Number 3040282-LU, Clerk File 314511).**

Attachments: [Ex A – Property and Rezone Map](#)

Supporting Documents:

[Summary and Fiscal Note](#)  
[Summary Att 1 - Map of University of Washington Medical Center – Northwest Hospital Campus](#)

**Briefing, Discussion, and Possible Vote**

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

10. [CB 120949](#) **AN ORDINANCE** relating to land use and zoning; expanding housing options by easing barriers to the construction and use of accessory dwelling units as required by state legislation; amending Sections 22.205.010, 23.22.062, 23.24.045, 23.44.011, 23.44.014, 23.44.016, 23.44.017, 23.44.046, 23.45.512, 23.45.514, 23.45.545, 23.84A.008, 23.84A.032, 23.84A.038, 23.90.018, and 23.90.019 of the Seattle Municipal Code; repealing Sections 23.40.035 and 23.44.041 of the Seattle Municipal Code; and adding new Sections 23.42.022 and 23.53.003 to the Seattle Municipal Code.

Attachments: [Full Text: CB 120949 v1](#)

Supporting

Documents:

[Summary and Fiscal Note](#)

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

[Director's Report](#)

[Presentation \(4/2/25\)](#)

**Briefing and Discussion** (30 minutes)

**Presenter:** David VanSlike, Seattle Department of Construction and Inspections; and Lish Whitson, Council Central Staff



11. [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 v1](#)

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

[Proposed Amendment 1](#)

[Presentation \(4/2/25\)](#)

**Briefing, Discussion, and Possible Vote** (30 minutes)

**Presenters:** Gordon Clowers, Seattle Department of Construction and Inspections; Ketil Freeman, Council Central Staff

12. [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](#)

[Proposed Amendment 1](#)

[Presentation \(4/2/25\)](#)

**Briefing and Discussion** (30 minutes)

**Presenters:** Ardel Jala and Michal Chappell, Seattle Department of Construction and Inspections; and Lish Whitson, Council Central Staff

**E. Adjournment**