



# SEATTLE CITY COUNCIL

## Land Use and Sustainability Committee

### Agenda

Wednesday, June 3, 2026

9:30 AM

Council Chamber, City Hall  
600 4th Avenue  
Seattle, WA 98104

Eddie Lin, Chair  
Dan Strauss, Vice-Chair  
Dionne Foster, Member  
Joy Hollingsworth, Member  
Alexis Mercedes Rinck, Member

Chair Info: 206-684-8802; [Eddie.Lin@seattle.gov](mailto:Eddie.Lin@seattle.gov)

[Watch Council Meetings Live](#) [View Past Council Meetings](#)

Council Chamber Listen Line: 206-684-8566

The City of Seattle encourages everyone to participate in its programs and activities. For disability accommodations, materials in alternate formats, accessibility information, or language interpretation or translation needs, please contact the Office of the City Clerk at 206-684-8888 (TTY Relay 7-1-1), [CityClerk@Seattle.gov](mailto:CityClerk@Seattle.gov), or visit <https://seattle.gov/cityclerk/accommodations> at your earliest opportunity. Providing at least 72-hour notice will help ensure availability; sign language interpreting requests may take longer.



**SEATTLE CITY COUNCIL**  
**Land Use and Sustainability Committee**  
**Agenda**  
**June 3, 2026 - 9:30 AM**

**Meeting Location:**

Council Chamber, City Hall, 600 4th Avenue, Seattle, WA 98104

**Committee Website:**

<https://seattle.gov/council/land-use-and-sustainability>

---

*This meeting also constitutes a meeting of the City Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.*

Members of the public may register for remote or in-person Public Comment to address the Council. Please register in advance in order to be recognized by the Chair. Details on how to register for Public Comment are listed below:

Remote Public Comment - Register online to speak during the Public Comment period at the meeting at <https://www.seattle.gov/council/committees/public-comment>. Online registration to speak will begin one hour before the meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting.

In-Person Public Comment - Register to speak on the public comment sign-up sheet located inside Council Chambers at least 15 minutes prior to the meeting start time. Registration will end at the conclusion of the Public Comment period during the meeting.

Please submit written comments no later than four business hours prior to the start of the meeting to ensure that they are distributed to Councilmembers prior to the meeting. Comments may be submitted at [Council@seattle.gov](mailto:Council@seattle.gov) or at Seattle City Hall, Attn: Council Public Comment, 600 4th Ave., Floor 2, Seattle, WA 98104. Business hours are considered 8 a.m. - 5 p.m. Comments received after that time will be distributed after the meeting to Councilmembers and included as part of the public record.

*Please Note: Times listed are estimated*

**A. Call To Order**

**B. Approval of the Agenda**

**C. Public Comment**

*Members of the public may address items on the agenda and matters within the purview of the committee. Please register in advance to be recognized by the Chair.*

**D. Items of Business**

1. [CB 121214](#) **An ordinance relating to land use and zoning; introducing a new definition for data centers; adopting a moratorium on the filing, acceptance, processing, or approval of applications for the establishment or expansion of, or change of use to, data centers; amending Section 23.84A.008 of the Seattle Municipal Code; approving a work plan; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.**

Attachments: [Att A - Work Plan for Data Center Moratorium](#)

Supporting Documents: [Summary and Fiscal Note](#)  
[Director's Report](#)

**Briefing, Discussion, and Possible Vote**

**Presenters:** Sunaree Marshall, Mayor's Office; Andy Strong, Seattle City Light; Christine Bunch, Office of Sustainability and Environment; HB Harper and Eric McConaghy, Council Central Staff

2. [CB 121215](#) **An ordinance relating to Council land use decisions; amending Sections 23.76.050, 23.76.062, and 25.05.680 of the Seattle Municipal Code to clarify processes for Council land use decisions.**

*Supporting*

Documents:

[Summary and Fiscal Note](#)

[Public Hearing Notice](#)

[Presentation \(6/3/26\)](#)

**Briefing and Discussion**

**Presenter:** Lish Whitson, Council Central Staff

3. [CF 314549](#) **Application of Eagle Rock Ventures and 5201 Rainier, LLC, for an extension of the contract rezone of the property at 5201 Rainier Avenue South. Original contract rezone application approved through CF 314311 and Ordinance 125632 (Project No. 3018378-LU; Type IV).**

Attachments:

[Extension Request](#)

[Land Use Planner Correspondence](#)

[Statement of Financial Responsibility](#)

[SDCI Recommendation](#)

[Submitted Public Comment](#)

*Supporting*

Documents:

[Central Staff Memo](#)

**Briefing, Discussion, and Possible Vote**

**Presenter:** Ketil Freeman, Council Central Staff

4. [CB 121220](#) An ordinance relating to land use and zoning; approving the extension of a contract rezone approved by Ordinance 125632 and accepting an amended Property Use and Development Agreement for a property located at 5201 Rainier Avenue South (Application by Eagle Rock Ventures and 5201 Rainier, LLC, C.F. 314549, SDCI Project 3018378-LU).

Attachments: [Exhibit A - Amended PUDA](#)

Supporting

Documents: [Summary and Fiscal Note](#)

**Briefing, Discussion, and Possible Vote**

**Presenter:** Ketil Freeman, Council Central Staff

## E. Adjournment



Legislation Text

---

**File #:** CB 121214, **Version:** 1

---

Screen Reader Users: Make sure settings include reading strikethrough and underline font attributes.

## The City of Seattle

### Ordinance

#### Council Bill

**An ordinance** relating to land use and zoning; introducing a new definition for data centers; adopting a moratorium on the filing, acceptance, processing, or approval of applications for the establishment or expansion of, or change of use to, data centers; amending Section 23.84A.008 of the Seattle Municipal Code; approving a work plan; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.

**Be it ordained by The City of Seattle as follows:**

Section 1. The City finds and declares:

A. The proliferation of data centers has the potential to significantly affect Seattle's energy and water infrastructure, utility affordability and reliability, jobs and economic development, public health, and the environment. Several companies have indicated interest in building large-scale data centers in Seattle.

B. Seattle's economy is in large part driven by a robust technology sector that may rely on data centers for server capacity both now and, increasingly, in the future, as the artificial intelligence sector grows. Data centers contribute to economic growth by enabling businesses to access much-needed processing and storage capacity.

C. Data centers are power-intensive and require significant water supplies for cooling equipment. Data centers may also be emissions-intensive if using fossil fuels.

D. Data centers can produce a significant amount of noise and heat that can negatively impact the health and wellbeing of surrounding communities.

E. In June 2026, Council expects to consider and take action on an ordinance codifying the 2027 and 2028 rates

for Seattle City Light customers that would establish a separate rate for new large load customers.

F. Several smaller scale data centers exist in Seattle today, all in Downtown Seattle.

G. The combined and cumulative impacts of large electrical loads, emissions, and water use associated with new or expanded data centers may:

1. Exceed available infrastructure capacity and resource supply;
2. Require substantial unplanned capital investments;
3. Affect environmental quality, including watershed and aquatic systems, and wastewater treatment;
4. Impair the City's ability to meet climate and resource management goals; and
5. Affect the health and wellbeing of residents from air pollution, noise, and heat emissions.

H. Plans and mitigation measures for identified impacts, and appropriate fee structures for electricity, water usage, and water treatment, should be clearly delineated in the City's fee schedules and development regulations before the filing of any permit for new or expanded large-scale data centers.

I. The City needs time to analyze and determine how best to update its regulations to address data centers.

J. The City needs time to identify what mitigation measures and community benefit policies, if any, would be most appropriate to address the impacts of locating new or expanded large-scale data centers in Seattle.

K. Given the environmental, economic, public health, land use, and utility impacts of large-scale data center siting and operations, the City Council determines that an exemption from conducting review under the Washington State Environmental Policy Act of the interim prohibition on the filing, acceptance, processing, or approval of applications for new or expanded large-scale data centers is necessary under Seattle Municipal Code Section (SMC) 25.05.880. The proposed moratorium must be implemented immediately or within a period too short for full compliance with SMC Chapter 25.05 to prevent an imminent threat to public health and safety.

L. For these reasons, the City proposes a moratorium that prohibits the filing, acceptance, processing, or approval of applications for new or expanded large-scale data centers, as principal or accessory uses, to allow the City time to consider and adopt appropriate permanent legislation.

Section 2. The Council adopts a moratorium on the filing, acceptance, processing, or approval of applications to establish or expand data centers, either as principal or accessory uses, or change of use to data centers, either as principal or accessory uses, in all zones in the city. The moratorium applies to data centers as defined in Section 3 of this ordinance, whether as a component of a project or as the entire project for which a permit is sought.

Section 3. Section 23.84A.008 of the Seattle Municipal Code, last amended by Ordinance 127401, is amended as follows:

**23.84A.008 “D”**

“Data center” means a facility: (1) used primarily for the housing, operation, or co-location of computer and networking equipment and the handling, storing, managing, processing, and backing up of digital data; (2) having capacity in excess of 20 Megavolt-Amperes (MVA); and (3) generally requiring uninterruptible power supplies and associated infrastructure such as cooling systems, backup power systems, and battery storage.

"Deck" means a platform extending more than 18 inches from a structure, or an unattached platform, including safety railings if required by the Building Code. A deck may be cantilevered or connected to the ground by posts and may have steps or ramps to the ground and a door to the structure. (See also "Porch.")

\* \* \*

Section 4. The moratorium set forth in this ordinance shall be in effect for a period of 365 days from the effective date of this ordinance and shall automatically expire after the 365-day period ends unless the moratorium is extended as provided by statute, or unless terminated sooner by the City Council.

Section 5. Pursuant to RCW 36.70A.390, the Council will hold a public hearing within 60 days of adoption of this ordinance to take public testimony and to consider adopting further findings.

Section 6. Under RCW 36.70A.390, the Council approves the work plan shown in Attachment A.

Section 7. The Council directs the Seattle Department of Construction and Inspections to amend the Intake Submittal Checklist for Land Use Permits such that information on electrical capacity in Megavolt-Amperes is required for a complete land use permit application.

Section 8. Based on the authority of RCW 36.70A.390 and the findings of Section 1 of this ordinance, the public hearing requirement of Section 23.76.062 of the Seattle Municipal Code is waived for the adoption of this ordinance.

Section 9. The City may renew this moratorium for one or more six-month periods in accordance with RCW 36.70A.390.

Section 10. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section, or portion of this ordinance, or the invalidity of its application to any person or circumstance, does not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 11. Based on the findings of fact set forth in Section 1 of this ordinance, the Council finds and declares that this ordinance is a public emergency ordinance, which shall take effect immediately and is necessary for the protection of the public health, safety, and welfare.

Section 12. By reason of the findings set out in this ordinance, and the emergency that is declared to exist, this ordinance shall become effective immediately upon its passage by a 3/4 vote of the Council, and its approval by the Mayor, as provided in Article IV, subsection 1.1 of the Charter of the City.

Attachments:

Attachment A - Work Plan for Data Center Moratorium

Passed by a 3/4 vote of all the members of the City Council and signed in open session in authentication of its passage on .

President of the City Council  
on .

Katie B. Wilson, Mayor

Attested on .

Scheereen Dedman, City Clerk

Seal

### **Attachment A – Work Plan for Data Center Moratorium**

The Council directs Seattle City Light (“SCL”), Seattle Public Utilities (“SPU”), the Seattle Department of Construction and Inspections (“SDCI”), and any other relevant departments to analyze the data center impacts enumerated in this ordinance and transmit reports and necessary legislation to the Council according to the timelines in this work plan. As part of this work plan, departments should coordinate City efforts to analyze economic impacts of data centers as called for in Mayor Wilson’s statement of May 1, 2026.

1. Considering best practices for data center electricity and water usage (including the use of non-potable water for cooling), SCL and SPU should transmit to Council their analyses, proposed policies, relevant rate structures, and necessary legislation to ensure that Seattle residents, businesses, and others SCL and SPU serve will not pay increased utility costs because of data centers. SCL should transmit its analysis and proposal regarding electricity by July 1, 2026. SPU should transmit its analysis and proposal regarding water by October 30, 2026.
2. SDCI should determine appropriate zoning and development standards that avoid, minimize, or mitigate data center impacts, including on land use compatibility and utility infrastructure. SDCI’s analysis and proposal should:
  - a. consider spacing/dispersal requirements,
  - b. include design and environmentally friendly building standards to mitigate aesthetic and environmental impacts;
  - c. differentiate between large-scale data centers and small, medium, or co-located/mixed use data centers, including existing, permitted data centers in Seattle and the surrounding region; and
  - d. align with relevant state and federal laws.

SDCI should transmit its analysis and proposed legislation by January 2027, for anticipated Council action by March 2027.

3. An interdepartmental team should consider a framework for voluntary data center community benefit agreements by February 1, 2027. Executive departments should consult with members of labor unions, building trades, energy policy and environmental organizations, the Puget Sound Clean Air Agency, consumer protection advocates, neighborhood groups, tribes, and impacted industry stakeholders. The effort should incorporate considerations for, at a minimum:
  - a. noise, heat, air, and water pollution standards, including, but not limited to, pollution and heat monitoring, noise monitoring, maximum noise thresholds, noise mitigation requirements, and limiting fossil fuels for back-up generation;
  - b. strong workforce protections, including labor standards and onsite workforce requirements;

- c. environmental standards, including third-party verified emissions and water and energy use data disclosure requirements, to ensure full transparency to the public; and
- d. potential new community benefit opportunities, such as contributions to district energy, affordable housing, daycare, transportation infrastructure, tree canopy improvements, or creative redevelopment of under-utilized commercial spaces or brownfields.

## Summary and Fiscal Note

### 1. Legislation Summary

**Department:** Legislative

**Title:** An ordinance relating to land use and zoning; introducing a new definition for data centers; adopting a moratorium on the filing, acceptance, processing, or approval of applications for the establishment or expansion of, or change of use to, data centers; amending Section 23.84A.008 of the Seattle Municipal Code; approving a work plan; declaring an emergency; and establishing an immediate effective date; all by a 3/4 vote of the City Council.

**Background:** Large scale data centers developed in other parts of the country demonstrate the potential for adverse utility and land use impacts for local jurisdictions. While smaller scale data centers exist in Seattle today, Seattle has no land use regulations specific to data centers. Developers of large scale data centers have expressed interest in locating in Seattle, creating an emergency where permit applicants for data centers could vest to Seattle's current codes that do not account for potential impacts of such development. The City Council proposes a new definition of data centers in Seattle Municipal Code as a facility (1) used primarily for the housing, operation, or co-location of computer and networking equipment and the handling, storing, managing, processing, and backing up of digital data; (2) having capacity in excess of 20 Megavolt-Amperes (MVA); and (3) generally requiring uninterruptible power supplies and associated infrastructure such as cooling systems, backup power

systems, and battery storage. This legislation would enact a one-year moratorium on the acceptance, processing, or approval of permit applications for data centers until regulations including land use and zoning, mitigation measures for probable impacts, and appropriate fee structures for electricity usage, are developed.

---

## 2. Capital Improvement Program (CIP)

**Does this legislation create, fund, or amend a CIP Project?**

Yes

No

a. CIP Project Name:

b. Master Project ID:

c. Project Location:

d. Start Date:

e. End Date:

f. Total Project Cost Through 2030:

---

## 3. Summary of Financial Implications

**Does this legislation have financial impacts to the City?**

Yes

No

### 3d. Other Financial Impacts

**a. Does this legislation create any other financial impacts for The City of Seattle, such as direct or indirect costs, one-time or ongoing, that aren't mentioned above? If yes, please explain these impacts.**

This moratorium does not obligate funds, but the work described in Attachment A will require funding to complete. Additional funding will be required to be identified during the next budget cycle.

**b. If the legislation has costs that can be covered within the current budget, explain how. Does the department have extra resources in its budget to handle these costs? Or does the department need to shift resources away from other work to handle these costs?**

Resources may need to be shifted away from other work to handle this cost given the unexpected nature of an emerging issue area as well as the potential interdepartmental nature of the work.

**c. What financial costs or other impacts might happen if this legislation is not implemented?**

Not implementing the legislation could result in development within city limits of large scale data centers. Such a facility could increase demands for utilities including, but not limited to, electricity and water. This could increase costs for utility customers.

**d. How might this legislation affect other City departments besides the one that proposed it?**

This legislation directly affects the Seattle Department of Construction and Inspections, the Seattle Department of Transportation, Seattle Public Utilities, and other departments that play a role in approving and inspecting new development for compliance with City codes. The legislation indirectly affects Seattle City Light in that it may inform the upcoming rates ordinance related to large load customers.

---

#### 4. Other Impacts

**a. Does this legislation require a public hearing?**

Yes

No

The hearing will occur within 60 days of passage, pursuant to RCW 36.70A.390.

**b. Does this legislation require a notice to be published in The Daily Journal of Commerce and/or The Seattle Times?**

Yes

No

**c. Does this legislation affect a piece of property?**

No.

**d. Race and Social Justice Initiative impacts:**

**1. How does this legislation affect vulnerable or historically disadvantaged communities? How did you come to this conclusion?**

**Please consider both impacts within City government (like employees and internal programs) and in the broader community.**

N/A

**2. Please attach any Racial Equity Toolkits or other racial equity analyses used to develop or assess this legislation.**

N/A

**3. What is the Language Access Plan for communicating with the public about this legislation?**

N/A

e. Climate change impacts:

**1. Emissions: Will this legislation significantly increase or decrease carbon emissions? Attach any studies or materials that inform your answer.**

This legislation will not directly affect carbon emissions, but the work that occurs as part of the workplan in Attachment A will have impacts on future emissions from data center development. If this legislation is not implemented, large-scale data center development may significantly increase carbon emissions.

**2. Resiliency: Will this legislation make Seattle more or less able to adapt to climate change? If it reduces resiliency, explain what can be done to lessen the impact.**

This legislation will not directly affect Seattle's resiliency, but the work that occurs as part of the workplan in Attachment A will have impacts on Seattle's resiliency from the perspective of data access and utility usage and infrastructure.

**f. If this legislation creates a new program or expands an existing one, what are the long-term, measurable goals? How will this legislation help achieve those goals? What methods will be used to track progress?**

N/A

**g. Does this legislation create a non-utility CIP that involves shared funding with a non-City partner or organization?**

No



May 12, 2026

# Director’s Report and Recommendation for Data Center Moratorium Legislation

## Introduction and Summary of Proposed Legislation

The City Council is considering legislation to adopt a temporary one-year moratorium on the filing, acceptance, processing, or approval of permit applications for new or expanded data centers. The proposal defines “data center” as follows:

*“Data center” means a facility:*

- (1) used primarily for the housing, operation, or co-location of computer and networking equipment and handling, storing, managing, processing, and backing up of digital data;*
- (2) having capacity in excess of 20 Megavolt-Amperes (MVA); and*
- (3) generally requiring uninterruptible power supplies and associated infrastructure such as cooling systems, backup power systems, and battery storage.”*

The legislation includes findings of fact in support of a declaration of a public health, safety, and welfare emergency. It is proposed to go into effect immediately upon a vote of approval.

The temporary moratorium would lapse one year after passage unless it is renewed. The ordinance contains a work program and schedule for the City to develop and consider ongoing, permanent regulations for data centers.

## Analysis

Several companies have indicated interest in building large-scale data centers in Seattle<sup>1</sup>. Seattle’s economy is in large part driven by a robust technology sector that may rely on data centers for server capacity both now and, increasingly, in the future, as the artificial intelligence sector grows. Data centers contribute to economic growth by enabling businesses to access much-needed processing and storage capacity; several smaller-scale data centers

---

<sup>1</sup> [Five Large Data Centers Eyed for Seattle](#)

exist in Seattle today. However, a further proliferation of data centers would have the potential to significantly affect Seattle’s energy and water infrastructure, utility affordability and reliability, jobs and economic development, public health, and the environment. Data centers are power-intensive and require significant water supplies for cooling equipment.<sup>2</sup> Data centers may also be emissions-intensive if using fossil fuels. Additionally, data centers can produce a significant amount of noise and heat that can negatively impact the health and wellbeing of surrounding communities.

Data centers are a novel, as-yet-undefined land use type in the City’s codes. For example, the Land Use Code does not define this use nor are there currently any development regulations. The City needs time to analyze and determine how best to update its regulations to specifically address data centers.

## **Comprehensive Plan Goals and Policies**

The following describes the proposed legislation’s relationship to relevant City goals and policies that are expressed in the One Seattle Comprehensive Plan.

General guidance about defining and regulating types of land uses in the Comprehensive Plan includes:

**LU 3.1** *Allow or prohibit uses in each zone based on the zone’s intended function and on the expected impacts of a use on other properties in the zone and the surrounding area. Generally, allow a broad mix of compatible uses in centers.*

Data center developers may be interested in locating large scale facilities in industrial zones. Comprehensive Plan guidance related to industrial lands policy provides:

**LU 13.2** *Preserve industrial land for industrial uses, especially where industrial land is near rail- or water-transportation facilities to allow marine- and rail-related industries that rely on that transportation infrastructure to continue to function in the city.*

**LU 13.3** *Ensure predictability and permanence for industrial activities in industrial areas by limiting changes in industrial land use designation. There should be no reclassification of industrial land to a non-industrial land use category except as part of a City-initiated comprehensive study and review of industrial land use policies or as part of a major update to the Comprehensive Plan.*

---

<sup>2</sup> [Data Center Power Demands Are Contributing to Higher Energy Bills](#)

Data centers use significant energy and water utility resources, and may have impacts on City utilities, including the potential to drive up costs for other customers. Comprehensive Plan guidance related to utility impacts provides:

- U 1.1** *Establish and maintain performance metrics that can be used to monitor and evaluate capacity of City-owned utilities to meet the need for utility services as the city grows.*
- U 1.3** *Ensure that new private development provides adequate connections to the existing utility infrastructure and is water and energy efficient. Consider programs to equitably balance the costs of infrastructure improvements needed to accommodate growth.*
- U G2** *Safe and reliable utility services are accessible and affordable to community members regardless of economic, racial, or housing status, or ability to pay.*
- U G4** *Water is treated as an essential resource and managed in a sustainable and integrated way to support healthy natural environment and communities.*
- U G6** *Future energy needs are met with safe, affordable, reliable, and environmentally responsible power.*
- U 6.5** *Deploy new technology and infrastructure to better manage increased electrical loads from building and transportation decarbonization.*
- U 6.6** *Improve demand-side management and energy efficiency options to serve customers while meeting our sustainability goals.*

Data centers may provide economic benefits through supporting a thriving technology business sector. However, they may also take up land that could be utilized for more employment-intensive uses. The Comprehensive Plan guidance related to economic development provides:

- ED 2.3** *Promote, support, and improve linkages between industry clusters and research institutions, hospitals, educational institutions, and other technology-based businesses.*
- ED 2.7** *Promote and lead coordination of economic development and community development among City departments, as well as with all levels of government, the business community, and nonprofits, to strengthen industry clusters.*
- ED 3.2** *Support a stable and more competitive business climate through policies and planning that are implemented with transparent, predictable, and efficient regulations and approval processes.*

**ED 3.9** *Implement zoning and other tools to encourage business growth and development that uses and promotes sustainable technologies.*

**ED 3.11** *Assist businesses in identifying locations that suit their needs by tracking appropriate and available sites for business attraction or expansion.*

Data centers may contribute to emissions and other types of pollution, without adequate controls. Comprehensive Plan guidance on climate and environment provides:

**CE 1.4** *Partner with regional agencies, local jurisdictions, frontline communities, the state, academic institutions, community leaders, industry, Tribes, and public, private, and not-for-profit groups to promote programs and policies that achieve GHG emission reduction targets and increase the awareness and transparency of GHG emissions inventories.*

**CE 5.8** *Encourage the use of clean energy sources, such as renewables or waste heat, in both existing and new buildings.*

Siting of new data centers would require an analysis of appropriate development regulations and utility, environmental, and workforce development considerations to ensure that data centers could be sited and operated consistent with the public health, safety, and welfare.

## **Public Comment, Engagement and Notice**

The Council will hear public comment on the ordinance on May 20, 2026, at the Land Use and Sustainability Committee, and on June 2, 2026, when the full Council will vote. Additionally, the Council will hold a public hearing on the ordinance after passage.

## **Recommendation**

The SDCI Director recommends that the City Council pass a moratorium until such time as regulations can be adopted that address the potential public health, safety, and welfare impacts of data centers.



Legislation Text

---

**File #:** CB 121215, **Version:** 1

---

Screen Reader Users: Make sure settings include reading strikethrough and underline font attributes.

## The City of Seattle

### Ordinance

#### Council Bill

**An ordinance** relating to Council land use decisions; amending Sections 23.76.050, 23.76.062, and 25.05.680 of the Seattle Municipal Code to clarify processes for Council land use decisions.

#### Recitals:

In the past several years, Washington State has updated the State Environmental Policy Act (SEPA) to exempt from administrative appeals various types of local legislative actions.

Revised Code of Washington (RCW) 43.21C.075 allows local jurisdictions to decide whether to provide pre-decision administrative appeals of environmental determinations under SEPA.

The City of Seattle (City) has opted to use an administrative process to consider appeals of SEPA decisions, through the City's Hearing Examiner.

Many jurisdictions that have administrative appeals processes for SEPA decisions, including King County, Bellevue, Tacoma, and Everett, exempt SEPA procedural decisions for legislative actions from administrative appeals.

Washington State has adopted numerous statutes requiring timely updates to the City's land use regulations. The City has been in danger of missing deadlines to update its regulations due to additional time needed for administrative appeals of environmental documents.

The Seattle Hearing Examiner has dismissed administrative appeals of environmental documents on

statutory grounds that administrative appeals are not allowed for certain types of regulatory changes, but the consideration of whether an appeal is permitted can take months or more to process.

SEPA does not require jurisdictions to allow administrative appeals of SEPA Determinations of Non-Significance or Environmental Impact Statements.

The Land Use Code requires the development of director's reports for Type IV and V Council land use decisions but does not contemplate Council-sponsored land use decisions.

This bill makes director's reports optional for Council-sponsored land use legislation.

This bill also removes from the Land Use Code the pre-decision SEPA appeals for legislation adopting or amending the Comprehensive Plan or development regulations. Therefore,

**Be it ordained by The City of Seattle as follows:**

Section 1. Section 23.76.050 of the Seattle Municipal Code, last amended by Ordinance 124919, is amended as follows:

**23.76.050 Reports for Type IV and V Council land use decisions**

A. Reports on Council land use decisions

1. Except for Type V Council land use decisions that are proposed by the Director of the Office of Planning and Community Development or the Council, the Director shall prepare a written report on Type IV and V decisions and any associated Type II decisions listed in subsections 23.76.006.C.2.c, 23.76.006.C.2.d, 23.76.006.C.2.f, and 23.76.006.C.2.g and SEPA decisions integrated with such Type II decisions as set forth in subsection 23.76.006.C.2.i.

2. For Type V Council land use decisions proposed by the Director of the Office of Planning and Community Development, the Director of the Office of Planning and Community Development shall prepare the report required under this Section 23.76.050. ~~((For purposes of this Section 23.76.050 the word "Director" refers to the Director of the Seattle Department of Construction and Inspections or the Director of the Office of Planning and Community Development that is responsible for preparation of the report required by this section.))~~

3. For Type V Council land use decisions proposed by the Council, any Councilmember may request that

the Director, or the Director of the Office of Planning and Community Development prepare a report under this Section 23.76.050.

B. The Director's report for Type IV and V Council land use decisions other than those listed in subsection 23.76.050.C shall include:

1. The written recommendations or comments of any affected City departments and other governmental agencies having an interest in the application or request;
2. Responses to written comments from the public;
3. An evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies;
4. All environmental documentation, including any checklist, EIS, or DNS; and
5. The Director's recommendation to approve, approve with conditions, or deny a proposal.

C. For adoption of the Comprehensive Plan, Comprehensive Plan amendments, Land Use Code amendments, area-wide amendments to the Official Land Use Map, and ((Planned Action Ordinances)) planned action ordinances, the Director's report shall include:

1. An evaluation of the proposal based on the standards and criteria for the approval sought and consistency with applicable City policies;
2. ((a)) A summary of the public notice and outreach efforts undertaken to evaluate the proposal;
3. All environmental documentation, including any checklist, EIS, or threshold determination; and
- (((3-)) 4. The Director's recommendation to approve or reject a proposal.

D. ~~((A DNS or the Director's determination that an EIS is adequate shall be subject to appeal pursuant to the procedures in subsection C of Section 23.76.022.~~

E.)) For Type IV ~~((Decisions))~~ decisions, the Director's report shall be submitted to the Hearing Examiner and filed with the City Clerk on the same date the notice of availability of the Director's report is given pursuant to Section 23.76.052. The Director's report shall be made available for public inspection at least 21 days prior to the Hearing Examiner's open record predecision public hearing described in Section 23.76.052.

F.)) G. For Type V Council land use decisions not proposed by the Council, the Director's report shall be submitted to the Council ~~((and shall be made available to the public))~~ at least 15 days before the Council hearing described in Section 23.76.062. When a Councilmember requests a Director's report under subsection 23.76.050.A.3, the

Director should attempt to provide the report to the Council at least 15 days before the Council hearing described in Section 23.76.062. All Director's reports shall be made available to the public upon submission to the Council. The Council may act on a Type V land use decision even if the Council-requested Director's report is untimely or not provided to Council and the public.

Section 2. Section 23.76.062 of the Seattle Municipal Code, last amended by Ordinance 123913, is amended as follows:

**23.76.062 Type V Council land use decisions**

\* \* \*

D. Council ~~((Decision))~~ decision. In making a Type V Council land use decision, the Council shall consider the oral and written testimony presented at the public hearing, as well as any required report of the Director. ~~((The City Council shall not act on any Type V Council land use decision until the end of the appeal period for any applicable determination of nonsignificance (DNS) or final EIS or, if an appeal is filed, until the Hearing Examiner issues a decision affirming the Director's DNS or EIS decision.))~~

Section 3. Section 25.05.680 of the Seattle Municipal Code, last amended by Ordinance 126685, is amended as follows:

**25.05.680 Appeals**

\* \* \*

F. ~~((RCW 36.70A.070, 36.70A.600 and 43.21C.495 exempt certain Council land use actions from administrative or judicial appeals, except as provided in subsection 25.05.680.G. Environmental documents and Council land use actions intended to be exempt from SEPA appeals pursuant to RCW 43.21C.495 should so state.))~~ There is no administrative appeal to the Hearing Examiner of a SEPA threshold determination or the adequacy of an EIS associated with any proposed Comprehensive Plan or development regulation, whether new or amended.

This ordinance shall take effect as provided by Seattle Municipal Code Sections 1.04.020 and 1.04.070.

Passed by the City Council and signed in open session in authentication of its passage on .

President of the City Council  
on .

Katie B. Wilson, Mayor

Attested on .

Scheereen Dedman, City Clerk

Seal

## Summary and Fiscal Note

### 1. Legislation Summary

**Department:** Seattle City Council

**Title:** An ordinance relating to Council land use decisions; amending Sections 23.76.050, 23.76.062, and 25.05.680 of the Seattle Municipal Code to clarify processes for Council land use decisions.

**Background:** This bill amends the Land Use Code, Title 23 of the Seattle Municipal Code (SMC), and the City's State Environmental Policy Act Regulations (SMC Chapter 25.05) to streamline requirements for Type V legislation actions. Type V actions are land use approvals, such as land use code text amendments and area-wide rezones. The bill would 1) exempt Council-generated Type V land use decisions from the requirement that there be a Director's Report on the Council-generated legislation but would provide an option for Councilmembers to request a report; 2) remove redundant cross-references; and 3) exempt environmental threshold determinations and EISs associated with Comprehensive Plan amendments or development regulations from appeals to the Seattle Hearing Examiner.

**Summary Attachments:** None

---

### 2. Capital Improvement Program (CIP)

**Does this legislation create, fund, or amend a CIP Project?**

Yes

No

a. CIP Project Name:

b. Master Project ID:

c. Project Location:

d. Start Date:

e. End Date:

f. Total Project Cost Through 2030:

---

### 3. Summary of Financial Implications

**Does this legislation have financial impacts to the City?**

Yes

No

#### 3d. Other Financial Impacts

**a. Does this legislation create any other financial impacts for The City of Seattle, such as direct or indirect costs, one-time or ongoing, that aren't mentioned above? If yes, please explain these impacts.**

SEPA appeals of legislative proposals are rare but can take significant time by staff in the Office of the City Attorney (OCA), the Seattle Department of Construction and Inspections (SDCI), the Office of Hearing Examiner (OHE), and the Office of Planning and Community Development (OPCD). Because these appeals are rare, and each requires a unique amount of time and effort, it is difficult to quantify the savings that would be achieved through this amendment. Additionally, savings would be seen across the departments listed above in terms of staff's ability to focus on other projects, rather than spending time defending their decisions.

**b. If the legislation has costs that can be covered within the current budget, explain how. Does the department have extra resources in its budget to handle**

**these costs? Or does the department need to shift resources away from other work to handle these costs?**

Not applicable

**c. What financial costs or other impacts might happen if this legislation is not implemented?**

The legislation would likely reduce the staff hours required for review and defense of legislation.

**d. How might this legislation affect other City departments besides the one that proposed it?**

As noted above, the proposed legislation would reduce the workload of staff in the OCA, SDCI, OHE, and OPCD. Staff would have more time to support other projects.

---

#### 4. Other Impacts

**a. Does this legislation require a public hearing?**

Yes

No

**b. Does this legislation require a notice to be published in The Daily Journal of Commerce and/or The Seattle Times?**

Yes

No

**c. Does this legislation affect a piece of property?**

No

d. Race and Social Justice Initiative impacts:

**1. How does this legislation affect vulnerable or historically disadvantaged communities? How did you come to this conclusion? Please consider both impacts within City government (like employees and internal programs) and in the broader community.**

It has been alleged that appeals have been filed in order to slow Council consideration of legislation that was intended to support the development of affordable housing and housing affordable to a range of income levels. The bill

would align Seattle's regulations with State law that states that there are no appeals of regulations intended to support affordable housing.

**2. Please attach any Racial Equity Toolkits or other racial equity analyses used to develop or assess this legislation.**

None

**3. What is the Language Access Plan for communicating with the public about this legislation?**

SDCI provides translations of changes to the code on its website.

e. Climate change impacts:

**1. Emissions: Will this legislation significantly increase or decrease carbon emissions? Attach any studies or materials that inform your answer.**

No

**2. Resiliency: Will this legislation make Seattle more or less able to adapt to climate change? If it reduces resiliency, explain what can be done to lessen the impact.**

Not applicable

**f. If this legislation creates a new program or expands an existing one, what are the long-term, measurable goals? How will this legislation help achieve those goals? What methods will be used to track progress?**

Not applicable

**g. Does this legislation create a non-utility CIP that involves shared funding with a non-City partner or organization?**

No



# SEATTLE CITY COUNCIL

May 28, 2026

## **NOTICE OF A SEATTLE CITY COUNCIL PUBLIC HEARING ON LEGISLATION TO UPDATE COUNCIL LAND USE PROCESSES**

The Seattle City Council's Land Use and Sustainability Committee will hold a public hearing on Council Bill 121215, legislation to update processes related to Council land use decisions. This legislation would amend the Land Use Code and the City's State Environmental Policy Act regulations to remove administrative appeals for some SEPA decisions and to make Director's Reports for Council-generated land use legislation optional.

### **PUBLIC HEARING**

The City Council's Land Use and Sustainability Committee will hold a public hearing to take comments on CB 121215 on Wednesday, July 1, 2026, at 9:30 AM. The hearing will be held in:

City Council Chambers  
2nd Floor, Seattle City Hall  
600 Fourth Avenue, Seattle, WA

Persons who wish to participate in or attend the hearing may be offered the opportunity to do so remotely. If this is the case, the City Council will provide instructions in the meeting agenda on how to participate remotely. Please check the Land Use and Sustainability Committee agenda a few days prior to the meeting at <http://www.seattle.gov/council/committees>. Print and communications access is provided on prior request. Seattle City Council Chambers is accessible. Directions to the City Council Chambers, and information about transit access and parking are available at <http://www.seattle.gov/council/meet-the-council/visiting-city-hall>.

### **WRITTEN COMMENTS**

For those unable to attend the public hearing, written comments may be sent to:

Councilmember Lin  
600 Fourth Avenue, Floor 2  
PO Box 34025  
Seattle, WA 98124-4025  
or by email to [council@seattle.gov](mailto:council@seattle.gov)

Written comments should be received by Tuesday June 30, at 5:00 PM.

## **INFORMATION AVAILABLE**

The proposed legislation is available through the Office of the City Clerk's [Legislative Information Center](#) by searching for Council Bill 121215 under "Legislation".

Questions regarding the legislation may be directed to Lish Whitson, Council Central Staff at 425-390-2431 or [lish.whitson@seattle.gov](mailto:lish.whitson@seattle.gov).



SEATTLE CITY COUNCIL  
**CENTRAL STAFF**

# **CB 121215 Council Land Use Processes**

---

LISH WHITSON, DIRECTOR

LAND USE AND SUSTAINABILITY

JUNE 3, 2026

# Purpose of the bill

---

Remove impediments to the Council considering land use legislation in a timely manner:

- SEPA appeals delaying review of legislation
- Director's Reports potentially limiting Council actions

# SEPA

---

- The State Environmental Policy Act (SEPA) requires review of environmental impacts of government actions
- If there is the potential for significant adverse impacts, an Environmental Impact Statement (EIS) is required, otherwise a Determination of Nonsignificance (DNS) is published
- SEPA allows appeals of final environmental documents (DNS or Final EIS)
- SEPA provides the option for jurisdictions to use an administrative appeal process
- The City of Seattle has delegated SEPA administrative appeals to the Seattle Hearing Examiner since at least 1984
- CB 121215 would remove SEPA administrative appeals for adoption or amendment of development regulations and the Comprehensive Plan
- Administrative appeals would remain in place for development proposals, quasi-judicial actions, and other environmental review

# SEPA – CB 121215

---

- CB 121215 would remove SEPA administrative appeals for adoption or amendment of development regulations and the Comprehensive Plan
- Administrative appeals would remain in place for development proposals, quasi-judicial actions, and other environmental review

# SEPA Process for Legislative Actions – DNS - current

---

If lead agency determines that significant adverse environmental impacts are unlikely:

1. Lead agency publishes a DNS
2. **Public comment period (14 days)**
3. **Opportunity to appeal the DNS to the hearing examiner**  
If appeal is filed Seattle Hearing Examiner determines whether to dismiss the appeal, affirm the lead agency's decision, or remand the decision and require an EIS
4. Council review - includes **public hearings and opportunities for members of the public to comment to the Council about their concerns regarding any environmental review**
5. Post-Council action – **opportunity to appeal** to either the Growth Management Hearings Board or the courts

# SEPA Process for Legislative Actions – DNS – Proposed

---

If lead agency determines that significant adverse environmental impacts are unlikely:

1. Lead agency publishes a DNS
2. **Public comment period (14 days)**
3. Council review - includes **public hearings and opportunities for members of the public to comment to the Council about their concerns regarding any environmental review**
4. Post-Council action – **opportunity to appeal** to either the Growth Management Hearings Board or the courts

# SEPA Process for Legislative Actions – EIS – Current

---

If lead agency determines that significant adverse environmental impacts are unlikely:

1. Lead agency publishes a DS
2. **Scoping opportunity to comment**
3. Draft EIS published  
**Public comment period (30 days)**
4. Final EIS published  
**Public comment period (7 days)**
5. **Opportunity to appeal the EIS to the hearing examiner**  
If appeal is filed Seattle Hearing Examiner determines whether to dismiss the appeal, affirm the lead agency's decision, or remand the decision and require additional analysis
6. Council review - includes **public hearings and opportunities for members of the public to comment to the Council about their concerns regarding any environmental review**
7. Post-Council action – **opportunity to appeal** to either the Growth Management Hearings Board or the courts

# SEPA Process for Legislative Actions – EIS – Proposed

---

If lead agency determines that significant adverse environmental impacts are possible:

1. Lead agency publishes a DS
2. **Scoping opportunity to comment**
3. Draft EIS published  
**Public comment period (30 days)**
4. Final EIS published  
**Public comment period (7 days)**
5. Council review - includes **public hearings and opportunities for members of the public to comment to the Council about their concerns regarding any environmental review**
6. Post-Council action – **opportunity to appeal** to either the Growth Management Hearings Board or the courts

# SEPA Appeals to the Hearing Examiner 2016-2026

Result of Appeal	Average Time for Appeal (days)	Range (days)	Number of Appeals*
DNS was remanded and an EIS was required	190	190	1
DNS was reversed, and a new Determination was required	343	343	1
FEIS was affirmed in part and remanded in part	374	374	1
Appeal considered, and the lead agency's decision was affirmed	150	81 - 231	6
Appeal was dismissed	69	11 - 204	17
Appeal was withdrawn	52	5 - 98	2
<b>All appeals</b>	<b>151</b>		<b>27</b>

\* Appeals of environmental decisions related to Council land use actions, other SEPA appeals not included. When multiple appeals of the same decision were consolidated, they are counted as one appeal.

# Other Jurisdictions

---

## **With** Administrative SEPA Appeals

- Snohomish County
- Pierce County
- Kent
- Spokane

## **Without** Administrative SEPA Appeals

- King County
- Bellevue
- Everett
- Tacoma
- Vancouver

# Director's Reports

---

- The Land Use Code requires Director's Reports for Council Land Use actions
- The Seattle Department of Construction and Inspections is responsible for preparing the Director's Report
- Prior to 2025, the Council did not request or receive Director's Reports for Council-generated legislation
- No State law requires Directors Reports, the City has chosen to require them
- In 2025, Council-generated legislation was overturned in part because a Director's Report was not prepared

# Director's Reports – CB 12121

---

- CB 121215 would make Directors Reports for Council-generated legislation voluntary, and provide any Councilmember with the option of requesting a report
- Director's reports would continue to be required for Executive-generated legislation and any quasi-judicial actions

# Questions?



Legislation Text

---

**File #:** CF 314549, **Version:** 1

---

Application of Eagle Rock Ventures and 5201 Rainier, LLC, for an extension of the contract rezone of the property at 5201 Rainier Avenue South. Original contract rezone application approved through CF 314311 and Ordinance 125632 (Project No. 3018378-LU; Type IV).

The Extension Request is provided as an attachment.

## 1. Basis for the Application for Extension and Reasonableness under the Circumstances

The City and Washington State are in a self-proclaimed “unprecedented housing crisis.”<sup>1</sup> Eagle Rock Ventures, a local developer with longstanding community connections, asks the City Council to extend the MUP for a “shovel-ready” project that will provide 104 apartments, 4 townhomes, and 3 live-work units. Twenty percent of the units will be affordable through the City’s MFTE program, and an additional 9% will be affordable housing or a payment made for affordable housing through the City’s Mandatory Housing Affordability (MHA) program. In addition to providing affordable housing, the proposal provides additional public benefits through “family-sized” units, including two three-bedroom units. This housing, once constructed, will be a direct response to the housing crisis and deliver on the City Council’s desire to provide more affordable and market-rate housing.

The Code directs the Council to consider whether the extension is reasonable under the circumstances. In response, it would be **unreasonable** for the Council *not* to grant an extension for a shovel-ready project during an “unprecedented housing crisis.”

In response to why this project has yet to be constructed, we offer the following observations, which can be summarized as “bad timing”.

- **The housing project was one of the last to go through the old “Seattle Process.”** The project’s contract rezone was initiated approximately five years prior to building permit approval, a timeline influenced by fluctuating City policy and review standards. During this five-year window:
  - The project was subject to four public design review board meetings spanning more than two years during which time the size of the building was reduced to secure DRB approval, eliminating approximately 10% of the planned units, making the building less efficient and financially attractive to build. Now, the City has curtailed its design review process and four meetings and a reduction in housing yield would be illegal under state law.
  - The City enacted Mandatory Housing Affordability during project review. As a result, the project became the test case for demonstrating MHA compliance. As a test case, months of delay occurred attempting to meet shifting compliance requirements that, among other items, demanded the applicant provide plan sets dimensioned to a thousandth (!) of a foot (.001’). Now, the City has pivoted on many of these early and impractical MHA compliance requirements.
  - The City used SEPA to demand many detailed and supplemental studies. Now, the City has curtailed the use of SEPA for housing projects, in part, to remove the delay and expense that this project encountered.
- **COVID-19 Destroys Financial Markets.** Compounding the old “Seattle Process” delay, the City approved the MUP and building permit just as the regional economy was impacted by the COVID-19 pandemic. Like many across the city, the project faced financial hardship during this period, including difficulty securing construction financing and sharply rising construction costs and interest rates. These challenges reflect broader market instability that the City has acknowledged through policies allowing permit extensions based on COVID-related hardship.
- **Today’s Challenging Financial Markets.** Although conditions have improved, continued inflation and elevated interest rates remain substantial barriers to financing. Importantly, the project is now shovel-ready. It has received full MUP and building permit approvals, and construction drawings

---

<sup>1</sup> Mayoral Proclamation of Civil Emergency, City of Seattle (2015); House Bill 1110, 2023 Legislature (“The Legislature finds that Washington is facing an unprecedented housing crisis for its current population and a lack of housing choices, and is not likely to meet the affordability goals for future populations.”)

are complete. Given these circumstances and the proximity to construction start, this extension request is both reasonable and necessary to build housing.

- **Project Timing:** The owners are exploring creative financing methods to commence construction, including nonprofit financing. In addition, they have submitted this property to Seattle Social Housing as a shovel-ready project that they can purchase and build immediately.

## **2. Changed Circumstances in the Area that Support an Extension**

As described above, the housing crisis is the primary “changed circumstance” in the area (and the state) that supports an extension.

But other changed circumstances in the neighborhood further support an extension. The project was intended to be a 65’ mixed-use “pioneer” structure that would spur growth in Columbia City. Now, the proposal will complement new development that has occurred since the City enacted area-wide MHA rezones in 2019. NC2-55 zoning is adjacent to the site and NC2-75 across the street to the north. The contract rezone to NC3-65, once forward-looking, is now well-supported by the broader zoning context. In addition, a multi-family development of similar scale at 5231 Rainier Avenue South, directly adjacent to the project site, has been completed, helping to establish a mid-rise urban character along this corridor. The subject site, currently a vacant corner lot, represents a key opportunity for infill development to fortify the fabric of a growing Columbia City as an urban hub in South Seattle.

## **3. Additional Time Necessary to Comply with Conditions of Approval Prior to Expiration**

The development team has made sustained efforts to comply with all conditions of the Council's approval and has completed all required entitlements. The project has already received MUP and building permit approval, and all construction documents are finalized. This is a shovel-ready project that could begin construction promptly once financing is secured. The project remains in full compliance with current land use regulations, and in some cases exceeds today's requirements. A full SEPA review was completed, including comprehensive traffic and geotechnical studies, even though some of these reviews are no longer required for projects of this scale. The project also offers a thoughtful unit mix that addresses a gap in local housing supply, where recent development has focused heavily on townhomes or small efficiency dwelling units (SEDUs). This supports both neighborhood needs and City housing goals.

## **Conclusion**

This request is supported by demonstrated progress, a path to construction, and significant public benefits. Changed conditions in the neighborhood validate the approved rezone, and the applicant has acted in good faith to bring the project to construction despite economic obstacles. Extending the Council land use decision will allow this shovel-ready, affordable housing project to move forward and deliver on the City's land use and housing policy goals. We respectfully request your consideration and approval.

## Jared Pechauer

---

**From:** Natalie Gualy <natalie@eaglerockventures.com>  
**Sent:** Tuesday, December 30, 2025 11:42 AM  
**To:** Carly.Guillory@seattle.gov  
**Cc:** Scott E. Shapiro  
**Subject:** Re: 3018378-LU Extension Renewal

Hi Carly,

Thank you for working with us to extend the MUP associated with a contract rezone under SMC 23.76.060 for the multifamily project at 5201 Rainer. This project will provide 104 apartments, 4 townhomes and 3 live-work units. The “shovel-read” housing project provides affordable housing through MFTE and MHA. A MUP extension under SMC 23.76.060 is necessary to make sure years of work to provide housing are not lost.

To avoid any confusion, we wanted to address the items that you raised in your email dated December 9, 2025. We will attach the correspondence to our application to avoid confusion during the MUP extension process.

**Request:** Our request is to have the City Council extend the MUP as authorized under SMC 23.76.060.E. We will be submitting an application for the MUP extension.

**MUP Expiration Date.** Your email mentioned that “verifying the [MUP expiration date] is imperative.” We disagree. SDCI Staff may review background information, but we do **not** support paying for SDCI Staff time to review and second guess an expiration date that is printed on the face of a final and issued permit for 3018378-LU. We also do not support any delay that this unnecessary historical review may cause. That permit and MUP expiration date of 5/15/2026 are final as a matter of law.

As background, the MUP was set to expire on 5/15/21. We extended this permit in 2021 under the City’s MUP extension policies during COVID. We have a string of emails explaining this extension with Nathan Torgelson and Andy Higgins, but the permit speaks for itself. The City cannot second-guess the expiration on final and issued permit. There’s strong case law on this point. See *Chelan County v. Nykreim*, 146 Wn.2d 904 (2002) (County prohibited from second-guessing its issued and final decision).

**MUP Extension Approach.** Thank you for raising the building permit approach to extend the life of the MUP. We agree that the MUP would be extended for the life of the building permit. But we do not want to extend our MUP via pulling building permits because the project does not have financing or a builder. Thus, an approach to keep this MUP alive to provide housing is under SMC 23.76.060.E (Extension of contract rezone MUPs)

**MUP Extension Review Criteria for Contract Rezones.** SMC 23.76.060.E provides the procedural and substantive review authority for contract rezone extensions. We identify the path below:

- Extension request deadline: 120 days before expiration.
- Extension Time Limits: None. (“Council may extend for two years or such other time as Council may deem appropriate ...”).
- Review:
  - Council may request recommendation from the Director.
  - No Hearing Examiner Review required.
- Notice / Comment: provided under 23.76.012.B1, B2, and B3. Notice of opportunity to comment shall be provided to those persons who were provided written notice of the Hearing Examiner’s recommendation on the original Type IV application to the extent reasonably practicable.
- Approval Criteria in SMC 23.76.060.E.1: The project must be in conformance “with applicable regulations, including land use and environmentally critical areas regulations, in effect at the time application for an extension is made. This code section mirrors the requirement for Type II MUP extensions in SMC 23.76.032.A (also

requiring conformance with “applicable regulations”). SDCI has consistently held that “applicable regulations” means Title 23 and 25 SMC.

- “Consideration” Criteria in SMC 23.76.060.E.2: In making its decision, the Council shall consider:
  - The reason or basis for the application for the extension and whether it is reasonable under the circumstances;
  - Whether changed circumstances in the area support an extension;
  - Whether additional time is reasonably necessary to comply with a condition of approval adopted by the Council that is required to be fulfilled prior to expiration of the Council land use decision.

**NEXT STEP.** As a next step, we will be submitting an application requesting that the City Council approve a MUP extension as authorized under SMC 23.76.060.E. Thank you for your assistance in keeping this “shovel ready” project alive.

Thanks,

Natalie Gualy  
Eagle Rock Ventures LLC  
206 280 9528

---

**From:** Guillory, Carly <Carly.Guillory@seattle.gov>  
**Date:** Tuesday, December 9, 2025 at 4:53 PM  
**To:** Natalie Gualy <natalie@eaglerockventures.com>  
**Cc:** Scott E. Shapiro <scott@eaglerockventures.com>  
**Subject:** Re: 3018378-LU Extension Renewal

Natie:

The extension process is that outlined in SMC 23.76.060. I am not aware of a different pathway.

Regarding the energy code, I hear your concern. I wonder, however, will the energy code be reviewed as part of a MUP renewal/extension? SMC 23.76.060 states, "The Council may not extend the time limit for a Type IV land use decision for a project that is not in conformance with applicable regulations, including land use and environmentally critical areas regulations, in effect at the time application for an extension is made." This sounds like a MUP renewal is reviewed against the dev standards of the land use code.

Also, like I mentioned before, verifying that date from the permit sheet (5/15/26) is imperative. Given the Council action was July 30, 2018, I dont see how your expiration date can be eight years from May 15, 2018. Secondly, a careful review of SMC 23.76.060 is needed - your MUP may still be alive by virtue of the construction permit not yet being issued.

At this stage I recommend submitting a MUP renewal request. This will get the application in front of a zoning reviewer who will be able to verify these outstanding questions. You can submit a MUP renewal application via the Seattle Portal.

Also, using our [online chat function](#) will get you in front of a zoning planner in real time, right there, so you could ask specifically about the applicability of the energy code before you submit your renewal.

I hope this information is helpful.

Carly Guillory  
Senior Land Use Planner  
[Seattle Department of Construction and Inspections](#)  
M: 206-561-7571  
[carly.guillory@seattle.gov](mailto:carly.guillory@seattle.gov)

---

**From:** Natalie Gualy <natalie@eaglerockventures.com>  
**Sent:** Tuesday, December 9, 2025 3:27 PM

**To:** Guillory, Carly <Carly.Guillory@seattle.gov>  
**Cc:** Scott E. Shapiro <scott@eaglerockventures.com>  
**Subject:** Re: 3018378-LU Extension Renewal

You don't often get email from natalie@eaglerockventures.com. [Learn why this is important](#)

Hi Carly,

I am following up to the email/extension below. Is there a different path to take to ask for an extension with the existing codes in place on the original MUP? Changing the energy code on this design will likely stop this projects in its tracks with the cost upgrades.

Thanks,

Natalie Gualy  
Eagle Rock Ventures LLC  
206 280 9528

---

**From:** Natalie Gualy <natalie@eaglerockventures.com>  
**Date:** Tuesday, December 2, 2025 at 2:36 PM  
**To:** Guillory, Carly <Carly.Guillory@seattle.gov>  
**Cc:** Scott E. Shapiro <scott@eaglerockventures.com>  
**Subject:** Re: 3018378-LU Extension Renewal

Hi Carly,

I hope your Thanksgiving was nice. Please see the attached file which shows the 5/15/26 MUP expiration date.

Correct, our building permit has been approved but has not been issued. Changing the energy code on the MUP would dramatically increase the construction costs. Is there a different path to take to ask for an extension with the existing codes in place on the original MUP?

Let me know if you need anything else.

Natalie Gualy  
Eagle Rock Ventures LLC  
206 280 9528

---

**From:** Guillory, Carly <Carly.Guillory@seattle.gov>  
**Date:** Tuesday, December 2, 2025 at 1:43 PM  
**To:** Natalie Gualy <natalie@eaglerockventures.com>  
**Cc:** Scott E. Shapiro <scott@eaglerockventures.com>  
**Subject:** Re: 3018378-LU Extension Renewal

Natalie:

Thank you for the emails.

Few questions - where does the 5/15/26 date come from? I see a council action date of 7/30/18. Also, looks like your building permit (6692365-CN) is not yet issued, is that right? With your building permit not yet issued, it may be that your MUP, and therefore rezone, are not yet expired. This is something we'll need to confirm.

I agree, SMC 23.76.060.E. offers a route for a Council approved extension. This section requires the project meet current code requirements, so I suspect we'd process the request as a MUP Revision.

Thank you,  
Carly Guillory  
Senior Land Use Planner

[Seattle Department of Construction and Inspections](#)

M: 206-561-7571  
[carly.guillory@seattle.gov](mailto:carly.guillory@seattle.gov)

---

**From:** Natalie Gualy <natalie@eaglerockventures.com>  
**Sent:** Friday, November 21, 2025 1:22 PM  
**To:** Guillory, Carly <Carly.Guillory@seattle.gov>  
**Cc:** Scott E. Shapiro <scott@eaglerockventures.com>  
**Subject:** Re: 3018378-LU Extension Renewal

You don't often get email from natalie@eaglerockventures.com. [Learn why this is important](#)

**CAUTION: External Email**

Hi Carly,

I am following up to this email from earlier this week. Can you help us understand what's the best way to move forward under this code to get this approval from Council?

Thanks,

Natalie Gualy  
Eagle Rock Ventures LLC  
206 280 9528

---

**From:** Natalie Gualy <natalie@eaglerockventures.com>  
**Date:** Monday, November 17, 2025 at 10:06 AM  
**To:** Carly.Guillory@seattle.gov <Carly.Guillory@seattle.gov>  
**Cc:** Scott E. Shapiro <scott@eaglerockventures.com>  
**Subject:** 3018378-LU Extension Renewal

Hi Carly,

We worked with you for our permit (3018378-LU - attached on email) for our project at 5201 Rainier Ave S. It's been a bit we remain active in getting this project built. Current interest rates make that impossible right now so we'll need another extension. Our extension expires on 5/15/26. We would like to work with you on this shovel-ready project to extend the contract rezone and the MUP. It looks like there is a path forward under SMC 23.76.060.E which allows us to go to City Council for an extension. Can you help us understand what's the best way to move forward under this code to get this approval from Council?

Thanks,

Natalie Gualy  
Eagle Rock Ventures LLC  
206 280 9528



**City of Seattle**  
 Department of Construction and Inspections  
 700 Fifth Avenue, Suite 2000  
 P.O. Box 34019  
 Seattle, WA 98124-4019  
 (206) 684-8850

SDCI Project Number

3018378-LU

## Statement of Financial Responsibility/ Agent Authorization

<b>Project Address</b>	5201 Rainier Ave S
------------------------	--------------------

### NAME AND ADDRESS OF FINANCIALLY RESPONSIBLE PARTY (Required)

A. Name of Individual or Entity ( <i>Company, Partnership, etc.</i> ) Assuming Financial Responsibility	5201 Rainier LLC
B. Name of Individual Signing on Behalf of an Entity ( <i>Company, Partnership, etc.</i> )	Natalie Gualy
C. Financially Responsible Party Relationship to Property	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Property Lessee <input type="checkbox"/> Property Contract Purchaser  <input type="checkbox"/> Public Agency <input type="checkbox"/> Service Requestor (check only if request does not directly relate to the development of real property i.e. request for interpretation, legal building site letter)
D. Mailing Address ( <i>of individual signing statement</i> )	520 S. King St., Seattle, WA 98104
E. Telephone ( <i>of individual signing statement</i> )	206-280-9528
F. Email ( <i>of individual signing statement</i> )	natalie@eaglerockventures.com

**Individual Declaration of Financial Responsibility** (*must match the individual's name listed in "A" above*)

I \_\_\_\_\_ (printed name) declare that I am the \_\_\_\_\_ (relationship to project or service request) and that I am responsible for payment of all fees associated with this project or other request to SDCI requiring payment of fees, including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

---

Signature Date

**Entity Declaration of Financial Responsibility** (must match the individual name in "B" above and have authority to bind entity named in "A" above)

I, Natalie Gualy (printed name) declare that in my capacity as Project Manager (position within entity - ie manager, CFO, etc) for 5201 Rainier LLC (financially responsible entity named in "A" above) I have the authority to bind the Financially Responsible party named above to payment of all fees associated with this project or other request to SDCI requiring payment of fees, including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

DocuSigned by:  
*Natalie Gualy*  
C95E245FB22D42E...

1/14/2026

Signature

Date

**AGENT AUTHORIZATION (Optional):**

I hereby authorize the individual named below to act as the primary contact (aka primary applicant) for this project. This individual is not responsible for the payment of fees.

Primary Applicant Name: Jared Pechauer

Primary Applicant Phone: 206.430.5804

Primary Applicant Email: pechauer@cone-arch.com

Primary Applicant Address: 1319 N 49th St, Seattle, WA 98103



---

**CITY OF SEATTLE  
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR OF  
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

**Record Number:** 3043809-LU  
**Clerk File Number:** CF 314549  
**Applicant:** Jared Pechauer, Cone Architecture  
**Address of Proposal:** 5201 Rainier Avenue South

**SUMMARY OF PROPOSAL**

Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

The following approval is required:

- I. **Council Land Use Action – (SMC Chapter 23.76)** - to extend the time limit on Type IV land use decision (contract rezone).

**SEPA DETERMINATION**

- Determination of Nonsignificance (DNS)
  - Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts.
  - No mitigating conditions of approval are imposed.
- Determination of Significance (DS) – Environmental Impact Statement (EIS)
- Determination made under prior action.
- Exempt

**BACKGROUND**

The contract rezone was approved by City Council on July 30, 2018 (Ordinance number 125632/Clerk File 314311). The contract rezone changed the zone from Neighborhood Commercial 2 with a 40-foot height limit (NC2-40) to Neighborhood Commercial 3 with a 65-foot height limit and a Medium 1 Mandatory Housing Affordability suffix (NC3-65 (M1)). The approval of the contract rezone is conditioned upon complying with the Property Use and Development Agreement (PUDA) approved by the ordinance. The development project associated with this contract rezone includes a three-story, four-unit townhouse structure and six-story structure with 104 apartment units, three live-work units, and 1,607 square feet of restaurant space. The new zoning designation expires according to SMC 23.76.060. The applicant now requests an extension to this contract rezone pursuant to SMC 23.76.020.

SITE AND VICINITY

*Site Description:* The site is generally rectangular in shape and located at the intersection of Rainier Avenue South and 39<sup>th</sup> Avenue South.

*Site Zone:* Neighborhood Commercial 3 with a 65-foot height limit and Medium 1 Mandatory Housing Affordability (MHA) Suffix (NC3-65 (M1))

*Zoning Pattern:* (North) NC3P-40 and NC2-55 (M)  
(South) LR2 (M) and NC2-65 (M1)  
(East) NC2-55 (M) and NC2-65 (M1)  
(West) LR2 (M) and NC2-75 (M)

*Environmentally Critical Areas:* Liquefaction prone soils



The top of this image is north. This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCI's files will control.

PUBLIC COMMENT

The public comment period ended on March 25, 2026 after a request for an extension. Comments were received and carefully considered, to the extent that they raised issues within the scope of this review. These areas of public comment related to sharing support for housing. Comments were also received that are beyond the scope of this review and analysis per SMC 23.76.060.

**I. ANALYSIS – COUNCIL LAND USE ACTION**

SMC 23.76.060 - EXPIRATION AND EXTENSION OF COUNCIL LAND USE DECISIONS

*E. Extensions. The Council may extend the time limits on Type IV land use decisions for two years or such other time as the Council may determine appropriate, upon an applicant's filing an application to the Department at least 120 days before the approval's expiration. The Council may request a recommendation on the extension application from the Director, but the Hearing Examiner hearing and recommendation requirements of Section 23.76.052 do not apply. Notice of applications for extensions of Type IV land use decisions and an opportunity to comment shall be provided pursuant to subsections 23.76.012.B.1 or B.2, and subsection 23.76.012.B.3, and notice and an opportunity to comment shall also be provided to the parties of record in the Council's original Type IV land use proceeding and to those persons who were provided written notice of the Hearing Examiner's recommendation on the original Type IV application to the extent reasonably practicable.*

- 1. The Council may not extend the time limit for a Type IV land use decision for a project that is not in conformance with applicable regulations, including land use and environmentally critical areas regulations, in effect at the time application for an extension is made.*

The project is in compliance with applicable regulations.

- 2. In deciding whether to grant an extension, the Council shall consider:*

- a. *The reason or basis for the application for the extension and whether it is reasonable under the circumstances;*

The applicant cites four reasons for the extension request: City of Seattle permitting requirements and process; Covid-19 pandemic; financial markets; and project timing. SDCI reviewed the applicant's reasons and found them reasonable.

- b. *Whether changed circumstances in the area support an extension;*

In April 2019, approximately nine months after the approval of this contract rezone, properties in the area were rezoned via a citywide rezone effort (Ordinance number 125791). This zoning effort generally resulted in increases in height and density and added a Mandatory Housing Affordability (MHA) suffix to the zoning designations. Nearby maximum structure height limits range from 40 to 75 feet.

Additionally, development in the area has increased since approval of this contract rezone, one such example is the property abutting to the south at 5231 Rainier Avenue South (Master Use Permit (MUP) number 3034542-LU) for a four and five story apartment building with 120 small efficiency dwelling units.

- c. *Whether additional time is reasonably necessary to comply with a condition of approval adopted by the Council that is required to be fulfilled prior to expiration of the Council land use decision.*

The PUDA contains two Council conditions of approval: one requiring the site be developed in substantial conformance with the final approved plans for the MUP number 3018378-LU; and that the site be subject to MHA.

The MUP (3018378-LU) and related construction permit (6692365-CN) are both approved. The applicant describes the project as a "shovel-ready project" that may "begin construction promptly once financing is secured".

SMC 23.76.060.E. states the Council may extend the time limits on Type IV land use decisions for two years or such other time as the Council may determine appropriate. The applicant's request does not include a specified timeframe in which this project could be completed. SDCI supports an extension of time for two years or such other time as Council may determine appropriate.

#### **RECOMMENDATION – COUNCIL LAND USE DECISION**

SDCI recommends approval of this Council Land Use Decision application request to extend the time limit on the Type IV land use decision (Contract Rezone MUP number 3018378-LU) pursuant to 23.76.060.E.

**RECOMMENDED CONDITIONS – COUNCIL LAND USE DECISION**

None.

Carly Guillory, Senior Land Use Planner  
Seattle Department of Construction and Inspections

Date: April 8, 2026



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Documents Included Below:

- [file?filename=70b1e5d36b124ddc9e9173c1d89de0bf-Shapiro.pdf](#)

Robert Wallace

I support extending the permit. Please see attached.

*Comment submitted on:* Wed Mar 04 2026 18:06:27 GMT-0600 (CST)



**WALLACE**  
PROPERTIES

INVESTMENT/DEVELOPMENT · BROKERAGE · PROPERTY MANAGEMENT

March 4, 2026

Seattle City Council  
Seattle, WA                      via city portal.

Re: 3043809-LU

Dear Councilmembers:

My firm as developed more than 1,000 multifamily units in Seattle over the last few years and hopes to produce as many more once regulatory and financial conditions make it feasible. I can attest to the fact that forces (like those we have suffered in Seattle for the last 5 years) beyond a developers control can and do delay project starts.

My understanding is that the above-referenced project has been delayed to the point where its permits are about to expire. It would seem very reasonable to extend the permit so as not to further delay or even jeopardize the provision of some 111 very much needed housing units in the Rainier Valley.

Given the unprecedented pain the industry has suffered since the pandemic, there are likely thousands of prospective units facing the same problem. I would encourage you to also consider permitting simple five year extensions for all such permits throughout the city.

Sincerely yours,

Robert C. Wallace

RCW:ad

Cc: Scott Shapiro



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Scott Shapiro

I support the extension for project #3043809-LU. We are in a housing crisis and this shovel-ready development will create 111-units of workforce and affordable housing. There is no reason to let the permit for this project expire. Please support! Thank you!

*Comment submitted on:* Wed Mar 04 2026 07:17:00 GMT-0600 (CST)

**Report Generated:** 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Craig Brooks  
Dear City Council,

I strongly support extending permit #3043809-LU for the proposed apartment project in Columbia City. Seattle is in the midst of a well-documented housing crisis, and the city urgently needs more housing, including affordable units. Allowing a fully permitted project like this to expire after years of review would work directly against those goals.

An enormous amount of time, effort, and expense has already gone into navigating Seattle's complex permitting process. This development would bring more than 100 homes to the neighborhood and contribute affordable housing through the City's MFTE and MHA programs. Extending the permit simply allows a long-approved project to move forward and deliver the housing Seattle clearly needs.

Please support the extension. Thank you for your consideration.

*Comment submitted on:* Wed Mar 04 2026 08:57:00 GMT-0600 (CST)

Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE	Component Detail	Outcome
MUP Component	Contract Rezone	
Council Action		

**dan Birk**

Dear City Council,

I support the extension for project #3043809-LU. Seattle is facing a serious housing affordability crisis, and we should not allow permits for shovel-ready housing projects to expire when they can help address the needs of our community.

This project will provide more than 110 new homes for people in Seattle and will include affordable housing through the City's MFTE and MHA programs. These programs are critical tools for creating housing that working families, essential workers, and longtime residents can afford.

Seattle voters have repeatedly supported new taxes and public funding through ballot measures to address the affordable housing crisis. Residents have made it clear that they want more housing built and more affordable homes available. Allowing a ready-to-build project like this to expire would run counter to the will of the voters and the urgent need for housing in our city.

Extending this permit helps ensure that much-needed housing can move forward and that more Seattle residents have access to stable, attainable homes.

Please support the extension of this project for the benefit of the people of Seattle.

Thank you for your consideration.

*Comment submitted on: Wed Mar 04 2026 09:15:49 GMT-0600 (CST)*

**Report Generated:** 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

michael oaksmith

Dear City Council:

I support the extension for project #3043809-LU. Seattle is in a housing crisis and we need all the entitled projects lined up as possible. I don't see any downside to allowing 102 more years on this permitting for construction to take place during the next development cycle.

Please consider the NET DELIVERABLES in apartments in Seattle over the next 3 years - they are at historic lows!! This is only going to push rents higher. If you care about rent control, you'd extend this sort of permitting - where work between the owner and city was done during the pandemic years.

The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Michael Oaksmith

*Comment submitted on:* Wed Mar 04 2026 09:21:17 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Jordan Selig

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 08:18:56 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Tarn Sublett  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 08:31:56 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Jesse Willard

This project looks great and is badly needed. Please don't expire this permit!

*Comment submitted on:* Wed Mar 04 2026 09:22:43 GMT-0600 (CST)

Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE	Component Detail	Outcome
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

**Duwamish Tribe**

Thank you for the opportunity to comment on the SDCI Permit located at 5201 RAINIER AVE S SEATTLE in Seattle. The Duwamish Tribe understands that this is a Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). The Proposal also includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. As well as parking for 52 vehicles proposed below grade, with the existing structures to be demolished. Based on the information provided and our understanding of the project and its APE, the Duwamish Tribe would recommend an archaeological or cultural resources assessment, especially if any groundbreaking activity occurs below fill, topsoil or other impervious surfaces into native soil. This is an area that the Duwamish Tribe considers culturally significant and has a moderate probability of having unknown archaeological deposits. We note that there are 5 placenames within about two miles of the project location. The DAHP WISAARD predictive model indicates that an archaeological survey is contingent upon project parameters with a moderately low risk for encountering cultural resources. However, we've reviewed bore hole logs from around the area that suggest trace organics passing 10ft below surface. For this reason, we'd recommend a cultural resources assessment.

The Duwamish Tribe requests that if any archaeological work or monitoring is performed, we would like notification. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance. The Tribe would also like the opportunity to be present if or when an archaeologist is on site.

In addition, the Tribe strongly recommends only native vegetation be used for any proposed landscaping to enhance habitat for fish and wildlife, and native avian life and native pollinators. The Tribe supports observing critical area tracts and stream buffers to preserve any remaining wetlands and stream buffers. Loss of wetland habitat is known to affect the viability of fish, water quality and increase the effects of seasonal urban flooding.

Finally we request that any permanent lighting associated with the project be dark sky compliant to reduce light pollution. Darkened skies were favorable conditions to practice traditional life pathways.

Thank you,

Duwamish Tribal Historic Preservation

*Comment submitted on: Thu Feb 26 2026 17:17:56 GMT-0600 (CST)*

Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE	Component Detail	Outcome
MUP Component	Contract Rezone	
Council Action		

Anonymous

Dear City Council -

I deeply support the extension for project #3043809-LU. Any project that has permitted housing that can get expedited to be delivered should be facilitated, not put back at the starting line to run through the process again at additional time and expense. We do not resolve an affordable housing crisis by adding barriers of time and expense. This project will deliver 100 units of desperately needed housing and is utilizing the MFTE and MHA programs to provide affordability. Please support the extension of this permit. Thank you.

*Comment submitted on: Thu Mar 05 2026 08:55:15 GMT-0600 (CST)*



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear City Council:

I support the extension for project #3043809-LU.

Seattle desperately needs housing -- this project provides 100 units, including affordable housing.

Urban development can often be contentious, with complicated cost-benefit calculations. This is the rare case where the benefit to the community is clear and overwhelming.

There is zero reason to let the permit for this project expire.

Thank you.

*Comment submitted on:* Wed Mar 04 2026 07:43:56 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Vafa Fouroohi

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 08:49:51 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Erin Scannell

*Comment submitted on:* Wed Mar 04 2026 08:31:22 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment  
3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Seattle is in desperate need of more housing. Densifying a city is a tricky endeavor but this project is a great solution. The design is beautiful and adds character to the neighborhood. I am all for extended the permit.

Comment submitted on: Wed Mar 04 2026 08:28:03 GMT-0600 (CST)



Report Generated: 02/27/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

**BRAD MEACHAM**

I'm writing to support the extension for Project Number: 3043809-LU. This project would be very beneficial to the neighborhood between Columbia City and Hillman City. It's far overdue. I strongly support the building up to 65' and a design that activates the street with pedestrians. Please approve this and work to accelerate construction.

*Comment submitted on:* Fri Feb 27 2026 09:10:30 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Michel Girard

Please approve the extension of this MUP. Covid made it impossible to move forward, so please extend so they now can move forward.

Comment submitted on: Wed Mar 04 2026 08:35:52 GMT-0600 (CST)

Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE	Component Detail	Outcome
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

**Anonymous**

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Sharon Goodell  
253-686-3952

*Comment submitted on: Wed Mar 04 2026 17:27:17 GMT-0600 (CST)*

Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE	Component Detail	Outcome
MUP Component	Contract Rezone	
Council Action		

**Anonymous**

Please extend the permit for project #3043809-LU. As most people in the US understand by now, existing homeowners have been overly successful at preventing increased housing density. This has resulted in a housing shortage which in turn raises prices to a prohibitive level. Young and lower income individuals & families who provide the energy and diversity Seattle needs cannot afford to live here. To those who are worried about congestion, have they been to Tokyo? It's a clean, organized, wonderful city and we're not talking about Seattle approaching even a fraction of that density. All cities everywhere are becoming more congested, that's what happens in the normal course of time for a healthy, growing and vibrant city like Seattle. As much as we might like, we can't turn the clock back 10, 20 or 30 years . The key is to embrace change in a responsible way without excluding others just because you were here first. Let's keep this project moving forward and provide housing opportunities for people who can bring so much to our city - if only they could afford to live here. Thank you to the City Council, supporting staff and other agencies for your time and effort on this and the many other projects/initiatives you deal with throughout the year. Your civil service is key in making Seattle a great place to live for current and future residents.

*Comment submitted on: Fri Mar 06 2026 03:33:37 GMT-0600 (CST)*



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Laura Loe  
Please move this forward right away.

The job of our city should be to expedite housing in a housing crisis.

History will judge you for delaying housing during a housing crisis. Extend the permit, please.

*Comment submitted on:* Wed Mar 04 2026 09:13:00 GMT-0600 (CST)

Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE	Component Detail	Outcome
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I am commenting to oppose this project based off the pdf provided reviewing the area for the new apartment being very out of date. The images of the area do not include the two new apartment buildings at 5231 Rainier Ave S. They do not mention all the new construction of new apartments north of the downtown Columbia city area. The pdf provided is almost a decade out of date. It lists the nearby Rainier ave as a 4 lane road. This is incorrect at the location of the building only 1 lane in each direction exists. Area is already near capacity. The nearby apartment buildings at 5231 Rainier ave south have no parking spaces and the new building proposed provides less than half the spaces for the new count of units. It's irresponsible to build new apartments and not foresee street parking nightmares. On top of the proposed apartment complex just across the street to the east.

In conclusion the proposal for this project the board reviewed is VERY out of date. Almost a decade now. The area has changed and the proposal does not consider congestion impacts of traffic, people and parking to the area given all the new projects in the past 10 years.

If the board saw the area how it currently is and experienced it rather than look at outdated documents from afar I'm sure opinions would change.

*Comment submitted on: Mon Mar 02 2026 13:55:26 GMT-0600 (CST)*



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis and allowing the permits to expire is only going to add more costs to re-entitle and further stress the project's feasibility. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 09:17:01 GMT-0600 (CST)

Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE	Component Detail	Outcome
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Paul Carr

Please extend the permit on this project. 111 units in the Columbia City neighborhood will provide much needed housing supply. This is the right kind of project in the right area. The original permit was issued as the pandemic started so the project was subject to existential headwinds that were impossible to navigate. The environment is now ready for this project to begin.

*Comment submitted on: Sat Mar 07 2026 13:26:30 GMT-0600 (CST)*



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

**Anonymous**

The approval process was long and arduous, taking 5 years, with approval coming at the start of COVID. Seattle says it needs housing and this project would provide over 100 units of housing and affordable housing through the MFTE and MHA programs. It seems like there isn't a good reason to let this project expire.

*Comment submitted on:* Wed Mar 04 2026 09:23:43 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project 3043809-LU. Seattle is in a housing crisis, and this building will provide 100+ units of housing, including affordable housing through the city's existing MTFE and MHA programs. This building is in-line with the character of the neighborhoods, and is along a transit route, allowing its future residents to contribute to decarbonizing Seattle.

*Comment submitted on:* Wed Mar 04 2026 09:51:38 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment  
3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

John Stokke

Dear City Council:

I support the extension for project #3043809-LU. This project provides much needed affordable transit oriented housing. It is literally shove ready, and extending the permits will allow it to be built and help our City. There is no reason to let the permit for this shovel-ready project expire. Thank you.

*Comment submitted on:* Wed Mar 04 2026 09:53:31 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Rebecca MacQuigg

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 10:00:28 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear City Council:

I support the extension for project #3043809-LU. We must recognize the impacts COVID had on the pipeline of housing projects to help alleviate our city's housing needs.

There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 10:10:45 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no good reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 10:13:18 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

JENNIFER REYES

The housing crisis, both locally and nationally needs more attention and support. This project was proposed many years ago and due to the pandemic and other factors, the project has been delayed. Please consider extending the permit to allow for the completion of this much needed additional housing.

*Comment submitted on:* Wed Mar 04 2026 11:13:06 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 11:21:40 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Jennifer Creighton

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support this! It's important to the community and important to me. Thank you.

*Comment submitted on:* Wed Mar 04 2026 11:43:25 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Kevin Johnston  
Dear City Council,

I strongly support the extension for Project #3043809-LU.

We are in the midst of a housing crisis, and this is not the moment to let shovel-ready housing projects lapse for procedural reasons. When a project is prepared to move forward, includes over 100 units of housing, and participates in programs like MFTE and MHA that help deliver affordable housing, the City should be working to preserve that opportunity, not lose it.

Every missed project means fewer homes, more pressure on rents and prices, and longer delays for people trying to remain in the community. Allowing this permit to expire would serve no constructive purpose. Extending it, by contrast, would help advance the City’s stated housing priorities in a concrete way.

This project represents real housing, real affordability contributions, and a real chance to add needed supply. I urge you to approve the extension for Project #3043809-LU.

Thank you.

*Comment submitted on:* Wed Mar 04 2026 13:02:12 GMT-0600 (CST)



Report Generated: 03/17/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear Seattle city council,

Developers willing and able to work through the many headwinds currently assailing the local property development market are few and far between. Please do not let the permit for this shovel-ready project that provides affordable housing near transit - the very things the city says it supports and wants more of - expire. Thank you for your support.

*Comment submitted on:* Tue Mar 17 2026 16:32:31 GMT-0500 (CDT)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 11:49:50 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 11:36:43 GMT-0600 (CST)

**Report Generated:** 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Hello Seattle City Council,

Please extend the permit for project #3043809-LU in Columbia City. Affordable housing is important for Seattle. It's my understanding that these units could provide affordable housing via Seattle's MFTE and MHA programs. Having a permit that's ready to build is half the battle in the residential construction world. It makes no sense to let this permit expire.

My mid-20s sons are both renters in Seattle and it's an expensive place to live for young and low income residents. The future apartment building at 5201 Rainier Ave South is in a great location with attractive services nearby and easy access into downtown and around the city. I'd love to see this building constructed in the near future.

I currently live north of Seattle, but I lived in the city for 32 years and am proud of it. Let's keep it viable for our young people who are the heart and soul, and future of this great city.

Thank you for reading my comments.

-Bryce Stevens

*Comment submitted on:* Wed Mar 04 2026 14:16:01 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Eric Stringham  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 14:13:29 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment  
3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

As this city has a shortage of housing, the need to work with developers to get these projects into a timeline where construction is viable needs to be accounted for by the City Council. It would be wise to enable this project to get to a point of viable investment by extending its permits to enable construction costs and rents to align into an investable development.

*Comment submitted on:* Wed Mar 04 2026 13:46:14 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project #3043809-LU.

We are in a housing crisis.

There is no reason to let the permit for this shovel-ready project expire.

The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs.

*Comment submitted on:* Wed Mar 04 2026 13:16:42 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project #3043809-LU.

We are in a housing crisis and our neighbors are being forced out of their communities.

There is no reason to let the permit for this shovel-ready project to expire, especially when the project will provide over 100 units of housing and affordable housing through the City's MFTE and MHA programs.

*Comment submitted on:* Wed Mar 04 2026 15:17:57 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Sharon Goodell  
253-686-3952

*Comment submitted on:* Wed Mar 04 2026 17:27:17 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Steven Perovich

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 15:11:31 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Eric Jacobsen  
Dear City Council:

I support the extension for this project. I grew up in Seattle, but it is very hard for my children to find housing in this city. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support this extension Thank you.

*Comment submitted on:* Wed Mar 04 2026 15:47:00 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project #3043809-LU.

We are in a housing crisis!

There is no reason to let the permit for this shovel-ready project expire.

The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs.

*Comment submitted on:* Wed Mar 04 2026 18:05:00 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear City Council:

I support permit extension for project #3043809-LU. The developer, Scott Shapiro, is someone Seattle should encourage and assist. He is ethical and honorable, and as a landlord treats tenants fairly. I've known Scott for a long time and have the highest respect for his integrity. Extending his permit would serve everyone's interests. Please do so.

*Comment submitted on:* Wed Mar 04 2026 17:31:07 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Matt Herron

Scott is an exceptional developer who consistently thinks about the community in which he is developing a project.

I would hope that he would improve my neighborhood with one of his projects!

*Comment submitted on:* Wed Mar 04 2026 18:08:12 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council Members:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. I hope you'll decide to extend the permit horizon. Thank you.

*Comment submitted on:* Wed Mar 04 2026 19:10:52 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear City Council:

I fully support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. And it is near the light rail, where we need more housing. Please support! Thank you.

*Comment submitted on:* Wed Mar 04 2026 21:02:28 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council -

I deeply support the extension for project #3043809-LU. Any project that has permitted housing that can get expedited to be delivered should be facilitated, not put back at the starting line to run through the process again at additional time and expense. We do not resolve an affordable housing crisis by adding barriers of time and expense. This project will deliver 100 units of desperately needed housing and is utilizing the MFTE and MHA programs to provide affordability. Please support the extension of this permit. Thank you.

*Comment submitted on:* Wed Mar 04 2026 22:25:19 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project #3043809-LU.

We are in a housing crisis!

There is no reason to let the permit for this shovel-ready project expire.

The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs.

*Comment submitted on:* Wed Mar 04 2026 23:45:58 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Stephan Roche

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. We really need to support projects like this to increase the housing stock for Seattle's residents. Please support! Thank you.

*Comment submitted on:* Thu Mar 05 2026 06:05:27 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Thu Mar 05 2026 07:33:18 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Larry Wilcynski

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Thu Mar 05 2026 07:48:22 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council -

I deeply support the extension for project #3043809-LU. Any project that has permitted housing that can get expedited to be delivered should be facilitated, not put back at the starting line to run through the process again at additional time and expense. We do not resolve an affordable housing crisis by adding barriers of time and expense. This project will deliver 100 units of desperately needed housing and is utilizing the MFTE and MHA programs to provide affordability. Please support the extension of this permit. Thank you.

*Comment submitted on:* Thu Mar 05 2026 08:55:15 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

PLEASE just get this done. We don't need space for cars but for people.

Comment submitted on: Thu Mar 05 2026 09:44:18 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Zahoor Ahmed

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Thu Mar 05 2026 11:23:43 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Thu Mar 05 2026 11:26:31 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Thu Mar 05 2026 11:29:34 GMT-0600 (CST)

**Report Generated:** 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Mary McWilliams

I urge City Council to extend project #3043809-LU. We desperately need more multi-family housing and this project would add 111 units in Columbia City. The project was delayed by the ever changing permitting process and later by COVID and the subsequent rise in construction costs. Do not further encumber this project and delay needed housing growth. Approve the permit extension.

Thank you.

Mary McWilliams

*Comment submitted on:* Thu Mar 05 2026 12:06:30 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear City Council,

I support granting the extension for project #3043809-LU. Seattle is facing a serious housing shortage, and it makes little sense to allow a shovel-ready housing project to expire. This development would deliver more than 100 new homes and contribute to affordability through the City's MFTE and MHA programs.

I encourage you to approve the extension. Thank you for your consideration.

*Comment submitted on:* Thu Mar 05 2026 12:54:18 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear City Council,

I support granting an extension for project #3043809-LU. With the housing shortage our region is facing, it would be unfortunate to see a shovel-ready project like this allowed to expire. The development will deliver more than 100 new housing units, including affordable housing through the City's MFTE and MHA programs. I encourage the Council to support the extension. Thank you.

*Comment submitted on:* Thu Mar 05 2026 13:17:24 GMT-0600 (CST)



Report Generated: 03/06/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

David Delfs  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Fri Mar 06 2026 08:01:21 GMT-0600 (CST)



Report Generated: 03/06/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council Representatives: I'm writing to express my support for an extension to project #3043809-LU. For 15+ years, I have purchased several boarded up buildings in the city and transformed them into high quality rental housing. I am familiar with this property developer and can attest to the positive impact his efforts have had on the city. He has delivered quality projects that will outlast us all. I understand that this project will have a hundred units, is part of the MFTE and MHA programs and therefore contains affordable housing units in it. It would be a loss if a shovel-ready project like this does not come to be, because the permit expired.

*Comment submitted on:* Fri Mar 06 2026 09:54:12 GMT-0600 (CST)



Report Generated: 03/06/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Sachin Kukreja

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Fri Mar 06 2026 10:28:46 GMT-0600 (CST)



Report Generated: 03/06/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Dave Enslow

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Fri Mar 06 2026 14:17:21 GMT-0600 (CST)



Report Generated: 03/07/2026

Public Comment  
3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Dan Wilcynski

I strongly support the proposed extension of project #3043809-LU. We are in a housing crisis and this brand new community will provide over 100 new housing units of needed housing in the Rainier Valley, including providing affordable housing through the City's MFTE and MHA programs. It would be truly unfortunate to allow all of the time and expense of getting this project to a build-ready state to go to waste simply because the pandemic and macro-economy prevented it from proceeding to construction sooner. There is no reason to let the permit for this project expire. Please support the extension of the permit for this project! Thank you.

*Comment submitted on:* Sat Mar 07 2026 06:40:31 GMT-0600 (CST)



Report Generated: 03/07/2026

Public Comment  
3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Jason Munn  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Sat Mar 07 2026 13:46:57 GMT-0600 (CST)



Report Generated: 03/07/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Sat Mar 07 2026 10:58:18 GMT-0600 (CST)



Report Generated: 03/07/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Steve SCHLEMMER

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Sat Mar 07 2026 15:40:12 GMT-0600 (CST)



Report Generated: 03/08/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Japhet Koteen  
Dear City Council:

I support the permit extension for project #3043809-LU. As a region, we are in a continual state of housing crisis and we need to produce more housing in dense, transit supportive communities. This is one such project. There is no reason to let this permit expire and when built, this project will provide over 100 units of housing. Please support this extension.

*Comment submitted on:* Sun Mar 08 2026 14:34:51 GMT-0500 (CDT)



Report Generated: 03/07/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Loren Landerholm

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Loren Landerholm

*Comment submitted on:* Sat Mar 07 2026 16:49:08 GMT-0600 (CST)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

**Will Mix**

I support the extension for project #3043809-LU. Given the current housing crisis, there is no reason to let this permit expire. Following through with this project will deliver 100 units of desperately needed housing and is utilizing the MFTE and MHA programs to provide affordability. Please support the extension of this permit. Thank you.

*Comment submitted on:* Mon Mar 09 2026 09:24:55 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Roger Valdez

I support the extension for project #3043809-LU. This project is a perfect example of the kind of affordable housing Seattle needs, providing a transit oriented, walkable, live-work space for people who want to live in a fast growing neighborhood. The project is shovel-ready. Don't let the project's permits expire. This is over 100 units of much needed housing that will use the City's MFTE and MHA programs. Please be sure this project happens. Thank you.

*Comment submitted on:* Mon Mar 09 2026 09:21:26 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

David Lieberman  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Mon Mar 09 2026 10:53:48 GMT-0500 (CDT)

**Report Generated:** 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

**Anonymous**

Please consider a meaningful extension to the permit life of project 3043809-LU. In the middle of a difficult time to get any new projects started, and since this project had the misfortune of issuing its permits in the first month of COVID (which arguably led to the development doldrums we are in), please consider the investment to date and additional time it would take to get this project re-started from scratch. We are in a housing crisis, which will soon get worse with the dearth of new supply forecasted for the next two years or more, and need as many "shovel ready" projects ready to go the moment it is financially feasible to do so. I think it would do the community a great disservice to eliminate these much-needed housing units simply because a time limit has elapsed, in the midst of these unprecedented economic conditions for development. Thank you.

*Comment submitted on:* Mon Mar 09 2026 10:47:52 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Roger Long

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Mon Mar 09 2026 11:08:17 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Dayna Dealy  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Mon Mar 09 2026 11:18:25 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Joshua Curtis  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Mon Mar 09 2026 14:05:15 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Mon Mar 09 2026 11:55:09 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Kane Fenner

I support the extension for this project. We need more housing and an extension is a sensible way to enable it. Thank you for your consideration.

*Comment submitted on:* Mon Mar 09 2026 15:40:38 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council,

I am a small mixed-use developer and writing to support the extension of permits for this project in Columbia City where housing is so badly needed. #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire especially given its central location in proximity to transit. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Thank you.

*Comment submitted on:* Mon Mar 09 2026 17:07:33 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

TJ Lehman

Please allow this project to extend their MUP. It's a great project, with great sponsorship, and the neighborhood would be better off with a project like this.

*Comment submitted on:* Mon Mar 09 2026 16:04:04 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Mon Mar 09 2026 17:19:35 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council Members,

I strongly support the extension for project #3043809-LU. With the housing shortage Seattle is facing, it makes little sense to let a shovel-ready project lapse. This development will bring more than 100 new homes to the city and provide affordable housing through the MFTE and MHA programs.

I encourage you to approve the extension. Thank you.

*Comment submitted on:* Mon Mar 09 2026 19:50:27 GMT-0500 (CDT)

**Report Generated:** 03/10/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Carter Nelson

To Whom It May Concern:

On behalf of NAIOP Washington State, we respectfully encourage you to approve the extension for project #3043809â€LU. As we are all aware of, our region continues to face a significant housing shortage, and every project that can move forward, especially those adding workforceâ€oriented homes, plays a meaningful role in addressing it. Allowing this permit to expire would delay more than 100 muchâ€needed units, including homes made attainable through the Cityâ€™s MFTE and MHA programs.

We are seeing more projects across the region encounter similar timing and financing challenges in todayâ€™s market. A timely extension here helps ensure this housing is delivered, and it signals that the city is committed to keeping viable projects on track. NAIOPWA and our members want to be strong partners in that effort, to ensure more homes reach the finish line.

Thank you for your consideration and for your continued focus on housing delivery,

Carter Nelson

*Comment submitted on:* Tue Mar 10 2026 15:17:09 GMT-0500 (CDT)



Report Generated: 03/10/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. the city is desperate for lower cost housing in commutable locations. this project is perfect for what the city needs. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you. Murray

*Comment submitted on:* Tue Mar 10 2026 19:22:31 GMT-0500 (CDT)



Report Generated: 03/10/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period End Date:** 3/11/2026

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

We need low cost housing! this project provides lower cost housing in blue collar neighborhood that is also close to the light rail station so perfect for commuting people.

I support the extension for project #3043809-LU. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Sam

*Comment submitted on:* Tue Mar 10 2026 19:25:54 GMT-0500 (CDT)



Report Generated: 03/11/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Nate Hickey  
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

*Comment submitted on:* Wed Mar 11 2026 10:01:24 GMT-0500 (CDT)



Report Generated: 03/11/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

**Comment Period Extension End Date:** 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Marcus Jonsson  
Dear City Council,

I am writing in support of the permit extension for project #3043809-LU in Columbia City. Seattle is in a housing crisis, and this project is part of the solution – 111 units of new housing, with affordable options built in through the City’s MFTE and MHA programs. The delays were caused by the pandemic and broader economic conditions, not a lack of commitment to the project. Denying this extension doesn’t make housing more affordable – it just means fewer units get built. I hope the Council will support this extension and keep the project on track.

Thank you for your consideration.

Sincerely,

Marcus

*Comment submitted on:* Wed Mar 11 2026 15:04:09 GMT-0500 (CDT)



Report Generated: 03/12/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Walter Sive

I support the extension for project #3043809-LU. This is a shovel-ready project that will increase the overall supply of housing in Seattle, something which is sorely needed. It also will support the City's affordable housing programs.

*Comment submitted on:* Thu Mar 12 2026 03:01:28 GMT-0500 (CDT)



Report Generated: 03/13/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Barbara Busetti

I support this project being allowed to extend its MUP. I am a resident, a homeowner and business owner in Columbia City, and I would love to see this development flourish, and bring the much-needed housing units to the neighborhood. Given the market and economic challenges of the last several years, this project's request for a little more time seems more than reasonable.

*Comment submitted on:* Fri Mar 13 2026 10:37:28 GMT-0500 (CDT)



Report Generated: 03/16/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Steve Price

I strongly support the extension of the master use permit for project 3043809-LU-PC, 111 units in Columbia City. My father was a City of Seattle Employee for 25 years. I suppose municipal government. But permitting has become a mind-numbing death star for residential development. In 2024, after completing a successful townhouse project, I swore I would never do residential development again. The permitting process was beyond atrocious and put the project at a huge amount of risk multiple times. Second on the list of stress inducing and proforma destroying problems was getting the various public and private utility agencies to do what they said they would do or to do it before the next ice age. Permitting and utility work are using up the time, money, and skills of residential developers. It doesn't have to be that way. End of rant. Back to work.

*Comment submitted on:* Mon Mar 16 2026 12:13:05 GMT-0500 (CDT)



Report Generated: 03/17/2026

Public Comment

3043809-LU-PC

**Record Details:**

**Address:** 5201 RAINIER AVE S, SEATTLE, WA 98118

**Description of Work:** Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Dana Behar

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Why would not want this? Please extend.

Sincerely,

Dana Behar

*Comment submitted on:* Tue Mar 17 2026 11:43:18 GMT-0500 (CDT)

June 1, 2026

## MEMORANDUM

**To:** Land Use and Sustainability Committee  
**From:** Ketil Freeman, Analyst  
**Subject:** Clerk File 314549 - Application of Eagle Rock Ventures and 5201 Rainier, LLC, for an extension of the contract rezone of the property at 5201 Rainier Avenue South. Original contract rezone application approved through CF 314311 and Ordinance 125632 (Project No. 3018378-LU; Type IV).

---

On June 3<sup>rd</sup>, the Land Use and Sustainability Committee (Committee) will hear public comment, discuss, and may vote an application by Eagle Rock Ventures and 5201 Rainier, LLC, to extend a contract rezone approved by the City Council in 2018. Materials related to the requested extension are filed in [Clerk File \(CF\) 314459](#). Council Bill (CB) 121220, which would effectuate the requested rezone extension, is scheduled for introduction on June 2<sup>nd</sup>.

This memorandum (1) provides background information on the rezone and extension request; (2) describes the type of action and criteria the Council uses in considering a rezone extension; and (3) discusses next steps for Committee action on CF 314549.

### Background

In 2018 the Council passed [Ordinance 125632](#), which:

- Rezoned a site in the Columbia City neighborhood from Neighborhood Commercial 2 with a 40-foot height limit (NC2 40) to Neighborhood Commercial 3 with a 65-foot height limit and a M1 suffix (NC3-65(M1)); and
- Accepted a Property Use and Development Agreement (PUDA) that imposes conditions on future development of the site.

The rezone application included an associated Master Use Permit (MUP) to develop the site with a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 square feet of restaurant space. In 2019, the applicant applied for a building permit ([6692365-CN](#)), which is still active and ready for issuance. That building permit application extends the life of the MUP, if the building permit is issued.<sup>1</sup>

### Type of Action and Extension Criteria

A Council decision on contract rezone extensions is quasi-judicial. However, unlike most quasi-judicial decisions, for which the Hearing Examiner holds an open record hearing and establishes a record for the Council's review, for extension requests SDCI first determines whether the request is for a major or minor amendment to a PUDA. If SDCI determines the request is for a minor amendment, SDCI's recommendation is submitted directly to the Council without review

---

<sup>1</sup> [Seattle Municipal Code \(SMC\) Section 23.76.030.B](#).

by the Hearing Examiner or opportunity for appeal. SDCI issued its recommendation on April 8, 2026. Because there is no open record hearing at the Hearing Examiner, the Council may hear comment on the rezone extension.

The SDCI recommendation and comments received by SDCI are contained in CF 314549.

[Seattle Municipal Code Section 23.76.060.E](#) provides three criteria for Council consideration of contract rezone extensions:

1. The reason or basis for the application for the extension and whether it is reasonable under the circumstances;
2. Whether changed circumstances in the area support an extension;
3. Whether additional time is reasonably necessary to comply with a condition of approval adopted by the Council that is required to be fulfilled prior to expiration of the Council land use decision.

The SDCI recommendation to approve the extension is based on (1) how the pandemic has negatively impacted the real estate industry and (2) the changed circumstance for the neighborhood from passage of the Mandatory Housing Affordability implementation legislation, which increased height and density for most adjacent properties.

### **Committee Decision Documents**

To approve the rezone extension the Committee must pass a bill that extends the term of the rezone and amends the associated PUDA.

CB 121220 would (1) extend the term of the rezone by two years from the bill's effective date and (2) accept an amended PUDA that sets out a new expiration date. Other rezone conditions memorialized in the PUDA initially approved by Ordinance 125632 would remain unchanged. While the rezone extension is in effect, those requirements would apply whether the site was developed under the MUP associated with the 2018 Council approval or some future application.

### **Next Steps**

The Committee will discuss and may vote on the rezone extension request at its June 3, 2026, meeting. Approval of the extension would require an ordinance extending the contract rezone term and accepting an amended PUDA.

cc: Lish Whitson, Director  
Calvin Chow, Deputy Director



## Legislation Text

---

**File #:** CB 121220, **Version:** 1

---

Screen Reader Users: Make sure settings include reading strikethrough and underline font attributes.

## The City of Seattle

### Ordinance

#### Council Bill

**An ordinance** relating to land use and zoning; approving the extension of a contract rezone

approved by Ordinance 125632 and accepting an amended Property Use and Development Agreement for a property located at 5201 Rainier Avenue South (Application by Eagle Rock Ventures and 5201 Rainier, LLC, C.F. 314549, SDCI Project 3018378-LU).

#### **Recitals:**

The City Council passed Ordinance 125632 on July 30, 2018, approving a contract rezone for a property located at 5201 Rainier Avenue South (Property) and accepting a Property Use and Development Agreement (PUDA).

The PUDA imposed conditions and covenants on future development of the Property.

Permitting delays, the COVID-19 pandemic, and current macroeconomic conditions make development of the project infeasible.

Eagle Rock Ventures and 5201 Rainier, LLC now seek to extend the expiration date for the PUDA and contract rezone in order to complete the development of the Property.

Pursuant to Seattle Municipal Code (SMC) subsection 23.76.060.E, the City Council may extend the time limit on a Type IV land use decision by up to two years.

The Seattle Department of Construction and Inspections (SDCI) recommended that the Council

approve the extension request on April 8, 2026. The SDCI recommendation is filed in Clerk File 314549.

The City Council, pursuant to SMC subsection 23.76.060.E.2, finds the extension request to be reasonable, warranted by changed circumstances from passage of Ordinance 125632, and in the public interest. Therefore,

**Be it ordained by The City of Seattle as follows:**

Section 1. The zoning designation established by Ordinance 125632 is extended for two years from the effective date of this ordinance.

Section 2. The Council accepts the Amended Property Use and Development Agreement (PUDA) attached to this ordinance as Exhibit A.

Section 3. The City Clerk is authorized and directed to file the amended PUDA with the King County Recorder's Office; to file, upon return of the amended PUDA from the King County Recorder's Office, the original amended PUDA at the City Clerk's Office; and to deliver copies of the same to the Director of the Seattle Department of Construction and Inspections and to the King County Assessor's Office.

Section 4. This ordinance, effectuating a quasi-judicial decision of the City Council and not subject to referendum or mayoral approval or disapproval, shall take effect and be in force 30 days from and after its passage immediately after its passage and approval by the City Council.

Attachments:

Exhibit A - Amended PUDA

Passed by the City Council and signed in open session in authentication of its passage on .

President of the City Council  
Attested on .

Scheereen Dedman, City Clerk

Seal

**Amendment to Property Use and Development Agreement**

<i>When Recorded, Return to:</i>	
<b>THE CITY CLERK</b> 600 Fourth Avenue, Floor 3 PO Box 94728 Seattle, Washington 98124-4728	

**AMENDMENT TO PROPERTY USE AND DEVELOPMENT AGREEMENT**

<b>Grantor(s):</b>	(1)	5201 Rainier LLC, a Washington limited liability company	(2)	n/a
<input type="checkbox"/> Additional grantors on page <u>n/a</u>				
<b>Grantee:</b>	(1)	The City of Seattle		
<input type="checkbox"/> Additional on page <u>n/a</u>				
<b>Legal Description</b> <i>(abbreviated if necessary):</i>	All of Tract 31 and the north 50 feet of Tract 32 of Morningside Acre Tracts, as per plat recorded in Volume 9 of Plats, Page 64, record of King County Auditor; Except that portion which lies north of a line drawn perpendicular to the east line of 39th Ave South from a point thereon which is 30 feet south of the most northerly point of said Tract 31; Situate in the City of Seattle, County of King, State of Washington.			
<input type="checkbox"/> Additional legal description on page <u>n/a</u> :				
<b>Assessor's Tax Parcel ID #:</b>	5649600378 and 5649600385			
<b>Reference Nos. of Documents Released or Assigned:</b>				

THIS AMENDMENT (the “Amendment”) to the PROPERTY USE AND DEVELOPMENT AGREEMENT recorded under King County Recording Number 20180831001969 (the "PUDA") is executed this \_\_\_\_\_ day of \_\_\_\_\_, 2026, in favor of the CITY OF SEATTLE (the "City"), a Washington municipal corporation, by 5201 Rainier LLC, a Washington limited liability company (the "Owner").

All terms not defined herein shall have the same meaning as in the PUDA.

1. Section 3 of the PUDA is amended to read as follows:

Section 3. The new zoning designation shall expire according to SMC 23.76.060.C and SMC 23.76.060.E, or if the rezone is revoked pursuant to SMC 23.34.004.

2. Section 4 of the PUDA is amended to read as follows:

Section 4. The conditions listed in Section 1 of this Agreement shall expire according to SMC 23.76.060.C and SMC 23.76.060.E, or if the rezone is revoked pursuant to SMC 23.34.004.

3. No Other Changes. Except as set forth herein, the PUDA shall remain in full force and effect.

[Signature Pages Follow]

SIGNED this \_\_\_\_ day of \_\_\_\_, 2026.

5201 Rainier LLC,  
a Washington limited liability company

By: MS Ventures LLC,  
a Washington limited liability company

Its: Manager

By: Scott E. Shapiro

Its: Manager

On this day personally appeared before me Scott E. Shapiro, to me known to be the Manager of MS Ventures LLC, a Washington limited liability company that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_\_ day of \_\_\_\_, 2026.

		Printed Name _____
		NOTARY PUBLIC in and for the State of Washington, residing at _____
		My Commission Expires _____
STATE OF WASHINGTON  COUNTY OF KING	}	ss.

## Summary and Fiscal Note

### 1. Legislation Summary

This council bill would extend the term of a contract rezone approved by the City Council in 2018 by two years for a site located at 5201 Rainier Avenue South. The rezone extension could facilitate development of the site. Materials related to the requested extension are filed in Clerk File 314459.

**Department:** Legislative

**Title:** An ordinance relating to land use and zoning; approving the extension of a contract rezone approved by Ordinance 125632 and accepting an amended Property Use and Development Agreement for a property located at 5201 Rainier Avenue South (Application by Eagle Rock Ventures and 5201 Rainier, LLC, C.F. 314549, SDCI Project 3018378-LU).

**Background:**

In 2018 the Council passed Ordinance 125632, which:

- Rezoned a site in the Columbia City neighborhood from Neighborhood Commercial 2 with a 40-foot height limit (NC2 40) to Neighborhood Commercial 3 with a 65-foot height limit and a M1 suffix (NC3-65(M1)); and
- Accepted a Property Use and Development Agreement (PUDA) that imposes conditions on future development of the site.

The rezone application included an associated Master Use Permit to develop the site with a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment

units, 3 live-work units, and 1,607 square feet of restaurant space. In 2019, the applicant applied for a building permit (6692365-CN), which is still active.

---

## 2. Capital Improvement Program (CIP)

**Does this legislation create, fund, or amend a CIP Project?**

Yes

No

a. CIP Project Name:

b. Master Project ID:

c. Project Location:

d. Start Date:

e. End Date:

f. Total Project Cost Through 2030:

---

## 3. Summary of Financial Implications

**Does this legislation have financial impacts to the City?**

Yes

No

### 3d. Other Financial Impacts

**a. Does this legislation create any other financial impacts for The City of Seattle, such as direct or indirect costs, one-time or ongoing, that aren't mentioned above? If yes, please explain these impacts.**

If the site is redeveloped, development activity would generate revenue to the City through the sales tax, business and occupation tax, and the City's Mandatory Housing Affordability Program. If the development participates in the Multi-family Tax Exemption Program, the City would also potentially forego property tax revenue from the residential improvements for a period of up to 12 years.

The same potential direct and indirect revenues and costs could also accrue to the City at a future date with a different proposed development.

**b. If the legislation has costs that can be covered within the current budget, explain how. Does the department have extra resources in its budget to handle these costs? Or does the department need to shift resources away from other work to handle these costs?**

Not applicable

**c. What financial costs or other impacts might happen if this legislation is not implemented?**

Not applicable

**d. How might this legislation affect other City departments besides the one that proposed it?**

This legislation would extend a rezone approval and affect administration of a permit application by the Seattle Department of Construction and Inspections.

---

#### 4. Other Impacts

**a. Does this legislation require a public hearing?**

Yes

No

**b. Does this legislation require a notice to be published in The Daily Journal of Commerce and/or The Seattle Times?**

Yes

No

**c. Does this legislation affect a piece of property?**

Yes, the property located at 5201 Rainier Avenue South.

d. Race and Social Justice Initiative impacts:

**1. How does this legislation affect vulnerable or historically disadvantaged communities? How did you come to this conclusion? Please consider both impacts within City government (like employees and internal programs) and in the broader community.**

Not applicable

**2. Please attach any Racial Equity Toolkits or other racial equity analyses used to develop or assess this legislation.**

Not applicable

**3. What is the Language Access Plan for communicating with the public about this legislation?**

Not applicable

e. Climate change impacts:

**1. Emissions: Will this legislation significantly increase or decrease carbon emissions? Attach any studies or materials that inform your answer.**

Not applicable

**2. Resiliency: Will this legislation make Seattle more or less able to adapt to climate change? If it reduces resiliency, explain what can be done to lessen the impact.**

Not applicable

**f. If this legislation creates a new program or expands an existing one, what are the long-term, measurable goals? How will this legislation help achieve those goals? What methods will be used to track progress?**

Not applicable

**g. Does this legislation create a non-utility CIP that involves shared funding with a non-City partner or organization?**

Not applicable



**City of Seattle**  
 Department of Construction and Inspections  
 700 Fifth Avenue, Suite 2000  
 P.O. Box 34019  
 Seattle, WA 98124-4019  
 (206) 684-8850

SDCI Project Number

3018378-LU

## Statement of Financial Responsibility/ Agent Authorization

<b>Project Address</b>	5201 Rainier Ave S
------------------------	--------------------

### NAME AND ADDRESS OF FINANCIALLY RESPONSIBLE PARTY (Required)

A. Name of Individual or Entity <i>(Company, Partnership, etc.)</i> Assuming Financial Responsibility	5201 Rainier LLC
B. Name of Individual Signing on Behalf of an Entity <i>(Company, Partnership, etc.)</i>	Natalie Gualy
C. Financially Responsible Party Relationship to Property	<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Property Lessee <input type="checkbox"/> Property Contract Purchaser  <input type="checkbox"/> Public Agency <input type="checkbox"/> Service Requestor <small>(check only if request does not directly relate to the development of real property i.e. request for interpretation, legal building site letter)</small>
D. Mailing Address <i>(of individual signing statement)</i>	520 S. King St., Seattle, WA 98104
E. Telephone <i>(of individual signing statement)</i>	206-280-9528
F. Email <i>(of individual signing statement)</i>	natalie@eaglerockventures.com

**Individual Declaration of Financial Responsibility** *(must match the individual's name listed in "A" above)*

I \_\_\_\_\_ (printed name) declare that I am the \_\_\_\_\_ (relationship to project or service request) and that I am responsible for payment of all fees associated with this project or other request to SDCI requiring payment of fees, including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

---

Signature Date

**Entity Declaration of Financial Responsibility** (must match the individual name in "B" above and have authority to bind entity named in "A" above)

I, Natalie Gualy (printed name) declare that in my capacity as Project Manager (position within entity - ie manager, CFO, etc) for 5201 Rainier LLC (financially responsible entity named in "A" above) I have the authority to bind the Financially Responsible party named above to payment of all fees associated with this project or other request to SDCl requiring payment of fees, including all hourly or other fees which may accrue during the review and/or post-issuance whether the permit is issued or whether the application is canceled or denied before the permit is issued.

DocuSigned by:  
*Natalie Gualy*  
C95E245FB22D42E...

1/14/2026

Signature

Date

**AGENT AUTHORIZATION (Optional):**

I hereby authorize the individual named below to act as the primary contact (aka primary applicant) for this project. This individual is not responsible for the payment of fees.

Primary Applicant Name: Jared Pechauer

Primary Applicant Phone: 206.430.5804

Primary Applicant Email: pechauer@cone-arch.com

Primary Applicant Address: 1319 N 49th St, Seattle, WA 98103