SEATTLE CITY COUNCIL
CENTRAL STAFF

Clerk File 314513
1000/1020 NE Northgate Way Rezone

LISH WHITSON, LEGISLATIVE ANALYST

LAND USE COMMITTEE
OCTOBER 20, 2023

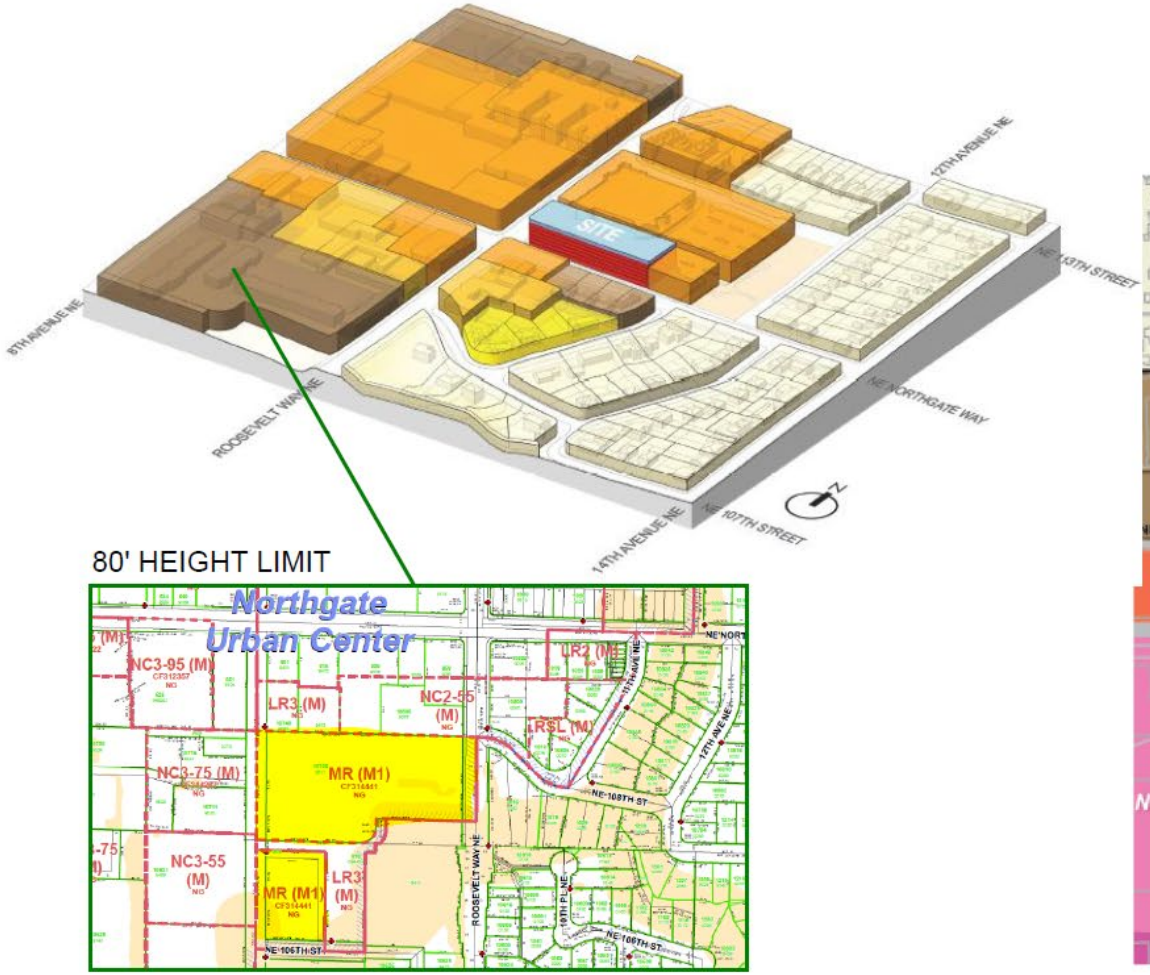
Type of Action

- Type IV land use action = Quasi-judicial decision
- Quasi-judicial rezones are subject to the “Appearance of Fairness” doctrine prohibiting ex-parte communication
- Council decisions must be made on the record established by the Hearing Examiner

Application Summary

- Proposed rezone of two parcels at the northeast corner of NE Northgate Way and Roosevelt Way NE from Neighborhood Commercial 3-55 (M) (NC3-55 (M)) to Neighborhood Commercial 3-65 (M1) (NC3-65 (M1))
- Parcels are approximately 40,000 square feet total
- Rezone would facilitate the development of a 184-unit affordable housing development with ground floor retail and parking

Site Context – Zoning



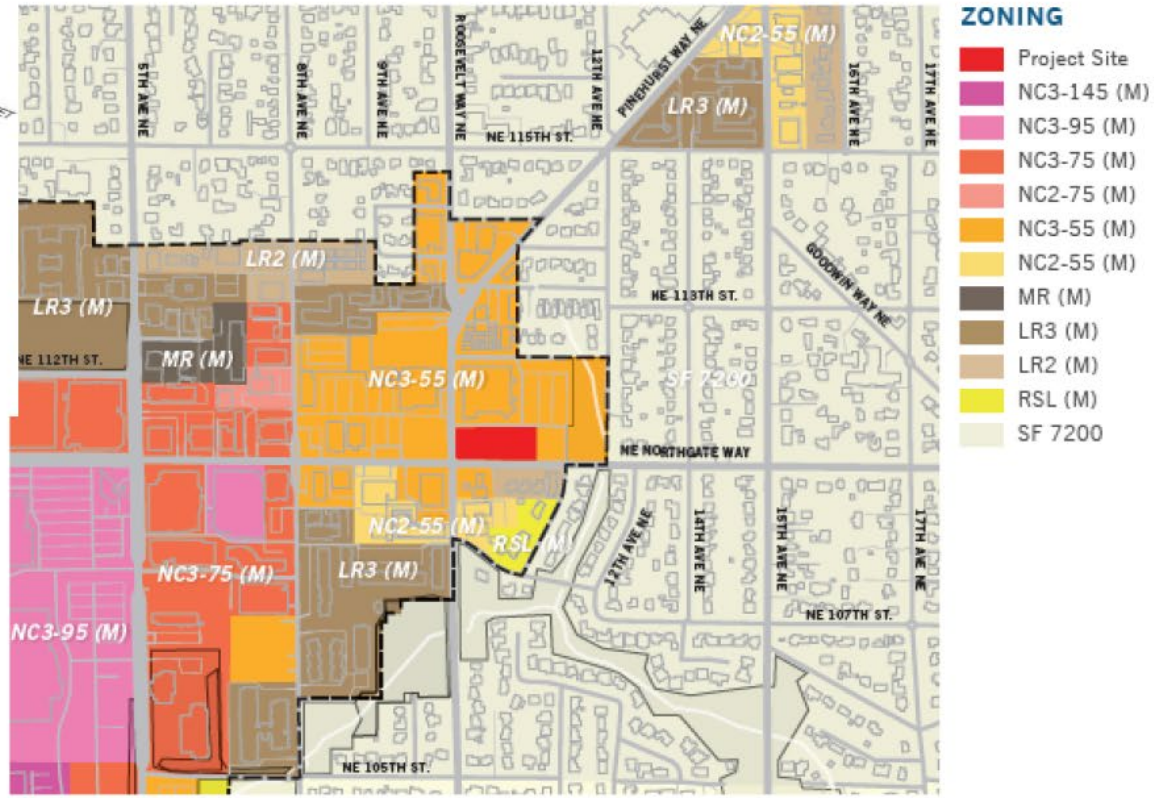


Image from Applicant's Exhibit 1

Project – Renderings

VIEW FROM SOUTHWEST

Image from Applicant's Exhibit 1

Project – Site Plan

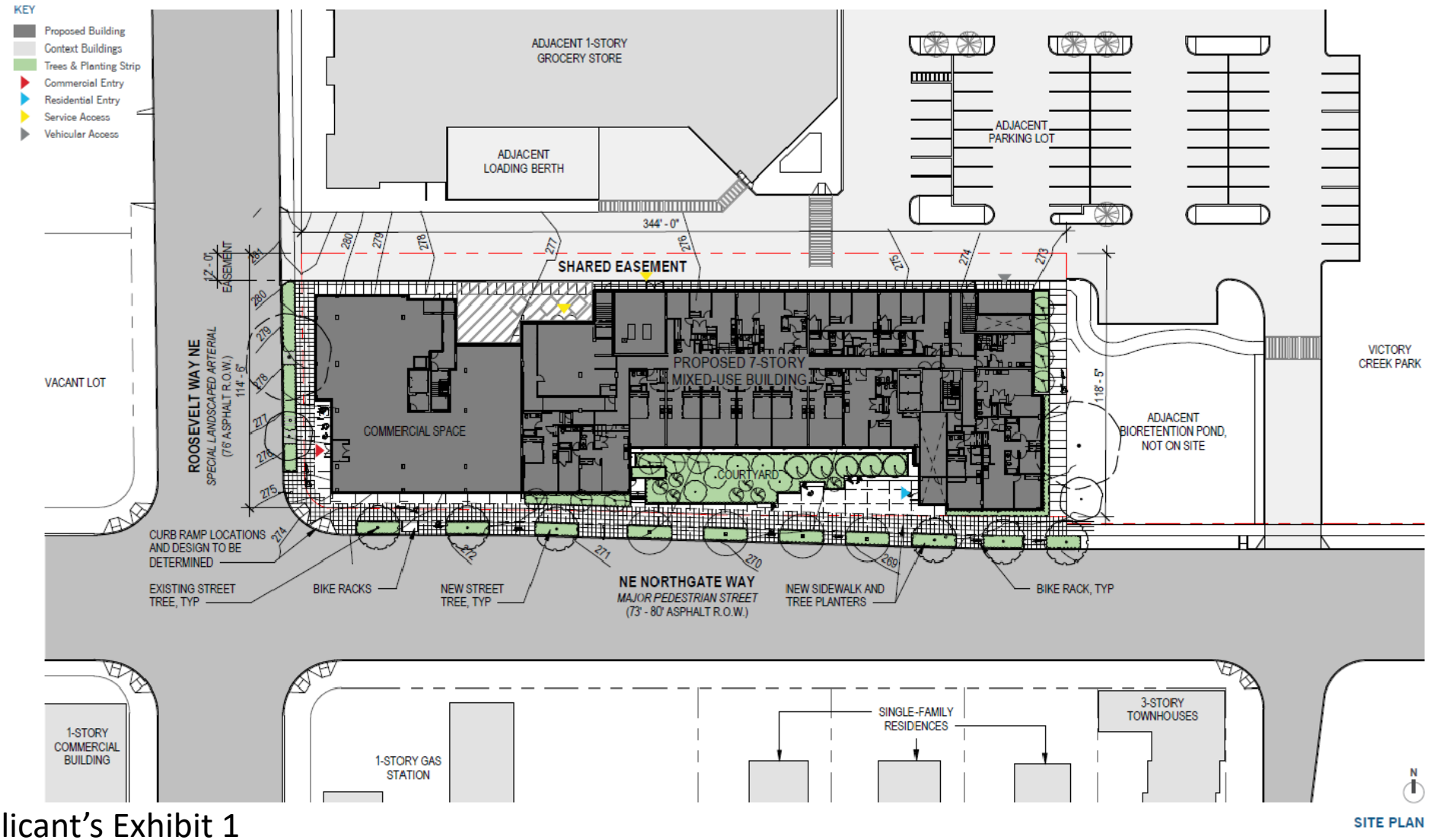


Image from Applicant's Exhibit 1

Process

- SDCI recommendation to conditionally approve published on July 6
- Seattle Hearing Examiner hearing on August 14
- Hearing Examiner recommendation to conditionally approve on August 24
- With no appeals, Council should act by November 22

Hearing Examiner Recommended PUDA 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 3039050-LU.

Actions if Committee approves rezone

- Add Findings, Conclusion and Decision to Clerk File
- Vote to recommend approval of the Clerk File
- Introduce Council Bill with signed PUDA on October 24
- Council vote on October 31 or November 7

Questions?