



May 2, 2022

NOTICE OF DECISIONS AND RECOMMENDATION OF THE SEATTLE DEPARTMENT OF
CONSTRUCTION AND INSPECTION AND CITY OF SEATTLE HEARING EXAMINER
PUBLIC HEARING

Project Number: 3034865-LU

Clerk File Number: 314447

The Director of the Seattle Department of Construction and Inspections (SDCI) has issued decisions and recommendations regarding the following project:

Council Land Use Action to rezone a 3,000 sq. ft. portion of land from Lowrise 1 (M1) (LR1(M1)) to Neighborhood Commercial 2-55 (M2) (NC2-55(M2)) within a Station Area Overlay District. Project includes a 6-story, 91-unit apartment building (69 small efficiency dwelling units, 16 efficiency dwelling units, 6 apartments). No parking proposed. Existing buildings to be demolished. Early Design Guidance conducted under 3035227-EG.

Copies of the Director's decision and recommendation and the project application materials and plans are available in SDCI's online Permit and Property Records Seattle Services Portal (<https://cosaccela.seattle.gov/portal/welcome.aspx>). Questions may be directed to SDCI Planner, Tami Garrett, (206) 233-7182, tami.garrett@seattle.gov.

ADMINISTRATIVE DESIGN REVIEW

The Director **conditionally approves** the proposed design.

ENVIRONMENTAL DETERMINATIONS

The Director has determined that the proposed project is not likely to result in significant, adverse environmental impacts and has issued a Determination of Non-Significance (DNS).

DECISIONS APPEALABLE TO THE SEATTLE HEARING EXAMINER

The decisions to **conditionally approve** Administrative Design Review and to issue a Determination of Non-Significance **with conditions** are appealable to the Seattle Hearing Examiner.

HOW TO APPEAL THE DIRECTOR'S FINDINGS AND DECISION

Appeals of the Director's Decision must be received by the Hearing Examiner no later than 5:00 p.m., **May 16, 2022**.

Appeals may be filed online at www.seattle.gov/examiner/efile.htm, or mailed to the City of Seattle Hearing Examiner, PO Box 94729, Seattle, WA 98124-4729 (delivery of appeals filed by any form of USPS mail service may be delayed by several days: allow extra time if mailing an appeal). An appeal form is available at <http://www.seattle.gov/hearing-examiner/citations/public-guide-and-forms>.

Appeals must be accompanied by an \$85.00 filing fee. The fee may be paid by check payable to the City of Seattle, by credit/debit card (Visa and MasterCard only) in person or by telephone at 206-684-0521. (The Hearing Examiner may waive the appeal fee if the person filing the appeal demonstrates that payment would cause financial hardship.)

The Hearing Examiner Rules and "Public Guide to Appeals and Hearings Before the Hearing Examiner" are available at www.seattle.gov/examiner/guide-toc.htm.

DIRECTOR'S RECOMMENDATION

The SDCI Director recommends that the Seattle City Council approve the rezone with conditions. Conditions are contained in the Director's Recommendation Report (attached).

The Director recommends that the Seattle City Council approve the rezone with conditions.

The recommended conditions include:

1. The rezone includes a Mandatory Housing Affordability designation of M2.
2. Development of the rezoned property be subject to the requirements of SMC 23.58.C.
3. Development of the rezoned property shall be in substantial conformance with the approved plans for Master Use Permit record number 3034865-LU.

PUBLIC HEARING

A public hearing to take public comment on the Director's recommendations and to establish the record for this application will be held at **9:00 a.m. on July 6, 2022** at the Office of the Hearing Examiner (address below). The Office of the Hearing Examiner provides barrier free access.

Any appeal of the Directors decision to issue a DNS will be heard at this hearing.

Topic: 3034865-LU (Hugh Schaeffer ,CF Rezone #314447) Public Hearing
Time: Jul 6, 2022 09:00 AM Pacific Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/89736609886>

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Dial by your location
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+1 669 900 6833 US (San Jose)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)
Meeting ID: 897 3660 9886
Find your local number:
<https://us02web.zoom.us/j/89736609886>

WRITTEN COMMENTS

Written comments will be accepted until the close of the hearing scheduled for **July 5, 2022**. Comments should be sent to:

City of Seattle - Hearing Examiner
700 5th Avenue, Suite 4000
PO Box 94729
Seattle, WA 98124-4729
www.seattle.gov/examiner

Those persons who want to receive a copy of the Hearing Examiner's recommendation should specify that request in their comment letter.

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If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Department of Construction & Inspections, 700 Fifth Ave., Suite 2000, P.O. Box 34019, Seattle, WA 98124-4019 or e-mail www.seattle.gov/project/comment

Project: #3034865-LU Tami Garrett, (206) 233-7182 Floor SMT #19

Name: _____

Address: _____

_____ Zip: _____

Email Address: _____

Comment: _____
