



# Attachment A

City of Seattle

## Application for Early Design Guidance

**PART I: CONTACT INFO**

1. Property Address 5201 RAINIER AVE S

2. Project number 3018378

Additional related project number(s): \_\_\_\_\_

4. Owner/Lessee Name 5201 RAINIER LLC

5. Contact Person\* Name HUGH SCHAEFFER

Firm S+H WORKS LLC

RECEIVED

Mailing Address 1122 E PIKE ST #1337

JUN 23 2015

City State Zip SEATTLE WA 98122

City of Seattle  
Dept. of Planning and Development

Phone 206 329 1802

Email address hughes-hw.com

6. Applicant's Name HUGH SCHAEFFER

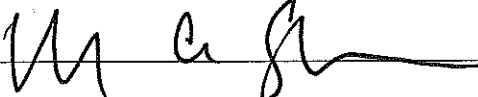
Relationship to Project APPLICANT

7. Design Professional's Name SARAH HATFIELD / S+H WORKS LLC

Address 1122 E PIKE ST #1337, SEATTLE WA 98122

Phone 206 329 1802

Email address sarah@s-hw.com

8. Applicant's Signature  Date 6/22/15

\*Only the contact person will receive notice of the meeting. The contact person is responsible for informing

LAND USE	FULL C	CMRCL	\$12500000	5201 RAINIER AVE S
Appl:	Pty:	Filed at:5223	RAINIER AVE S	Use:N
Design Review Early design guidance for a six story, 121 unit apartment building with ground floor retail and three live-work units. Parking for 58 vehicles will be located within the structure. Existing buildings to be demolished. Thi				
Parent:	Related AP:	Build ID:NONE		3018378

JUN 23 2015

Project: 5201 Rainier Ave S  
DPD #: 3018378  
SHW#: 14-019

City of Seattle  
Dept. of Planning and Development

Date: 22 June 2015

PART II: SITE AND DEVELOPMENT INFO

*1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.*

**The 24,408 sf site is located just south of downtown Columbia City. The triangular shaped lot is bounded by Rainier Ave South & South 39<sup>th</sup> St. The site is currently occupied by an auto-repair and sales which has a few small buildings but is largely surface parking. There is no vegetation on the existing site.**

**The site slopes up gradually along rainier, over a 282' distance the site slopes approximately 8' up moving south. 39<sup>th</sup> Ave S is slightly steeper, sloping up approximately 14' along the 224' of frontage heading south.**

*2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood- Specific Guidelines.*

**The site is zoned NC2-40 (proposed to be rezoned to NC3-65) in the Columbia City RUV with the Frequent Transit Overlay. There are no neighborhood specific guidelines.**

*3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.*

**Neighboring development largely consists of auto-oriented businesses, small structures with ample parking. Just to the north of the site downtown Columbia City sets a more established pattern with smaller building abutting the street edge and small storefronts.**

**The site is currently zoned NC2-40 but is proposed to be rezoned to NC3-65. Adjacent zoning to the north, east and partially to the south is NC2-40. To the south of the site 100+ feet are zone LR2, as well as all parcels to the west. To the NW of the site the zoning is C2-65.**

**There will be territorial views from all sides of the proposed structure and potential views to downtown Seattle looking north from the upper levels.**

*4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.*

**The proposal is for a 121 unit mixed-use apartment building. Approximately 1,900 sf of commercial is proposed as well as 3 live-work units. Parking for 55 vehicles is proposed at grade, enclosed within the structure. Please see attached EDG packet for a graphic & quantitative description of the departure.**

X:\b\_PROJECTS\14-019\_Submittals\EDG\EDG\_AttachA\_PartII.docx

JUN 23 2015

City of Seattle  
Dept. of Planning and Development

**MEETING NOTES**

DPD#: 3018378 [REVIEWED & APPROVED PER TYG]  
Addresses: 5201, 5203, 5223 Rainier Ave South  
SHW#: 14-019  
Meeting Date: January 8, 2015  
Attendees: Scott Shapiro (SS), Murray Kahn (MK), Jeremy Eckert (JE-Foster Pepper),  
Hugh Schaeffer (HS-S+H Works), Sarah Hatfield (SH-S+H Works),  
Tami Garrett (TG-DPD), Scott Ringgold (SR-DPD), Eric McConaghy (EM-  
Legislative Analyst)

Notes Date: January 25, 2015 (Sarah Hatfield)

HS began with an overview of the project: the parcels had previously been permitted as a 4 story mixed-use building under project #s #3006245 & #6119538. This proposal is under the same ownership but is seeking a contract rezone from NC2-40 to NC3-65.

**Discussion of Re-zone Viability:**

*The following items were discussed as factors to consider in justifying the proposed Re-zone:*

- 1) Neighborhood Plan:
  - a. The current state of the Neighborhood Plan was discussed – it was written in 1999, but the Columbia City neighborhood has changed dramatically since then. SR suggested that the Plan be reviewed, and emphasize elements that have been realized – this could help justify the Re-zone as a ‘next step’ beyond the Neighborhood Plan.
- 2) Community Outreach:
  - a. The Applicant explained the extensive outreach efforts conducted to-date.
  - b. DPD & Council staff strongly encouraged engaging (and documenting) community outreach. Community members supporting the project are encouraged to write letters, addressed to Tami, to become part of public record. Testimony given at public meetings is also part of public record. Verbal testimony is reviewed by Staff & communicated to City Council, however, it is not formally transcribed into the Re-zone packet.
  - c. SR also commented that the Applicant research the community response (especially online) to recent development in the area, including the PCC building, and others that have been constructed to 65’.
  - d. DPD encouraged the Applicant to reach out to local community groups (CCBA, BIA, etc). Applicant confirmed that they are already members of some local groups and have been in touch with members regarding the proposed Re-Zone.
- 3) Design Compatibility:
  - a. DPD suggested comparing the proposed Re-zone to other recent developments in the neighborhood to demonstrate its fit with the neighborhood.

LAND USE FULL C CMRCL \$12500000 5201 RAINIER AVE S  
Appl: Filed at 5223 RAINIER AVE S Use: N  
Design Review Early design guidance for a six story, 121 unit apartment building with ground floor retail and three  
live-work units. Parking for 58 vehicles will be located within the structure. Existing buildings to be demolished. Thi  
Parent Related Ap. Build ID: NONE 3018378

- b. SR commented that the topography in the immediate area rises in a way that will diminish the scale of the proposed building height.
  - c. An analysis of live/works in the area should be considered.
  - d. The project is across the street (but not included) in the Columbia City Historic District. The guidelines for the District should be considered for the project as another way to fit into the immediate context.
  - e. DPD agreed that the proposed Townhouses at the SW corner of the site were a positive transition to the adjacent LR zones.
  - f. SR suggested that the termination of Dawson Street should be considered in the design of the West elevation.
  - g. There are traffic safety concerns in the neighborhood. SR commented that the pedestrian experience should be considered, how the north corner could be an outdoor room, and other general improvements to the public realm.
- 4) Items to confirm:
- a. The project is included in the Southeast Seattle Reinvestment Area (SESRA). SMC 23.67.040 includes criteria for re-zones and should be reviewed as part of the application.
  - b. Parking – Frequent Transit update – Applicant is aware that the calculation method for Frequent Transit has changed.

**Process Overview:**

*The process to apply for the Re-zone was discussed, the following were the steps discussed:*


- 1) Applicant to prepare an EDG application.
  - a. Discussion of whether design alternatives should be prepared with and without the Re-zone. Since the meeting, the Applicant has confirmed that it must submit only design alternatives under the requested zone. The Applicant's proposed Project is for a structure that is contingent upon the Re-Zone, *not* for a Project under current zoning. The Applicant has no intention of constructing a building under the existing zoning. For this reason, DPD has only required project applicants to submit EDG alternatives for the proposed Project (*see e.g.*, DPD Project 3016024) (showing a Project that requires a Re-Zone. All of the EDG design alternatives presume the requested zone, not the existing zone). This approach is consistent with the Code and it ensures that the DRB reviews design alternatives that are consistent with the Proposal.
- 2) Following EDG, the Applicant will submit a MUP application.
- 3) The Applicant will return to the Design Review Board and the Design Review Board will make a recommendation on the issues over which the DRB has authority (*e.g.*, departures, but *not* the requested rezone).
- 4) DPD and the Applicant will address any necessary zoning corrections.
- 5) DPP will forward the Re-Zone to the Hearing Examiner. The Hearing Examiner's application should be as comprehensive as possible and be the best demonstration of the proposed Re-zone and the community's support for it.

- 6) The Hearing Examiner will review the Re-Zone materials, hold a hearing, and make a recommendation to the City Council.
- 7) The City Council will review the record and the Hearing Examiner's recommendation.
- 8) The City Council may accept, deny, or amend the Hearing Examiner's recommendation.

EM commented that the Re-zone process is 'quasi-judicial' and the City Council members cannot engage in conversation related to the process outside of the formal proceedings. Staff also commented that Council considers several elements as part of the application, including how the project fits into the neighborhood, overall access & connectivity, and community support. As such, community outreach should be documented to demonstrate that the Re-zone is a community driven effort.

These meeting notes were prepared by S+H Works, and are assumed to be correct. Please contact us if you take exception to any aspect of these notes as written, or have additional items to be added.

Respectfully submitted,



Sarah Hatfield, AIA Principal  
S+H Works

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Permit Number:

**3018378**



# 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 #:  
564960-0378  
564960-0385

**Site Address: 5201 RAINIER AVE S, SEATTLE, WA**

**Building ID(s):** NONE

**Location:**

**Legal Description:** THE NORTH 50 FT OF TR 32 TOGETHER WITH TR 31, LESS THE NORTH 30 FT AS MEAS  
ALG THE EAST LINE OF 39TH AV S (FOR STREET), AO59833...(see file)

**Records Filed At:** 5223 RAINIER AVE S

**OWNER**  
SCOTT SHAPIRO  
2621 2ND AVENUE  
SUITE #1005  
SEATTLE, WASHINGTON 98121-3216  
Ph: (206) 999-5088

**APPLICANT**  
HUGH SCHAEFFER  
1122 E PIKE ST SUITE 1337  
SEATTLE, WA 98122  
Ph: (206) 329-1802  
  
**Primary Applicant**

**Application Date:**  
**Approved for Issuance:**  
**Issued Date:**  
**Expiration Date:**  
  
**Fees Paid:** \$4,380.25  
**As of Print Date:** 06/24/2015

**Description of Project:** Design Review Early design guidance for a six story, 121 unit apartment building with ground floor retail and three live-work units. Parking for 58 vehicles will be located within the structure. Existing buildings to be demolished. This project requires a rezone from NC2-40 to NC3P-65.

**Permit Remarks:**

**Use:** N  
**TRAO Applies:** Y  
**Land Use Conditions:** N  
**Decision Type:** II

Approved Uses	Location

**Zoning/Overlays:**  
Neighborhood Commercial2-40  
Lowrise-2  
Southeast Seattle Reinvestment  
Urban Village Overlay  
Additional Information on File

**Land Use Component Information**

Component Type	Component Detail	Outcome
DESIGN REVIEW WITH EDG	STRUCTURE LOCATION	
DESIGN REVIEW WITH EDG	STRUCTURE LOCATION	
DESIGN REVIEW WITH EDG	OTHER DEVELOPMENT STANDARDS	
DESIGN REVIEW WITH EDG	PARKING	
DESIGN REVIEW WITH EDG	PARKING	
DESIGN REVIEW WITH EDG	OTHER DEVELOPMENT STANDARDS	

A/P #	Related Cases/Permits	Project Contacts	Name	Phone
None				

**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.



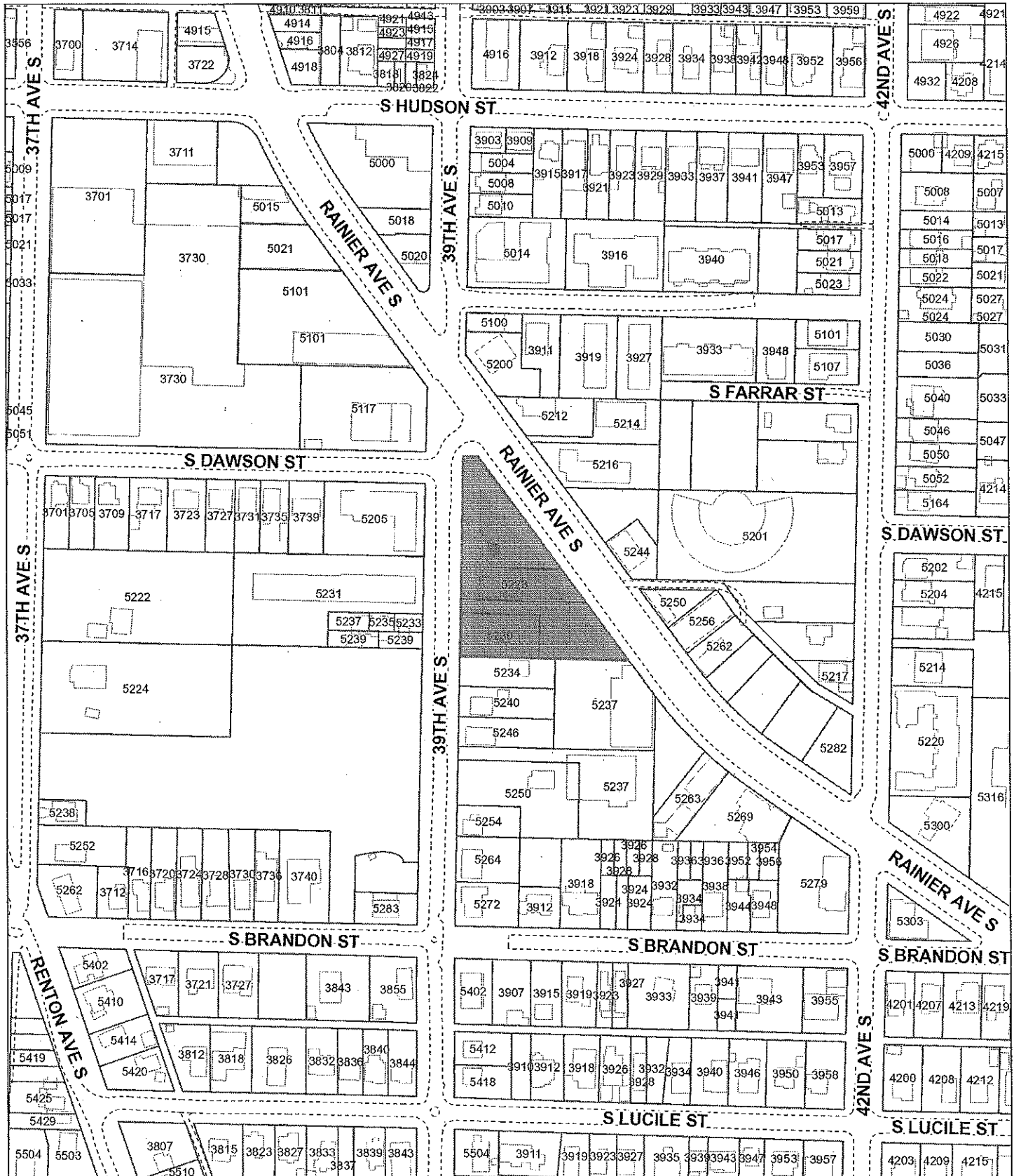
# 3018378 EDG w Rezone

5201 Rainier Ave S  
map 159



Feet

0 200





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

DISCRETIONARY LAND USE ACTION

# BASIC REPORT

Report Date 06/24/2015 05:29 PM

Submitted By

Page 1

A/P # 3018378      Type LAND USE      Issued Date      Issued By

Address 5201 RAINIER AVE S  
SEATTLE WA

Location

Owner SCOTT SHAPIRO

Phone (206)999-5088 x

Address 2621 2ND AVENUE  
SEATTLE WASHINGTON 98121-3216

Country  Foreign

Applicant's Full Name HUGH SCHAEFFER

Day Phone (206)329-1802

Fax

Address 1122 E PIKE ST SUITE 1337

SEATTLE WA  
98122

Fees

PASV - MINIMUM	135.75
LAND USE - ADDITIONAL HOURS	250.00
LAND USE - ADDITIONAL HOURS	625.00
LAND USE - ADDITIONAL HOURS	62.50
NOTICE - PUBLIC MTG ROOM RENTAL (EDG)	119.00
NOTICE - POSTING (EDG)	118.00
NOTICE - MAILED (EDG)	190.00
NOTICE - LUIB (EDG)	190.00
EARLY DESIGN GUIDANCE - MINIMUM	2500.00
INTAKE APPOINTMENT FOR EDG REVIEW	190.00
<b>Total Paid</b>	<b>4380.25</b>

Declared Value 12500000.00

Type of Work FULL C

FULL REVIEW (COMPLEX)

Calculated Value 0.00

Square Footage

0.00

Actual Value 0.00

Comments: **PROJECT DESCRIPTION**

Design Review Early design guidance for a six story, 121 unit apartment building with ground floor retail and three live-work units. Parking for 58 vehicles will be located within the structure. Existing buildings to be demolished. This project requires a rezone from NC2-40 to NC3P-65.

CONTRACT REZONE REQUIRED FOR HEIGHT  
FROM NC2-40' TO NC3P-65'

Signature of Owner ( If Owner Builder )

Date

Signature of Contractor or Authorized Agent

Date

# APPLICANTS ON RECORD

Report Date 06/24/2015 05:28 PM Submitted By Page 1

A/P # 3018378 DISCRETIONARY LAND USE ACTION

**Applicants/Contacts**

Primary N Capacity OWNER Contact ID AC32968  Foreign  
 Effective Expire  
 Name SCOTT SHAPIRO  
 Day Phone (206)999-5088 x Eve Phone Organization  
 Pager PIN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 2621 2ND AVENUE  
 SUITE #1005  
 SEATTLE, WASHINGTON 98121-3216  
 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 OWNR AGT Contact ID AC72537  Foreign  
 Effective Expire  
 Name MURRAY KAHN  
 Day Phone (206)227-4352 Eve Phone Organization  
 Pager PIN # Position  
 Fax (206)676-0016 Mobile Profession  
 E-Mail  
 Address 2291 NE 60TH ST  
 SEATTLE, WA 98115  
 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 AC104509  Foreign  
 Effective Expire  
 Name 5201 RAINIER LLC  
 Day Phone (206)227-4352 x Eve Phone Organization  
 Pager PIN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 2291 NE 60TH ST  
 SEATTLE, WA 98115  
 Comments No Comments

OVER ->

APPLICANT'S RECORD NO 2741199A

Report Date 06/24/2015 05:28 PM

Submitted By

Page 2

Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

Primary Y Capacity APPL Contact ID AC159328  Foreign  
 Effective Expire  
 Name HUGH SCHAEFFER  
 Day Phone (206)329-1802 Eve Phone Organization S AND H WORKS  
 Pager PIN # Position  
 Fax Mobile Profession  
 E-Mail  
 Address 1122 E PIKE ST SUITE 1337  
 SEATTLE, WA 98122  
 Comments No Comments  
 Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

Contractors

No Contractors

Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project

Employee Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action Comments	Description	Entered By	Start	Stop	Hours
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REINST	A/P STATUS REINSTATE From STOP WORK To ACTIVE -	CAMACHR	05/04/2015 11:02		0.00
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