



Land Use Referrals

2015 JUL -1 AM 9:16

Type of Approvals: **Rezone, SEPA DNS, Design Review**

Project Number: **3019001**

Site Address: **22202200 E UNION ST**

Environmental Review Required? **Yes**

Full Subdivision	PCD/Public Projects	Rezone/Council Cond. Use	Major Inst. Master Plan/PD's	Short Plat/LBA	Shoreline Permit	Other

Selected Agencies	<p>Please Review the attached application and send your response within fourteen (14) days to:</p> <p>LU Routing Coordinator: PRC E-Mail: prc@seattle.gov Fax #: (206) 233-7901 Mail Stop: SMT-21-00</p> <p>Assigned Planner: Michael Dorcy Email: Michael.dorcy@seattle.gov</p>
	Addressing
	Ordinance BPE – TANYA CAPPS KT 22
x	City Clerk (CH 03-10)
	City Light Plan Review Team (SMT 3624) - <i>LBA's, SPs, Full Subs only</i>
	City Light Real Estate (SMT 3012) – Unit Lot Sub and Full Unit Lot Sub only
	Department of Natural Resources
	Drainage Review
	Fire (FM 02-04) ** Fire review not required for short ULS when ONLY creating unit lots **
	Geo-technical Engineer
	Health (PH-1100)
	Metro – Environmental Planning
	Office of Housing –SMT-57-00
	Other
	Parks & Recreation (PK 01-01)
	SDOT – Street Use (S MT - 3900)
	Sign Inspector
	Water (SMT 49-00)
	WSDOT- To: Local Area Manager PO Box 30310, Seattle, WA 98133-9710
	Zoning Review

Application Date: **6/16/2015**

Date Referred: **6/30/2015**

2 Week Target Date [Click here to enter a date.](#) 4 Week Target Date: [Click here to enter a date.](#)

NOTICE OF PROPOSED LAND USE ACTION

Master Use Project # 3019001

Address: 2220 East Union St

Applicant Contact: Jodi Patterson-O'Hare

Phone: (425) 681-4718

DPPD IS CONDUCTING AN ENVIRONMENTAL REVIEW OF THE FOLLOWING PROJECT:

COUNCIL LAND USE ACTION TO REZONE A 29,044 SQ.FT. PORTION OF LAND, FROM NCP-40' TO NCP 65' (24,449) SQ.FT.) AND NC2-40' TO NC2-65 (4,595 SQ.FT.). PROJECT INCLUDES CONSTRUCTION OF A SIX STORY, 144 UNIT APARTMENT BUILDING WITH 11,641 SQ.FT OF GROUND FLOOR RETAIL. PARKING FOR 109 VEHICLES WILL BE LOCATED AT, AND BELOW GRADE. REVIEW INCLUDES DEMOLITION OF EXISTING STRUCTURES.

ADDITIONAL APPROVALS REQUIRED: COUNCIL APPROVAL, DESIGN REVIEW

SPACE FOR
PROJECT LOCATION
MAP

The comment period ends _____ but may be extended to _____ by written request. All comment letters will be posted to the DPPD web site. To submit written comments or to obtain additional information, contact Seattle's Department of Planning and Development (DPPD), 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. Contact by phone (206) 684-8467 or email PRC@seattle.gov. Be sure to refer to Master Use Project # 3019001.

KRER70 YL110

71.6 MW 1 - TOR 5102

FILED SEATTLE



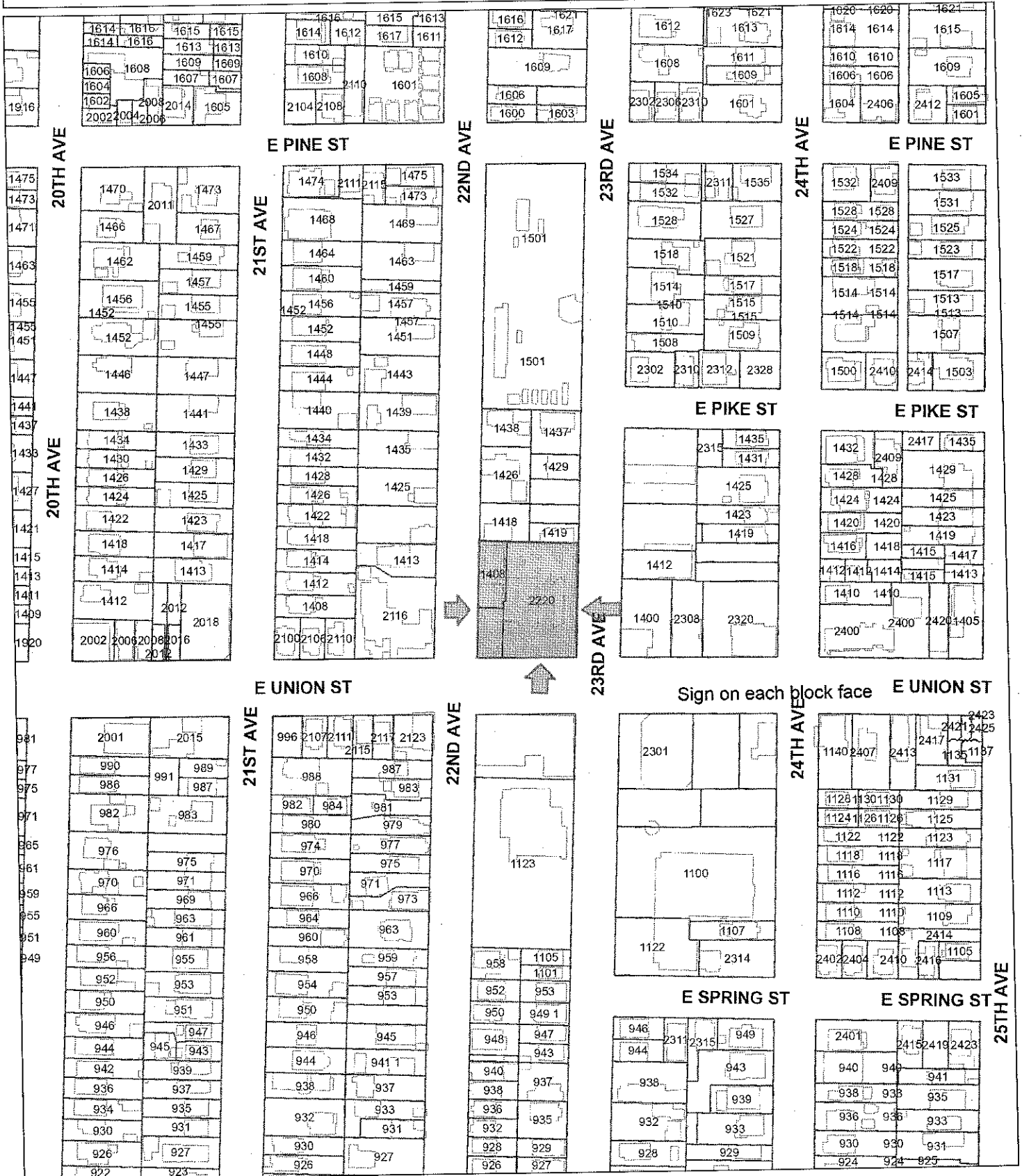
3019001 - Rezone, SEPA DNS,

2220 E Union St
map 112



Feet

0 200



Permit Number:
3019001



CITY OF SEATTLE

Land Use Permit

Department of Planning
and Development
700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
(206) 684-8600

APN #:
722850-0571
722850-0585
722850-9999

Site Address: 2220 E UNION ST, SEATTLE, WA
Building ID(s): NONE
Location:
Legal Description: ALL OF LOTS 11-13, BLOCK 8, RENTON HILL ADDITION
Records Filed At: 2220 E UNION ST

OWNER
EAST UNION 22 LLC
2030 DEXTER AVE N SUITE 100
SEATTLE, WA 98104-2754
Ph: (206) 850-6637

APPLICANT
JODI PATTERSON-O'HARE
17479 7TH AVE SW
NORMANDY PARK, WA 98166
Ph: (425) 681-4718
Primary Applicant

Application Date: 06/18/2015
Approved for Issuance:
Issued Date:
Expiration Date:
Fees Paid: \$17,674.75
As of Print Date: 06/30/2015

Description of Project: Council Land Use Action to rezone a 29,044 sq. ft. portion of land, NC2P-40' to NC2P-65' (24,449 sq. ft.) and NC2-40' to NC2-65' (4,595 sq. ft.). Project includes construction of a six story, 144 unit apartment building with 11,641 sq. ft. of ground floor retail. Parking for 109 vehicles will be located at, and below grade. Review includes demolition of existing structures.

Permit Remarks: Central Staff: Ketil Freeman

Use:	Y	<table border="1"> <thead> <tr> <th>Approved Uses</th> <th>Location</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Approved Uses	Location									Zoning/Overlays: Neighbor Cmrc2-40 Pedestrian Neighborhood Commercial2-40 Urban Village Overlay Arterial Within 100ft Arterial Within 100ft
Approved Uses	Location												
TRAO Applies:	N												
Land Use Conditions:	N												
Decision Type:	IV												

Land Use Component Information

Component Type	Component Detail	Outcome
DESIGN REVIEW WITH EDG	OTHER DEVELOPMENT STANDARDS	
COUNCIL ACTION	LU MAP AMEND (CONTRACT REZONE)	
DESIGN REVIEW WITH EDG	STRUCTURE LOCATION	
DESIGN REVIEW WITH EDG	STRUCTURE LOCATION	
DESIGN REVIEW WITH EDG	STRUCTURE LOCATION	
Additional Information on File		

A/P #	Related Cases/Permits	Project Contacts	Name	Phone
6442978	Construction and Development Permit	LU Planner	MICHAEL DORCY	(206) 615-1393
		Zoning Reviewer	BRADLEY WILBURN	(206) 615-0508

Applicant Signature: _____ **Date:** _____

This Land Use Permit authorizes the use of the property and/or work described above. Permission is hereby given to develop the site address shown, according to the conditions hereon and according to the specification pertaining thereto, subject to compliance with the Ordinances of the City of Seattle. Subsequent Demolition, Construction, Site Work, or Mechanical work may require additional permits and may not begin without the appropriate approval. Additional information may be obtained from the Department of Planning and Development at (206) 684-8169.

DPD

700 5th Ave Ste 2000, PO Box 34019
Seattle, WA 98124-4019
(206) 684 -8600

Report Date 06/30/2015 08:57 AM

Submitted By

Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
----------------------------------	-----------	-------------	---------	----------

There are no items in this list

Primary	N	Capacity	OTHER	Other	OWNR AGT Contact ID	AC250233	<input type="checkbox"/> Foreign
Effective		Expire					
Name	PATRICK FOLEY						
Day Phone	(206)850-6637 x		Eve Phone	Organization	EAST UNION 22 LLC		
Pager		PIN #	Position				
Fax		Mobile	Profession				
E-Mail							
Address	2030 DEXTER AVE N, STE 100 SEATTLE, WA 98109						
Comments	No Comments						
Special Inspections							

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
----------------------------------	-----------	-------------	---------	----------

There are no items in this list

Primary	Y	Capacity	APPL	Contact ID	AC39752	<input type="checkbox"/> Foreign
Effective		Expire				
Name	JODI J PATTERSON-O'HARE					
Day Phone	(425)681-4718		Eve Phone	Organization	PERMIT CONSULTANTS NW	
Pager		PIN #	Position			
Fax		Mobile	(425)681-4718	Profession		
E-Mail						
Address	17479 7TH AVE SW NORMANDY PARK, WA 98166					
Comments	No Comments					
Special Inspections						

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
----------------------------------	-----------	-------------	---------	----------

There are no items in this list

DPD

700 5th Ave Ste 2000, PO Box 34019
Seattle, WA 98124-4019
(206) 684-8600

LAND USE Application

Report Date 06/30/2015 08:57 AM Submitted By Page 1

A/P # 3019001 DISCRETIONARY LAND USE ACTION

Applicants/Contacts

Primary N Capacity OTHER Other ARCH Contact ID AC119247 Foreign
Effective Expire
Name DANIEL GODDARD
Day Phone (206)443-8606 x118 Eve Phone Organization WEINSTEIN AU LLC
Pager PIN # Position
Fax (206)443-1218 Mobile Profession
E-Mail
Address 2200 WESTERN AVENUE SUITE 301
SEATTLE, WA 98121
Comments No Comments
Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications
SI Category Suspended Susp End Dt Expired Comments

There are no items in this list

Primary N Capacity OWNER Contact ID AC243941 Foreign
Effective Expire
Name EAST UNION 22 LLC
Day Phone (206)850-6637 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2030 DEXTER AVE N SUITE 100
SEATTLE, WA 98104-2754
Comments No Comments
Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications
SI Category Suspended Susp End Dt Expired Comments

There are no items in this list

Primary N Capacity OTHER Other FIN RESP Contact ID AC243941 Foreign
Effective Expire
Name EAST UNION 22 LLC
Day Phone (206)850-6637 x Eve Phone Organization
Pager PIN # Position
Fax Mobile Profession
E-Mail
Address 2030 DEXTER AVE N SUITE 100
SEATTLE, WA 98104-2754
Comments No Comments



PRE-SUBMITTAL CONFERENCE MEETING MINUTES

Project Information	
Date	February 19, 2015
Permit Number	3019001
Project Address	2220 E Union St
DPD Staff	Bradley Wilburn, Magda Hogness

ATTENDEES	COMPANY	PHONE	EMAIL
Bradley Wilburn	DPD	206-615-0508	Bradley.wilburn@seattle.gov
Magda Hogness	DPD	206-727-8736	Magda.hogness@seattle.gov
Pat Foley	Lake Union Partners	206-850-6637	pat@lakeunionpartners.com
Laura Bachman	Bachman Group	206-499-1489	bachmangroup@gmail.com
Melody McCutcheon	Hillis Clark Martin Peterson	206-623-1745	Melody.mccutcheon@hcmp.com
Daniel Goddard	Weinstein AU	206-443-8606	danielg@weinsteinau.com
Davila Parker-Garcia	Weinstein AU	206-443-8606	davilap@weinsteinau.com
Adam Pearce	Weinstein AU	206-443-8606	adamp@weinsteinau.com
Jodi Patterson-O'Hare	Permit Consultants NW	425-681-4718	jodi@permitcnw.com

Project Description: The proposed project will be a six-story, market-rate apartment building approximately 65-feet in height and approximately 162,000-sf including the below grade parking level. The building will contain between 140-150 residential apartment units, resident lobby and amenity spaces, an outdoor, landscaped courtyard and roof terrace, on-site building management and leasing offices, street level commercial space, street-level covered (*center of building, and not visible from the street*) commercial parking accommodating 23-25 vehicles, and a single, below-grade residential parking level for 85-88 vehicles. The project proposes a contract re-zone from NC2-40 to NC2-65.

Meeting Notes		
1.	Bradley Wilburn (BW) and Magda Hogness (MH) will research which council staff person is the right one to review this, perhaps the person who is involved with the legislative re-zoning process for this neighborhood already. A separate meeting with such council staff person will be needed.	
	WAW to provide a summary in the front of the EDG packet highlighting the contract rezone request;	
2.	BW recommended noting in the EDG packet/transit page that this is a "frequent transit corridor";	
3.	It was recommended by BW that a rendering of The Central project at 2203	

	E. Union St., currently under construction at 65' height be superimposed on the elevational photographs, in order to provide a clear indication as to the height and massing changes being proposed;	
	MH suggested providing graphic indication of the anticipated legislative re-zone heights on the elevational photographs or additional street elevation graphics, to give context for the height proposed on the site.	
	BW suggested need to emphasize pedestrian character on 23 rd , showing lightness in contrast to "heaviness" of the Safeway at 23 rd & Madison;	
4.	Cappy's building on 22 nd and any other building greater than 50 years old will need an Appendix A approved through the Department of Neighborhoods due to its age over more than 50 years.	
5.	Provide more graphics illustrating the zoning edge and how the building responds to the SFR zone and mitigates the impacts;	
	MH suggested window-mapping from adjacent single-family house and photos of existing adjacent buildings, even if they are non-conforming windows;	
	MH suggested inclusion of photos of examples of buildings with effective zoning transitions;	
6.	Street-level units on 22 nd are not technically "townhouses", and so should more accurately be called "two-level apartments"; Show corridor connecting to lobby for these units;	
7.	Driveways: Provide possible ways to soften driveway at SFR edge and lines of sight/natural surveillance to create a safe environment. BW suggested providing analysis on impacts of curb cut location during the early stages of review to enable timely determination prior Recommendation meeting; Provide ideas for sense of security and safety at driveways, plus traffic safety when intersecting with bicycles ;	
8.	Show different modulation options for the façades on Alternates 2 and 3, such as decks (both inward and outward);	
9.	Departures: Remove "15% slope" since that is a Type 1 Director's Decision, not a DRB decision; Show zoning designation and departures in the massing diagrams;	
10.	Draft EDG packet is suitable as-is for scheduling the EDG meeting.	

Notes approved by:
Bradley Wilburn and Magda Hogness 02/26/2015