

FINDINGS, CONCLUSIONS AND DECISION
OF THE CITY COUNCIL OF THE CITY OF SEATTLE

In the matter of:) C.F. 312357
)
Application of Wallace GT-Northgate II, LLC) FINDINGS, CONCLUSIONS
for approval of a contract rezone of) AND DECISION
approximately 72,985 sq. ft. of land, on three)
parcels of land, at 525 N.E. Northgate Way)
from Neighborhood Commercial 3 with a 65)
foot height limit (NC3-65) to Neighborhood)
Commercial 3 with an 85 foot height limit)
(NC3-85) and to allow a seven-story, mixed)
use structure with 24,614 square feet of)
commercial use, 266 residential units above,)
and with parking for 269 vehicles provided at-)
and below-grade.)

Introduction

This matter involves the petition of Wallace GT-Northgate II, LLC for a contract rezone of 525 Northeast Northgate Way. The site, depicted on Attachment A, is approximately 72,985 square feet. The proposal is to rezone the site from Neighborhood Commercial 3 with a 65 foot height limit (NC3-65) to Neighborhood Commercial 3 with an 85 foot height limit (NC3-85).

The contract rezone will allow the construction of a seven-story, mixed use structure with 24,614 square feet of commercial use, 266 residential units above, and parking for 269 vehicles provided at- and below-grade. The Property Use and Development Agreement (PUDA) for the contract rezone specifies that the height limit for the site is 70 feet, which is less than the limit of the NC3-85 zoning.

On May 2, 2013, the Director of the Department of Planning and Development (DPD) recommended approval of the proposed rezone and proposed development. On, June 4, 2013, the City of Seattle's Hearing Examiner held an open record hearing on the petition. On June 17, 2013,

the Hearing Examiner issued Findings and Recommendations recommending approval of the rezone, with conditions. The Hearing Examiner also issued a decision that affirmed DPD's decision on the SEPA determination and Design Review decisions.

On August 14, 2013, the matter came before the Planning, Land Use, and Sustainability Committee (PLUS), which reviewed the Hearing Examiner's record and exhibits. At its September 11, 2013 committee meeting, PLUS voted to approve the rezone and adopted these Findings, Conclusions and a Decision for this Clerk's File, and approved a draft bill (Council Bill 117912) to change the City's Official Land Use Map; both matters were referred to full Council for a vote. PLUS also approved an amendment to the title of the Clerk's File, which is reflected in title of this document.

Findings of Fact and Conclusions

The Council hereby adopts the Hearing Examiner's Findings of Fact, Conclusions and Recommendation for C.F. 312357, dated June 17, 2013. All conditions in the Hearing Examiner's recommendation are adopted.

Decision

The Council hereby GRANTS a rezone of the properties from NC3-65 to NC3-85, as reflected in Attachment A, subject to the conditions set forth in the Property Use and Development Agreement (PUDA) attached to Council Bill 117912.

Dated this 16th day of September, 2013.



City Council President

ATTACHMENT A

