



# CITY OF SEATTLE

## City Council

### Agenda

Tuesday, June 9, 2026

2:00 PM

Council Chamber, City Hall

600 4th Avenue

Seattle, WA 98104

Joy Hollingsworth, Council President

Dionne Foster, Member

Debora Juarez, Member

Robert Kettle, Member

Eddie Lin, Member

Alexis Mercedes Rinck, Member

Maritza Rivera, Member

Rob Saka, Member

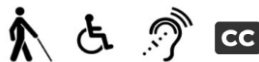
Dan Strauss, Member

Chair Info: 206-684-8803; [Joy.Hollingsworth@seattle.gov](mailto:Joy.Hollingsworth@seattle.gov)

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# CITY OF SEATTLE

## City Council Agenda

**June 9, 2026 - 2:00 PM**

### **Meeting Location:**

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

### **Committee Website:**

<http://www.seattle.gov/council>

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Members of the public may register for remote or in-person Public Comment to address the Council. Speakers must be registered 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 <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.

Written comments must be submitted prior to 10 a.m. to ensure that they are distributed to Councilmembers prior to the start of 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. Comments received after 10 a.m. will be distributed after the meeting to Councilmembers and included as part of the public record.

### **A. CALL TO ORDER**

### **B. ROLL CALL**

### **C. PRESENTATIONS**

**D. PUBLIC COMMENT**

Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; Introduction and Referral Calendar; and Council's Work Program; and total time allotted to public comment at this meeting is up to one hour.

**E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR:**

Introduction and referral to Council committees of Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF) for committee recommendation.

[IRC 526](#)

June 9, 2026

**Attachments:** [Introduction and Referral Calendar](#)

**F. APPROVAL OF THE AGENDA****G. APPROVAL OF CONSENT CALENDAR**

The Consent Calendar consists of routine items. A Councilmember may request that an item be removed from the Consent Calendar and placed on the regular agenda.

**Journal:**

1. [Min 570](#) June 2, 2026

**Attachments:** [Minutes](#)

**Bills:**

2. [CB 121223](#) An ordinance appropriating money to pay certain claims for the week of May 25, 2026, through May 29, 2026, and ordering the payment thereof; and ratifying and confirming certain prior acts.

**Supporting Documents:** [Summary and Fiscal Note](#)

**H. COMMITTEE REPORTS**

Discussion and vote on Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF).

**CITY COUNCIL:**

1. [Res 32208](#) A resolution retiring introduced and referred Council Bills, Resolutions, Clerk Files, and Appointments that have received no further action.

**Attachments:** [Attachment 1 – 2025 Retired Legislation](#)

**Supporting**

**Documents:** [Summary and Fiscal Note](#)

**PARKS AND CITY LIGHT COMMITTEE:**

2. [Res 32204](#) A resolution relating to data centers; committing to studying the potential for data centers to impact electrical grid capacity and reliability, water usage, utility rates, land use and development, jobs and the economy, and public health; and requesting engagement and cooperation from the Executive in the development of data center policies and potential legislation; and anticipates related legislative action.

**The Committee recommends that City Council adopt as amended the Resolution (Res).**

**In Favor: 3 - Juarez, Saka, Strauss**

**Opposed: None**

**Supporting**

**Documents:** [Summary and Fiscal Note](#)  
[Amendment A](#)

**LAND USE AND SUSTAINABILITY COMMITTEE:**

3. [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.

**The Committee recommends that City Council pass as amended the Council Bill (CB).**

**In Favor: 5 - Lin, Strauss, Foster, Hollingsworth, Rinck**

**Opposed: None**

**Attachments:** [Att A - Work Plan for Data Center Moratorium v2](#)

**Supporting**

**Documents:** [Summary and Fiscal Note](#)

4. [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).

**The Committee recommends that City Council grant the Clerk File (CF).**

**In Favor: 4 - Lin, Strauss, Foster, Rinck**

**Opposed: None**

**Absent(NV): 1 - Hollingsworth**

**Attachments:** [Extension Request](#)

[Land Use Planner Correspondence](#)

[Statement of Financial Responsibility](#)

[SDCI Recommendation](#)

[Submitted Public Comment](#)

[Notice of Ex Parte Communications](#)

**Supporting**

**Documents:** [Central Staff Memo](#)

Public Comment on ex parte communication.

5.     [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).

**The Committee recommends that City Council pass the Council Bill (CB).**

**In Favor: 4 - Lin, Strauss, Foster, Rinck**

**Opposed: None**

**Absent(NV): 1 - Hollingsworth**

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

**Supporting**

**Documents:**

[Summary and Fiscal Note](#)

[Amendment A - Executed Property and Development Agreement](#)

#### **TRANSPORTATION, WATERFRONT, AND SEATTLE CENTER COMMITTEE:**

6.     [Res 32205](#)     A resolution affirming the importance of Seattle Center as a central civic, cultural, and economic asset for The City of Seattle; acknowledging the urgent imperative to restore its aging infrastructure and grounds, renovate its buildings, and revitalize the Seattle Center Campus; requesting that the Mayor direct City departments in a capital planning effort for Seattle Center; anticipating a decision on a bond measure to fund its capital investment by the end of 2027; committing to exploring all viable funding options to support its modernization; declaring Council priorities and calling upon the Executive to direct departmental resources and budget allocations in support of its capital improvements.

**The Committee recommends that City Council adopt the Resolution (Res).**

**In Favor: 5 - Saka, Rinck, Foster, Kettle, Lin**

**Opposed: None**

**Supporting**

**Documents:**

[Summary and Fiscal Note](#)

[Amendment A](#)

**HUMAN SERVICES, LABOR, AND ECONOMIC DEVELOPMENT COMMITTEE:**

7. [Appt 03497](#) Appointment of Sandra J. Valenciano as Director of Public Health - Seattle and King County.

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor: 5 - Rinck, Foster, Hollingsworth, Juarez, Saka**

**Opposed: None**

**Attachments:** [Appointment Packet](#)

[Written Questions and Responses](#)

**I. ITEMS REMOVED FROM CONSENT CALENDAR**

**J. ADOPTION OF OTHER RESOLUTIONS**

**K. OTHER BUSINESS**

**L. ADJOURNMENT**



Legislation Text

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**File #:** IRC 526, **Version:** 1

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June 9, 2026



## Introduction and Referral Calendar

List of proposed Council Bills (CB), Resolutions (Res), Appointments (Appt) and Clerk Files (CF) to be introduced and referred to a City Council committee

Record No.	Title	Committee Referral
<b><u>By: Strauss</u></b>		
1. <a href="#">CB 121223</a>	An ordinance appropriating money to pay certain claims for the week of May 25, 2026, through May 29, 2026, and ordering the payment thereof; and ratifying and confirming certain prior acts.	City Council
<b><u>By: Hollingsworth</u></b>		
2. <a href="#">Appt 03520</a>	Appointment of Rajat Aggarwal as member, Community Technology Advisory Board, for a term to December 31, 2026.	Governance and Utilities Committee
<b><u>By: Hollingsworth</u></b>		
3. <a href="#">Appt 03521</a>	Appointment of Colin Sanders as member, Community Technology Advisory Board, for a term to December 31, 2026.	Governance and Utilities Committee
<b><u>By: Hollingsworth</u></b>		
4. <a href="#">Appt 03522</a>	Reappointment of Aishah Bomani as member, Community Technology Advisory Board, for a term to December 31, 2026.	Governance and Utilities Committee
<b><u>By: Hollingsworth</u></b>		
5. <a href="#">Appt 03523</a>	Reappointment of Phillip Meng as member, Community Technology Advisory Board, for a term to December 31, 2026.	Governance and Utilities Committee
<b><u>By: Hollingsworth</u></b>		
6. <a href="#">Appt 03524</a>	Reappointment of Omari Stringer as member, Community Technology Advisory Board, for a term to December 31, 2026.	Governance and Utilities Committee
<b><u>By: Hollingsworth</u></b>		
7. <a href="#">Appt 03525</a>	Appointment of Friday O. Enabulele as member, Community Technology Advisory Board, for a term to December 31, 2027.	Governance and Utilities Committee

**By: Hollingsworth**

8. [Appt 03526](#) Appointment of Kathleen Rohde as member, Community Technology Advisory Board, for a term to December 31, 2027. Governance and Utilities Committee

**By: Hollingsworth**

9. [Appt 03527](#) Appointment of Venita Subramanian as member, Community Technology Advisory Board, for a term to December 31, 2027. Governance and Utilities Committee

**By: Hollingsworth**

10. [Appt 03528](#) Reappointment of Dei'Marlon Scisney as member, Community Technology Advisory Board, for a term to December 31, 2027. Governance and Utilities Committee

**By: Rinck**

11. [CB 121225](#) An ordinance relating to City employment; establishing the new Information Technology (IT) Talent Modernization classification title structure and corresponding rates of pay for IT positions across City departments. Human Services, Labor, and Economic Development Committee

**By: Juarez**

12. [CB 121224](#) An ordinance relating to closing public streets to maintain or enhance public safety; authorizing the Director of Transportation to close streets; and amending Section 11.16.125 of the Seattle Municipal Code. Public Safety Committee



Legislation Text

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**File #:** Min 570, **Version:** 1

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June 2, 2026

# SEATTLE CITY COUNCIL

600 Fourth Ave. 2nd Floor  
Seattle, WA 98104



## Journal of the Proceedings of the Seattle City Council

Tuesday, June 2, 2026

2:00 PM

**Council Chamber, City Hall**

**600 4th Avenue**

**Seattle, WA 98104**

**City Council**

*Joy Hollingsworth, Council President*

*Dionne Foster, Member*

*Debora Juarez, Member*

*Robert Kettle, Member*

*Eddie Lin, Member*

*Alexis Mercedes Rinck, Member*

*Maritza Rivera, Member*

*Rob Saka, Member*

*Dan Strauss, Member*

Chair Info: 206-684-8803; [Joy.Hollingsworth@seattle.gov](mailto:Joy.Hollingsworth@seattle.gov)

**A. CALL TO ORDER**

The City Council of The City of Seattle met in the Council Chamber in City Hall in Seattle, Washington, on June 2, 2026, pursuant to the provisions of the City Charter. The meeting was called to order at 2:04 p.m., with Council President Hollingsworth presiding.

**B. ROLL CALL**

**Present:** 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

**C. PRESENTATIONS**

Council President Hollingsworth presented a proclamation proclaiming June 6, 2026, to be "Amarr A'Shawn Murphy-Paine Day." By unanimous consent, the Council Rules were suspended to allow Council President Hollingsworth to present the proclamation, and to allow Arron Murphy-Paine and Veronica Murphy to address the Council.

**D. PUBLIC COMMENT**

The following individuals addressed the Council:

Linh Thai  
Ron Hornung  
Steve Rubstello  
Clive Hayward  
Rogelio Flores  
Roberto Tinajero  
Gabriel Dias  
Cathy Moore  
Elizabeth Aylward  
Marta Johnson  
Bob Aylward  
Logan Schmidt  
Evan Sexton  
Yvette Dinish  
Kenneth H.  
Scott B.  
Aliesha Ruiz  
Sinta Cordova  
David Gloger

*Council President Hollingsworth left the Council Chamber at 2:47 p.m.*

Joshua Douglas  
Keondray

*Council President Hollingsworth returned to the Council Chamber at 2:51 p.m.*

Ashley Nerbovig  
Jessica Yang  
Michael Vaux  
Alex Lofton  
Jennifer Godfrey  
Susan Fedore  
Howard Gale  
Ruth Dight  
Jon Botten  
Suzanne Grant  
Rose Legionaires  
David Haines  
Hali Willis  
Nate Howard

Bennett Haselton

**E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR:**

[IRC 525](#)      **June 2, 2026**

**By unanimous consent, the Introduction & Referral Calendar (IRC) was adopted.**

**In Favor:** 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

**Opposed:** None

**F. APPROVAL OF THE AGENDA**

By unanimous consent, the Agenda was adopted.

**G. APPROVAL OF CONSENT CALENDAR**

Motion was made by Council President Hollingsworth, duly seconded and carried, to adopt the Consent Calendar.

**Journal:**

1.      [Min 569](#)      **May 19, 2026**

**The Minutes were adopted on the Consent Calendar by the following vote, and the President signed the Minutes (Min):**

**In Favor:** 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

**Opposed:** None

**Bills:**

2.      [CB 121216](#)      **An ordinance appropriating money to pay certain claims for the week of May 11, 2026, through May 15, 2026, and ordering the payment thereof; and ratifying and confirming certain prior acts.**

**The Council Bill (CB) was passed on the Consent Calendar by the following vote, and the President signed the Council Bill (CB):**

**In Favor:** 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

**Opposed:** None

3.     [CB 121217](#)     **An ordinance appropriating money to pay certain claims for the week of May 18, 2026, through May 22, 2026, and ordering the payment thereof; and ratifying and confirming certain prior acts.**

**The Council Bill (CB) was passed on the Consent Calendar by the following vote, and the President signed the Council Bill (CB):**

**In Favor:** 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

**Opposed:** None

**PARKS AND CITY LIGHT COMMITTEE:**

4. [CB 121199](#) **AN ORDINANCE relating to the City Light Department; accepting Statutory Warranty Deeds to the Meyer Family Trust property in King County, and the Brown, Crawford for Lewis Estate, Crozier and McGown, Fulwiler, Hershaw, Ruble, Whitmore Properties LLC, Lang, and Sims properties, a Bargain and Sale Deed to the Kalkoske property, and a Quit Claim Deed to the Loney property in Skagit County, Washington, all for salmonid habitat protection purposes; ratifying acceptance of the Salmon Recovery Funding Board grants and funding for property acquisitions; declaring certain real property rights surplus and no longer required for providing public utility service or other municipal purposes; ratifying the City's grants of Deeds of Right to the State of Washington for the Brown, Crawford for Lewis Estate, Crozier and McGown, Fulwiler, Hershaw, Kalkoske, Loney, Whitmore Properties LLC, and Lang properties for salmon recovery and conservation purposes; placing said lands conveyed to the City under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.**

**The Committee recommends that City Council pass the Council Bill (CB).**

**In Favor: 5 - Juarez, Kettle, Rivera, Saka, Strauss**

**Opposed: None**

**The Council Bill (CB) was passed on the Consent Calendar by the following vote, and the President signed the Council Bill (CB):**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

5.     [CB 121205](#)    **An ordinance relating to the City Light Department; authorizing the General Manager and Chief Executive Officer or designee to grant an easement over a portion of fee owned property to King County; and accepting payment of the fair market value for the easement.**
- The Committee recommends that City Council pass the Council Bill (CB).**
- In Favor: 4 - Juarez, Kettle, Rivera, Saka**
- Opposed: None**
- Abstain: 1 - Strauss**
- The Council Bill (CB) was passed on the Consent Calendar by the following vote, and the President signed the Council Bill (CB):**
- In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**
- Opposed: None**
6.     [CB 121211](#)    **An ordinance relating to current use taxation; approving an application for classification of property located at 4807 SW 54th Street under the King County Public Benefit Rating System.**
- The Committee recommends that City Council pass the Council Bill (CB).**
- In Favor: 5 - Juarez, Kettle, Rivera, Saka, Strauss**
- Opposed: None**
- The Council Bill (CB) was passed on the Consent Calendar by the following vote, and the President signed the Council Bill (CB):**
- In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**
- Opposed: None**

7.     [CB 121212](#)    **An ordinance relating to Seattle Parks and Recreation; authorizing the Superintendent to enter into a ten-year contract with The Madison Park Cooperative Preschool to operate and provide management of the Madison Beach Park Bathhouse located at 1900 43rd Ave East.**

**The Committee recommends that City Council pass the Council Bill (CB).**

**In Favor: 4 - Juarez, Kettle, Saka, Strauss**

**Opposed: None**

**Absent(NV): 1 - Rivera**

**The Council Bill (CB) was passed on the Consent Calendar by the following vote, and the President signed the Council Bill (CB):**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

8.     [CB 121213](#)    **An ordinance relating to Seattle Parks and Recreation; authorizing the Superintendent to enter into a ten-year contract with Victory Heights Cooperative Preschool to operate and provide management of the Victory Heights Shelterhouse located at 1747 NE 106th Street.**

**The Committee recommends that City Council pass the Council Bill (CB).**

**In Favor: 5 - Juarez, Kettle, Rivera, Saka, Strauss**

**Opposed: None**

**The Council Bill (CB) was passed on the Consent Calendar by the following vote, and the President signed the Council Bill (CB):**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

**Appointments:**

**HOUSING, ARTS, AND CIVIL RIGHTS COMMITTEE:**

9. [Appt 03505](#) **Appointment of Kim Kkwafkwao as member, Seattle Human Rights Commission, for a term to July 22, 2027.**  
**The Committee recommends that City Council confirm the Appointment (Appt).**  
**In Favor: 3 - Foster, Juarez, Rinck**  
**Opposed: None**  
**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**  
**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**  
**Opposed: None**
10. [Appt 03506](#) **Appointment of J. Queen Adams as member, Seattle Human Rights Commission, for a term to July 22, 2027.**  
**The Committee recommends that City Council confirm the Appointment (Appt).**  
**In Favor: 3 - Foster, Juarez, Rinck**  
**Opposed: None**  
**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**  
**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**  
**Opposed: None**
11. [Appt 03507](#) **Appointment of David J. Isaak as member, Seattle Human Rights Commission, for a term to July 22, 2027.**  
**The Committee recommends that City Council confirm the Appointment (Appt).**  
**In Favor: 3 - Foster, Juarez, Rinck**  
**Opposed: None**  
**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**  
**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**  
**Opposed: None**

12. [Appt 03508](#) **Appointment of Thomas Geffner as member, Seattle Social Housing Public Development Authority Governing Council, for a term to May 22, 2027.**

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor: 3 - Foster, Juarez, Rinck**

**Opposed: None**

**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

**LIBRARIES, EDUCATION, AND NEIGHBORHOODS COMMITTEE:**

13. [Appt 03498](#) **Appointment of Olivia Barlow as member, Community Involvement Commission, for a term to May 31, 2027.**

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor: 4 - Rivera, Hollingsworth, Lin, Rinck**

**Opposed: None**

**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

14. [Appt 03499](#) **Appointment of Negash Hassen as member, Community Involvement Commission, for a term to May 31, 2028.**

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor: 4 - Rivera, Hollingsworth, Lin, Rinck**

**Opposed: None**

**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

15. [Appt 03500](#) **Appointment of Nate Lessler as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2028.**

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor: 3 - Rivera, Lin, Rinck**

**Opposed: None**

**Absent(NV): 1 - Hollingsworth**

**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

16. [Appt 03501](#) **Appointment of Bryce Seidl as member, Historic Seattle Preservation and Development Authority Governing Council, for a term to November 30, 2028.**

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor: 3 - Rivera, Lin, Rinck**

**Opposed: None**

**Absent(NV): 1 - Hollingsworth**

**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

17. [Appt 03502](#) **Appointment of Christopher Scott as member, Pike Place Market Preservation and Development Authority Governing Council, for a term to June 30, 2026.**

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor: 4 - Rivera, Hollingsworth, Lin, Rinck**

**Opposed: None**

**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**

**In Favor:** 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

**Opposed:** None

18. [Appt 03503](#) **Reappointment of Devin McComb as member, Pike Place Market Preservation and Development Authority Governing Council, for a term to June 30, 2029.**

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor:** 4 - Rivera, Hollingsworth, Lin, Rinck

**Opposed:** None

**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**

**In Favor:** 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

**Opposed:** None

19. [Appt 03504](#) **Reappointment of Paul Neal as member, Pike Place Market Preservation and Development Authority Governing Council, for a term to June 30, 2029.**

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor:** 4 - Rivera, Hollingsworth, Lin, Rinck

**Opposed:** None

**The Appointment (Appt) was confirmed on the Consent Calendar by the following vote:**

**In Favor:** 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

**Opposed:** None

## H. COMMITTEE REPORTS

### FINANCE, NATIVE COMMUNITIES, AND TRIBAL GOVERNMENTS COMMITTEE:

1. [Appt 03468](#) **Appointment of Dwight D. Dively as Director of Finance of the Office of City Finance, for a term to December 31, 2029.**

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor: 4 - Strauss, Hollingsworth, Kettle, Saka**

**Opposed: None**

**The Appointment (Appt) was confirmed by the following vote:**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

The Council President invited Director Dively to address the Council.

**HUMAN SERVICES, LABOR, AND ECONOMIC DEVELOPMENT COMMITTEE:**

2. [Appt 03469](#) **Appointment of Beto Yarce as Director of the Office of Economic Development.**

**The Committee recommends that City Council confirm the Appointment (Appt).**

**In Favor: 5 - Rinck, Foster, Hollingsworth, Juarez, Saka**

**Opposed: None**

**The Appointment (Appt) was confirmed by the following vote:**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

The Council President invited Director Yarce to address the Council.

3. [Res 32202](#) A resolution regarding next steps after the forensic evaluation of the King County Regional Homelessness Authority (KCRHA); requesting that the Seattle Mayor take steps to immediately safeguard public funds, provide an initial assessment of whether it is feasible for KCRHA to adequately address all of the findings in the forensic evaluation, recommend if KCRHA should be dissolved, restructured, or continue as is, submit a set of next steps on how the City will approach the dissolution or restructure of KCRHA if determined to be necessary, and submit monthly reports to Council.

The Committee recommends that City Council adopt the Resolution (Res).

In Favor: 5 - Rinck, Foster, Hollingsworth, Juarez, Saka

Opposed: None

The Resolution (Res) was adopted by the following vote, and the President signed the Resolution (Res):

In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

**GOVERNANCE AND UTILITIES COMMITTEE:**

4. [CB 121190](#) **An ordinance relating to the 2026 Stormwater Code Update; updating stormwater control requirements for development, roadways, utilities, and maintenance activities; strengthening stormwater treatment and infiltration standards; clarifying vesting and review thresholds; ensuring the City’s compliance with requirements of the City’s 2024-2029 Phase 1 Municipal Stormwater Permit issued by the State Department of Ecology; and amending Chapters 22.800, 22.801, 22.802, 22.803, 22.805, and 22.807 of the Seattle Municipal Code.**

**The Committee recommends that City Council pass as amended the Council Bill (CB).**

**In Favor: 4 - Hollingsworth, Juarez, Kettle, Rivera**

**Opposed: None**

Motion was made by Councilmember Rivera and duly seconded, to amend Council Bill 121190, by adding a new Recital 13, as shown in the underlined language below, and renumbering the remaining recitals:

Recital 13. Seattle Public Utilities currently tracks performance for a variety of its activities and issues quarterly progress reports in alignment with its Strategic Business Plan, and it uses the progress reports in determining needed improvements and potential solutions. The department is committed to improving this practice by exploring additional performance metrics to highlight how its stormwater policies and actions support improving water quality and address the negative effects of stormwater runoff.

The motion carried by the following vote:

In favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

**The Council Bill (CB) was passed as amended by the following vote, and the President signed the Council Bill (CB):**

**In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss**

**Opposed: None**

**LAND USE AND SUSTAINABILITY COMMITTEE:**

5. [CB 121196](#) An ordinance relating to land use and zoning; rezoning certain land in the University District, the Fremont neighborhood, the Madison/Miller neighborhood, the Rainier Beach neighborhood, and the Downtown neighborhood; rezoning land and amending development standards to increase housing supply, support multi-purpose redevelopment on certain sites with community-based uses, remove code barriers to passive house, modular, and mass timber construction and to conversion from commercial space to housing in more zones, and incentivize community-serving uses along with the construction of more housing in certain areas; amending Sections 23.40.080, 23.47A.009, 23.49.008, 23.49.011, 23.49.036, 23.49.058, and 23.49.158 of the Seattle Municipal Code; adding a new Section 23.40.090 to the Seattle Municipal Code; adding a new Map 1L to Chapter 23.49 of the Seattle Municipal Code; and amending Chapter 23.32 of the Seattle Municipal Code at pages 60, 76, 109, 112, and 188 of the Official Land Use Map.

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 4 - Lin, Strauss, Foster, Rinck

Opposed: None

Abstain: 1 - Hollingsworth

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

In Favor: 9 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka, Strauss

Opposed: None

#### PARKS AND CITY LIGHT COMMITTEE:

6. [CB 121204](#) An ordinance relating to the City Light Department; authorizing the General Manager and Chief Executive Officer to grant an easement over a portion of fee owned property to Puget Sound Energy; and accepting payment of the fair market value for the easement.

The Committee recommends that City Council pass the Council Bill (CB).

In Favor: 5 - Juarez, Kettle, Rivera, Saka, Strauss

Opposed: None

The Council Bill (CB) was passed by the following vote, and the President signed the Council Bill (CB):

**In Favor:** 8 - Foster, Hollingsworth, Juarez, Kettle, Lin, Rinck, Rivera, Saka

**Opposed:** 1 - Strauss

**I. ITEMS REMOVED FROM CONSENT CALENDAR**

There were none.

**J. ADOPTION OF OTHER RESOLUTIONS**

There were none.

**K. OTHER BUSINESS**

There was none.

**L. ADJOURNMENT**

There being no further business to come before the Council, the meeting was adjourned at 4:00 p.m.

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**Phillip Wood-Smith, Deputy City Clerk**

**Signed by me in Open Session, upon approval of the Council, on June 9, 2026.**

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**Joy Hollingsworth, Council President of the City Council**



Legislation Text

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**File #:** CB 121223, **Version:** 1

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## The City of Seattle

### Ordinance

#### Council Bill

**An ordinance** appropriating money to pay certain claims for the week of May 25, 2026, through May 29, 2026, and ordering the payment thereof; and ratifying and confirming certain prior acts.

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

Section 1. Payment of the sum of \$16,773,902.86 on PeopleSoft 9.2 mechanical warrants numbered 4101031007 - 4101032271 plus manual or cancellation issues for claims, e-payables of \$43,917.88 on PeopleSoft 9.2 9100016193 - 9100016202, and electronic financial transactions (EFT) in the amount of \$126,989,063.55 are presented to the City Council under RCW 42.24.180 and approved consistent with remaining appropriations in the current Budget as amended.

Section 2. RCW 35.32A.090(1) states, "There shall be no orders, authorizations, allowances, contracts or payments made or attempted to be made in excess of the expenditure allowances authorized in the final budget as adopted or modified as provided in this chapter, and any such attempted excess expenditure shall be void and shall never be the foundation of a claim against the city."

Section 3. Any act consistent with the authority of this ordinance taken prior to its effective date is ratified and confirmed.

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 June 9, 2026.

\_\_\_\_\_  
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:** Office of City Finance

**Title:** An ordinance appropriating money to pay certain claims for the week of May 25, 2026, through May 29, 2026, and ordering the payment thereof; and ratifying and confirming certain prior acts. Claims include all financial payment obligations for bills and payroll paid out of PeopleSoft for the covered.

**Background:** RCW 42.24.180 requires that payment of certain claims be authorized by the City Council. This bill, prepared each week by the City Treasury, authorizes the payments of funds that were previously appropriated by the City Council, so the passage of this bill does not have a direct result on the City's budget.

**Summary Attachments:** None.

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### 2. Capital Improvement Program (CIP)

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

Yes

No

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### 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.**

No. This bill authorizes the payments of funds that were previously appropriated by the City Council, so the passage of this bill does not have a direct result on the City's budget.

**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?**

N/A

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

The legislation authorizes the payment of valid claims. If the City does not pay its legal obligations it could face greater legal and financial liability.

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

This type of legislation authorizes payment of bill and payroll expenses for all City departments.

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### 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?**

N/A

**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.**

N/A

**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.**

N/A

**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

OCF Payment of Bills SUM

Susan Yi

D1

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

N/A



Legislation Text

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**File #:** Res 32208, **Version:** 1

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## The City of Seattle

### Resolution

**A resolution** retiring introduced and referred Council Bills, Resolutions, Clerk Files, and

Appointments that have received no further action.

#### Recitals:

Council Bills, Resolutions, Clerk Files, and Appointments are introduced and referred to City Council committees throughout the year for sponsorship and action.

Between 2017 and 2025, a number of Council Bills, Resolutions, Clerk Files, and Appointments were introduced with no further action by the City Council.

Rule I.A.6 of the General Rules and Procedures of the Seattle City Council allows the City Council to consider the retirement of any Council Bill, Resolution, Clerk File, or Appointment that has been in committee or before the City Council for at least one year prior to March 1. Therefore,

#### **Be it resolved by the City Council of The City of Seattle:**

Section 1. The Council Bills, Resolutions, Clerk Files, and Appointments listed in Attachment 1 to this resolution are retired and removed from consideration by the City Council or the assigned committee.

Attachment:

Attachment 1 - 2025 Retired Legislation

Adopted by the City Council and signed in open session in authentication of its adoption on .

President of the City Council

Attested on .

Scheereen Dedman, City Clerk

*Seal*

Record No.	Date Introduced	File Title	Committee Name
<b>Appointments</b>			
<a href="#">Appt 02856</a>	4/30/2024	Reappointment of Marcia Wright-Soika as member, Seattle Women’s Commission, for a term to July 1, 2025.	Housing and Human Services Committee
<a href="#">Appt 03041</a>	12/3/2024	Appointment of Rachele C. Olden as member, Seattle Human Rights Commission, for a term to July 22, 2026.	Housing and Human Services Committee
<b>Council Bills</b>			
<a href="#">CB 120692</a>	10/24/2023	AN ORDINANCE relating to the levy of property taxes; fixing the rates and/or amounts of taxes to be levied, and levying the same upon all taxable property, both real and personal, in The City of Seattle, to finance the departments and activities of City government and to provide for the general obligation bond interest and redemption requirements for the year beginning on the first day of January 2024; and ratifying and confirming certain prior acts.	Select Budget Committee
<a href="#">CB 120694</a>	10/24/2023	AN ORDINANCE authorizing the levy of regular property taxes by The City of Seattle for collection in 2024, representing an increase above the regular property taxes levied for collection in 2023; and ratifying and confirming certain prior acts.	Select Budget Committee
<a href="#">CB 120775</a>	4/23/2024	AN ORDINANCE relating to app-based worker labor standards; establishing a new compensation scheme for app-based workers with minimum pay requirements and related standards for transparency and flexibility; and amending Sections 8.37.020, 8.37.050, 8.37.060, 8.37.070, 8.37.080, 8.37.100, 8.37.120, 8.37.125, 8.37.165, and 8.37.170 of the Seattle Municipal Code.	Governance, Accountability, and Economic Development Committee
<a href="#">CB 120799</a>	6/18/2024	AN ORDINANCE relating to street racing; adding the crime of racing; adding the traffic infraction of vehicle participation in unlawful racing; adding a new Section 11.58.440 to the Seattle Municipal Code; and amending Sections 11.20.230, 11.31.020, 11.31.121, 11.56.120, and 12A.09.020 of the Seattle Municipal Code.	Public Safety Committee
<a href="#">CB 120830</a>	7/30/2024	AN ORDINANCE relating to employment in Seattle; revising and clarifying minimum wage and minimum compensation requirements for certain employees performing work in Seattle; and amending Sections 14.19.035 and 14.19.040 of the Seattle Municipal Code.	Governance, Accountability, and Economic Development Committee
<a href="#">CB 120894</a>	10/29/2024	AN ORDINANCE relating to Admission Tax revenue; amending Section 5.40.120 of the Seattle Municipal Code to expand uses of the revenue.	Select Budget Committee
<a href="#">CB 120910</a>	11/12/2024	AN ORDINANCE relating to the regulation of after-hours nightlife lounges; creating a license for the operation of after-hours nightlife lounges; and adding a new Chapter 6.550 to the Seattle Municipal Code.	Governance, Accountability, and Economic Development Committee
<b>Clerk Files</b>			
<a href="#">CF 314440</a>	11/12/2019	Application of John Defeo for a contract rezone of a site located at 1578 Lakeview Blvd. E. from Single Family 5000 (SF 5000) to Lowrise 2 with a Mandatory Housing Affordability suffix (LR2 (M1)) to allow three 5-story apartment buildings containing 40 units and parking for 40 vehicles (Project No. 3032232; Type IV).	Land Use and Sustainability Committee
<a href="#">CF 314444</a>	2/3/2020	Full unit lot subdivision application of 4000 Property LLC to subdivide one development site into 67 parcels and 7 tracts of land on a landmarked site with environmentally critical areas at 4000 NE 41st Street (Battelle Research/Talaris Conference Center) (Project No. 808011; Type III).	City Council

<b>Record No.</b>	<b>Date Introduced</b>	<b>File Title</b>	<b>Committee Name</b>
<a href="#">CF 314452</a>	<b>6/22/2020</b>	Full unit lot subdivision of Willow Investment, LLC, to subdivide one development site into 12 unit lots, at 6931 42nd Ave S. (Project No. 3036675; Type III).	City Council
<a href="#">CF 314453</a>	<b>9/8/2020</b>	Full unit lot subdivision of Presidio Developments, to subdivide one development site into 12 unit lots, at 9127 50th Ave S. (Project No. 3036818; Type III).	City Council
<a href="#">CF 314481</a>	<b>8/2/2021</b>	Full unit lot subdivision of Shelter Homes, LLC, to subdivide one development site into 15 unit lots at 1242, 1246, and 1248 15th Ave. E. (Project No. 3037915-LU; Type III).	City Council
<a href="#">CF 314493</a>	<b>4/19/2022</b>	Full unit lot subdivision of Pinehurst Apartments, LLC, to subdivide one development site into 6 parcels of land and one of those parcels into 7 unit lots at 11710 15th Ave NE and 11714 Pinehurst Way NE (Project 3038901-LU; Type III).	City Council
<a href="#">CF 314500</a>	<b>9/6/2022</b>	Full unit lot subdivision of Jabooda Properties 4, LLC, to subdivide two parcels into 26 unit lots at 6730 Rainier Ave. S. (Project 3039811-LU; Type III).	City Council
<a href="#">CF 314509</a>	<b>1/3/2023</b>	Full unit lot subdivision of Greenbuild Development, LLC, to subdivide one development site into 44 unit lots at 3500 NE 125th St (Project No. 3034212-LU; Type III).	City Council
<a href="#">CF 314515</a>	<b>2/21/2023</b>	Full unit lot subdivision application of American Dream Realty Investment Group 3, LLC to subdivide one development site into 20 unit lots at 10512 and 10520 Greenwood Avenue North (Project No. 3030207-LU; Type III).	City Council
<a href="#">CF 314521</a>	<b>3/28/2023</b>	Full unit lot subdivision of Union Rental LLC/2010 Fairview Homes to subdivide one development site into 19 unit lots at 2010 Fairview Ave. E. (Project No. 3040393-LU; Type III)	City Council
<a href="#">CF 314523</a>	<b>7/18/2023</b>	Full unit lot subdivision application of Tang Real Estate Investments to subdivide one parcel into twelve unit lots at 6249 Airport Way S. (Project No. 3040723-LU; Type III)	City Council
<a href="#">CF 314524</a>	<b>9/5/2023</b>	Full unit lot subdivision of Union Rental LLC/2010 Fairview Homes to subdivide one development site into 19 unit lots at 2010 Fairview Ave. E. (Project No. 3041120-LU; Type III)	City Council
<b>Resolutions</b>			
<a href="#">Res 32063</a>	<b>8/9/2022</b>	A RESOLUTION granting conceptual approval to construct, maintain, and operate a permanent generator at Beach Drive Southwest, south of Benton Place Southwest, as proposed by King County, as part of the Alki Wet Weather Treatment Station Facility in the West Seattle neighborhood.	Finance, Native Communities, and Tribal Governments Committee
<a href="#">Res 32078</a>	<b>1/3/2023</b>	A RESOLUTION affirming The City of Seattle's support for the Iranian people engaged in peaceful protest for their fundamental human rights; condemning the Iranian security forces' violation of the rights of women and girls; affirming the rights of local Iranian-American, immigrant, and refugee communities to assemble without fear of persecution; and calling on Governor Inslee, President Biden, and Seattle-based businesses to take specific actions to support the Iranian people.	City Council
<a href="#">Res 32142</a>	<b>8/6/2024</b>	A RESOLUTION regarding Initiative 137 concerning a payroll expense tax to fund the Social Housing Developer; authorizing the City Clerk and the Executive Director of the Ethics and Elections Commission to take those actions necessary to enable the proposed Initiative Measure to appear on the November 5, 2024, ballot and the local voters' pamphlet; requesting the King County Elections Director to place the proposed Initiative Measure on the November 5, 2024, ballot; and providing for the publication of such proposed Initiative Measure.	City Council

## Summary and Fiscal Note

### 1. Legislation Summary

**Department:** Legislative Department

**Title:** A resolution retiring introduced and referred Council Bills, Resolutions, Clerk Files, and Appointments that have received no further action.

**Background:**

Council Bills, Resolutions, Clerk Files, and Appointments are introduced and referred to City Council committees throughout the year for sponsorship and action, and between 2017 and 2025, a number of Council Bills, Resolutions, Clerk Files, and Appointments were introduced and were never acted upon by the City Council.

Rule I.A.6 of the General Rules and Procedures of the Seattle City Council allows the City Council to consider the retirement of any Council Bill, Resolution, Clerk File, or Appointment which has been in committee or before the City Council for at least one year prior to March 1.

**Summary Attachments:** None.

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## 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:

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## 3. Summary of Financial Implications

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

Yes

No

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## 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.**

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

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

e. Climate change impacts:

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

**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.**

**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?**

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



Legislation Text

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**File #:** Res 32204, **Version:** 2

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## The City of Seattle

### Resolution

**A resolution** relating to data centers; committing to studying the potential for data centers to impact electrical grid capacity and reliability, water usage, utility rates, land use and development, jobs and the economy, and public health; and requesting engagement and cooperation from the Executive in the development of data center policies and potential legislation; and anticipates related legislative action.

#### Recitals:

Data centers may be generally defined as facilities used primarily for the housing, operation, or co-location of computer and communications equipment and handling, storing, managing, processing, and backing up of digital data, and associated infrastructure such as cooling systems, backup power systems, and battery storage.

The growth in the use of artificial intelligence has led to rapidly accelerating demand for new data centers.

New data centers require great amounts of electricity for operation, resulting in significant increases in demand for electricity and requiring investment in new infrastructure to meet demand.

The International Energy Agency reports that electricity consumption globally from data centers has grown 12 percent per year in the last five years.

The Yale Clean Energy Forum reports that data centers may consume roughly 12 percent of total

U.S. power consumption by 2028 with a more conservative estimate of 9 percent of U.S. power consumption by 2030.

For perspective, the estimates of data center power consumption mean that by 2030 the U.S. may consume more electricity to power data processing than for the manufacture of all its steel, aluminum, cement, and other energy-intensive goods combined.

Increased demand for electricity and expanded infrastructure investment exacerbate and drive up cost pressures on electric utilities to raise rates on residential and business customers.

Seattle City Light, like other public electrical utilities, is evaluating ratepayer protections to address and minimize the shifting of data center costs to customers other than data center operators.

Washington State is a highly desirable place for the location of data centers due to relatively low power costs and access to water, especially along rivers.

Access to water is critical for the location of data centers because they use substantial amounts of water for cooling.

Research from the Lawrence Berkeley National Laboratory shows that about 20 percent of U.S. data centers rely on watersheds-sources of freshwater-that are currently stressed by drought and other factors, a mid-sized data center consumes about 300,000 gallons of water per day, and such water consumption ranks data centers among the top ten water users in U.S. industrial and commercial sectors.

Data centers' water use reduces water available for municipalities, businesses, fisheries, wildlife habitat, recreation, and tribal rights and resources.

Data centers may rely on or burn fossil fuels to generate electricity for their operation, releasing harmful particulate matter pollutants and greenhouse gases that can damage the health of the local community and the climate more broadly.

Similarly, data centers' cooling systems can release greenhouse gases in the form of

hydrofluorocarbons and other fluorinated gases and harmful anti-microbial emissions.

Data centers generate significant heat and may raise surrounding air and land temperatures.

Data centers create noise pollution in the surrounding community from fans and cooling systems and the onsite diesel engines and gas turbines used to generate power.

Data center construction has been shown to produce a boom-and-bust effect in the local economy with short-term employment gains for construction and few jobs created for the long-term operation of the data center.

The cumulative impacts of multiple data center developments or expansions may exceed the impacts of any single project and therefore warrant thorough analysis and public oversight.

Data centers threaten the health of tribal communities and treaty-protected resources, including water and fisheries as well as the broader natural and built environment.

Cybersecurity Best Practices for Smart Cities, a joint publication of the U.S. Cybersecurity and Infrastructure Security Agency with other U.S. security agencies and those of the United Kingdom, Australia, Canada, and New Zealand, reports that technological innovation and data-driven decision-making can make cities vulnerable to theft of critical infrastructure data and proprietary information, ransomware operations, and destructive cyberattacks. Therefore,

**Be it resolved by the City Council of The City of Seattle, the Mayor concurring:**

Section 1. The City will study the potential for data centers to impact:

A. Electrical grid capacity and reliability by burdening the electrical transmission system and requiring commensurate capital improvements;

B. Water usage by consuming large quantities of fresh water to cool equipment;

C. Utility rates by increasing demand for power and increasing capital costs that Seattle City Light must pass on to all customer classes;

D. Land use and development by occupying large amounts of scarce commercial and industrial space;

E. Jobs and the economy by supporting increased adoption of automation technologies that make human workers redundant while employing few local workers for operation and simultaneously exporting income to corporations and individuals that may or may not reside in Seattle;

F. Public health by producing noise, light, water, and air pollution; and

G. The rights of Federally Recognized Tribes, Urban Indians, and native communities to exercise any express or implied treaty rights to access and fish in all usual and accustomed places as has occurred since time immemorial.

Section 2. As elected stewards of the health, safety, environment, and general welfare of the people of the City of Seattle, Council requests the cooperation of the Executive across City departments in the timely development of policies to guide potential legislation, budget appropriations, and departmental actions to reduce or mitigate any deleterious effects, to hold data center investors and operators accountable for the costs and effects of their operations, and to harvest and maximize any benefits of data center development and operation in Seattle.

Section 3. Closely following the adoption of this resolution, Council intends to consider and take action on an ordinance to establish a moratorium that would prohibit the filing, acceptance, processing, or approval of applications for new or expanded data centers, as principal or accessory uses, to allow the City time to consider and adopt appropriate permanent legislation.

Section 4. As part of future legislative action to enact the 2027 and 2028 rates for Seattle City Light customers, the Council anticipates establishing a new customer class and conditions of service for new or existing data centers whose electricity demand constitutes a new large load.

Adopted by the City Council and signed in open session in authentication of its adoption on .

President of the City Council  
Signed in concurrence on .

Katie B. Wilson, Mayor  
Attested on .

Scheereen Dedman, City Clerk

*Seal*

## Summary and Fiscal Note

### 1. Legislation Summary

**Department:** Legislative Department

**Title:** A resolution relating to data centers; recognizing the potential of long-term impacts of data centers on electrical grid capacity and reliability, water usage, utility rates, land use and development, jobs and the economy, and public health; and requesting engagement and cooperation from the Executive in the development of data center policies and potential legislation; and anticipates related legislative action.

**Background:** With this resolution, Council recognizes the potential for the proliferation of data centers to significantly impact Seattle in the absence of appropriate policy and regulation. It generally defines data centers as facilities used primarily for the housing, operation, or co-location of computer and communications equipment and handling, storing, managing, processing, and backing up of digital data, and associated infrastructure such as cooling systems, backup power systems, and battery storage. Current research on data centers has demonstrated their serious impacts on electrical grid capacity and reliability, water usage, utility rates, land use and development, jobs and the economy, and public health in U.S. cities and globally. The resolution would request engagement and cooperation from the Executive in the development of data center policies and potential legislation and anticipates related legislative action responsive to the accelerating demand for new data centers.

**Summary Attachments:** None

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## 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:

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## 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 resolution does not have any direct financial impacts. Any financial impacts from the development of policies to guide potential legislation, budget appropriations, and departmental actions requested through this Resolution are expected to be absorbed by the engage departments' adopted budgets.

**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?**

The City Council expects that the actions requested through this resolution will require city staff time and resources for which no specific additional appropriations were made in the 2026 Adopted Budget.

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

None identified.

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

It will require city staff time across multiple departments to develop policies related to data centers which may include research and reporting, presentations and briefings to Council and the Mayor, and drafting legislation.

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**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.**

The intent of the resolution is to prevent negative impacts to Seattle communities. Research on data centers does include evidence that data centers can have disproportionate impacts on vulnerable and historically disadvantaged communities. However, the resolution, in and of itself, does not establish new programs or policies. Those programs and policies would need to be established through future legislation or budget appropriations that would be subject to the legislative process.

**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?**

No.

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

## **Amendment A Version 1 to RES 32204 - LEG Data Center Policy Development**

**Sponsor:** Councilmember Kettle

Amend recitals and list of subjects for study in Section 1

**Effect:** This amendment would add two recitals regarding government, healthcare, education reliance on data centers and the existence of data centers in Downtown Seattle. It would also modify another recital to clarify that growth in the use of artificial intelligence has accelerated demand for “hyperscale” data centers. This amendment would also add to the list of subjects for study regarding the potential impacts of data centers.

Amend the recitals as follows:

### **Recitals:**

Data centers may be generally defined as facilities used primarily for the housing, operation, or co-location of computer and communications equipment and handling, storing, managing, processing, and backing up of digital data, and associated infrastructure such as cooling systems, backup power systems, and battery storage.

Businesses, government entities, including public safety, as well as healthcare facilities, educational institutions, and others all rely on the data storage and processing that data centers provide.

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

The growth in the use of artificial intelligence has led to rapidly accelerating demand for new, hyperscale data centers.

\*\*\*

Amend Section 1 as follows:

Section 1. The City will study the potential for data centers to impact:

A. Electrical grid capacity and reliability by burdening the electrical transmission system and requiring commensurate capital improvements;

B. Water usage by consuming large quantities of fresh water to cool equipment;

C. Utility rates by increasing demand for power and increasing capital costs that Seattle City Light must pass on to all customer classes;

D. Land use and development by occupying large amounts of scarce commercial and industrial space;

E. Jobs and the economy by supporting increased adoption of automation technologies that make human workers redundant while employing few local workers for operation and simultaneously exporting income to corporations and individuals that may or may not reside in Seattle;

F. Public health by producing noise, light, water, and air pollution; ~~((and))~~

G. The rights of Federally Recognized Tribes, Urban Indians, and native communities to exercise any express or implied treaty rights to access and fish in all usual and accustomed places as has occurred since time immemorial~~((-));~~ and

H. The successful operation and resiliency of existing businesses, government entities, including public safety, as well as healthcare facilities, educational institutions, and others.



Legislation Text

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**File #:** CB 121214, **Version:** 2

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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 City desires to support the data needs of existing businesses, government entities, including public safety, as well as healthcare facilities, educational institutions, and others, and therefore values striking a balance that recognizes those needs and previous investment, and anticipates growing needs and future investment, in existing facilities.

H. 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.

I. 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.

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

K. 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.

L. 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.

M. 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. The moratorium does not apply to an application to expand a facility's capacity by no more than an additional 20 Megavolt-Amperes (MVA), if the facility is operating on the effective date of this ordinance and: (1) is a data center as defined in Section 3 of this ordinance; or (2) would otherwise meet the definition of data center in Section 3 of this ordinance except that its existing capacity is at or below 20 MVA.

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.I 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 the Office of Sustainability and Environment ("OSE"), 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. OSE shall lead an interdepartmental team to develop a data center community benefits framework by February 1, 2027. Elements of this framework may be structured as voluntary commitments or, where appropriate and consistent with the City's legal authority, incorporated into land use permitting requirements. 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;

Att A – Work Plan for Data Center Moratorium

V1

- 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.

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## 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:

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## 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.

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#### 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



Legislation Text

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

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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

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<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

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**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)

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**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

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**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

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**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 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



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		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

**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 goign 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

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**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

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**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

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**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		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

**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	Contract Rezone	
Council Action		

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).

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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

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<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

May 4, 2026

Councilmember Eddie Lin  
Attn: Thaddaeus Gregory  
Land Use and Sustainability Committee  
Seattle City Council  
600 Fourth Avenue, Floor 2  
PO Box 34025  
Seattle, WA 98124-4025

**Re: Public Comment in Support of Rezone Extension — 5201 Rainier Ave S**

Clerk File: 314549  
Project No.: 3018378-LU  
Original Rezone: Ordinance 125632 / CF 314311  
Committee Hearing: May 6, 2026

Dear Councilmember Lin and Members of the Land Use and Sustainability Committee:

I write as project architect on Columbia City Place at 5201 Rainier Avenue South in support of the application by Eagle Rock Ventures and 5201 Rainier, LLC, to extend the contract rezone originally approved by Ordinance 125632. I respectfully ask the Committee to recommend approval to the Full Council.

I have worked on this project from its earliest entitlement phases through completed construction documents, and I can say with professional confidence that “shovel-ready” is a literal description here, not a marketing phrase. Master Use Permit and building permit are both approved. Construction documents are complete and stamped. The drawings on my desk could go out for construction this month. The remaining barrier is financing, not design or permitting.

The project will deliver 111 homes on a vacant Columbia City corner: 104 apartments, 4 townhomes, and 3 live-work units. Twenty percent of the units will be affordable through MFTE, with an additional 9% through MHA, and two units will be three-bedroom family-sized homes in a market increasingly dominated by smaller dwellings. The neighborhood now firmly supports this density. The 2019 area-wide MHA rezones brought NC2-55 directly adjacent and NC2-75 across the street, and a similarly-scaled mid-rise was recently completed next door at 5231 Rainier.

The applicant has acted in good faith through more than a decade of process. This included four Design Review Board meetings, service as the early test case for MHA compliance, and extensive SEPA studies, all under requirements the City has since substantially revised. As an architect and a Seattle resident, I want this housing built. The Master Use Permit expires on May 15, 2026, and the extension is what allows the project to remain on the path to construction. I respectfully ask the Committee to recommend approval to the Full Council. Thank you for your consideration.

Sincerely,

**Jared Pechauer | Project Architect / Project Manager**  
CONE ARCHITECTURE



## Legislation Text

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**File #:** CB 121220, **Version:** 1

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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

### 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 4<sup>th</sup> day of June, 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 4<sup>th</sup> day of June, 2026.

5201 Rainier LLC,  
a Washington limited liability company

By: MS Ventures LLC,  
a Washington limited liability company

Its: Manager

*Scott E. Shapiro*

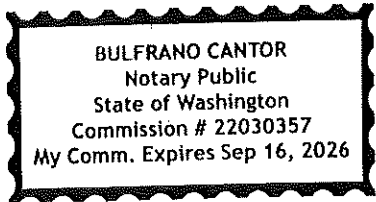
By: Scott E. Shapiro

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 4<sup>th</sup> day of June, 2026.

<i>Bulfrano Cantor</i>		Printed Name <i>Bulfrano Cantor</i>
		NOTARY PUBLIC in and for the State of Washington, residing at <i>Tukwila</i>
		My Commission Expires <i>9/16/2026</i>
STATE OF WASHINGTON	}	SS.
COUNTY OF KING		





Legislation Text

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**File #:** Res 32205, **Version:** 1

---

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

## The City of Seattle

### Resolution

**A resolution** affirming the importance of Seattle Center as a central civic, cultural, and economic asset for The City of Seattle; acknowledging the urgent imperative to restore its aging infrastructure and grounds, renovate its buildings, and revitalize the Seattle Center Campus; requesting that the Mayor direct City departments in a capital planning effort for Seattle Center; anticipating a decision on a bond measure to fund its capital investment by the end of 2027; committing to exploring all viable funding options to support its modernization; declaring Council priorities and calling upon the Executive to direct departmental resources and budget allocations in support of its capital improvements.

**Be it resolved by the City Council of The City of Seattle, the Mayor concurring:**

Section 1. The City finds and declares:

- A. Seattle Center is one of the City's most iconic and widely used public spaces, serving as a hub for arts, culture, education, entertainment, sports, and community gathering.
- B. Since its origin as the site of the 1962 World's Fair, Seattle Center has grown into a campus that supports over 30 partner organizations, major events, and millions of annual visitors each year.
- C. Seattle Center plays an important role in supporting the city's cultural life, economic activity, and neighborhood vitality.
- D. Seattle Center welcomed 11.3 million visitors in 2025, making it the most visited arts and

cultural destination in the Pacific Northwest.

E. Economic impact analysis shows that Seattle Center generated nearly \$3.3 billion in total economic output in 2024, supporting 19,400 jobs and nearly \$1.1 billion in labor income across King County - while also generating more than \$37 million annually in local tax revenue.

F. The Seattle Center Strategic Vision and 10-Year Action Plan, published June 2025, sets forth three key goals to enable a vibrant, inclusive, and sustainable future for Seattle Center's civic campus, one of which is to boldly reinvest in Seattle Center's public spaces.

G. While significant private investment has been made on the Seattle Center campus in recent years, including Climate Pledge Arena, Marion Oliver McCaw Hall, Fisher Pavilion, and Memorial Stadium, major campus-wide public investment in this cherished public asset has not occurred since 1991.

H. In 1991, Seattle voters approved a \$25,800,000 levy for implementation of the Seattle Center 2000 Master Plan, matched by \$8.5 million in state funds.

I. In 1999, Seattle voters approved Proposition 1 providing \$36 million for Marion Oliver McCaw Hall and Fisher Pavilion.

J. In 2022, Seattle voters approved the Seattle Public Schools (SPS) Buildings, Technology, and Academics/Athletics capital levy (BTA V) that is expected to raise \$783 million over six years from 2023 to 2028.

K. SPS will invest \$66.5 million from BTA V funding in partnership with \$40 million from The City of Seattle, and nearly \$4 million from the State of Washington, to replace Memorial Stadium on the Seattle Campus.

L. In addition, One Roof Sports and Entertainment has committed \$5 million and is leading efforts to raise additional private funding needed for the Memorial Stadium project.

M. Memorial Wall, a designated Seattle Landmark which honors 762 local high school

students and alumni who lost their lives in World War II, will be preserved and enhanced as part of the Memorial Stadium replacement project.

N. In April 2026, the Council with the Mayor concurring adopted Resolution 32198 affirming The City of Seattle's readiness for a National Basketball Association (NBA) team; declaring that Climate Pledge Arena is ready for an NBA team; and affirming Seattle is a basketball city.

O. A significant portion of Seattle Center's facilities and underlying infrastructure is more than 50 years old, and many systems-including building envelopes, mechanical, electrical, and plumbing systems, as well as accessibility and life-safety features-are nearing or have exceeded their useful life.

P. Preliminary assessments and ongoing maintenance experience indicate that capital backlog needs at Seattle Center are substantial and growing, with the potential to impact facility reliability, program delivery, public safety, and the overall visitor experience if not addressed over time.

Q. Without a coordinated, long-term investment strategy, the City may face increasing costs associated with emergency repairs, service disruptions, and the gradual degradation of key cultural and civic assets.

R. The scale and complexity of Seattle Center's capital needs suggest that a phased and strategic approach-grounded in clear priorities and informed by updated technical assessments-will be necessary to guide future decision-making.

S. The City has an interest in developing a clearer understanding of Seattle Center's long-term capital needs, potential priorities, and sequencing of investments.

T. A range of potential funding strategies may be available to support future improvements, including partnerships, phased investments, and a potential future voter-approved bond measure.

U. Voter-approved bonds provide a means to distribute the costs over time, reduce current year financial impacts, and make possible significant capital investments.

V. Capital investment in Seattle Center is anticipated to support on-going employment opportunities, generate income for local businesses, create construction jobs, utilize locally-sourced labor and materials, and advance labor equity goals - such as identifying projects that will include the use of Community Workforce Agreements, with apprenticeship and priority hire provisions and incorporating project labor agreements.

Section 2. The City reaffirms the importance of Seattle Center as a central civic, cultural, and economic asset for The City of Seattle, and acknowledges the urgent imperative to restore its aging infrastructure and grounds, renovate its buildings, and revitalize the Seattle Center Campus.

Section 3. The Council requests that the Executive direct the coordinated effort of City departments including Seattle Center, City Budget Office, Department of Transportation, Seattle City Light, Seattle Public Utilities, and others to:

- A. Assess Seattle Center's long-term capital and infrastructure needs;
- B. Identify priority projects necessary to maintain safety, accessibility, and operational continuity;
- C. Consider areas for modernization of facilities, amenities, and other capital assets to ensure Seattle Center's continued usefulness and longevity; and
- D. Develop ongoing approaches to future investments that reflect both urgency and fiscal constraints.

Section 4. The Council requests that Seattle City Light and Seattle Public Utilities collaborate with Seattle Center and other relevant departments to advance projects that decarbonize Seattle Center's operations and maintenance, modernize infrastructure, and enhance Seattle Center's applications for competitive grants and legislative appropriations, especially Climate Commitment Act funding from Washington State.

Section 5. The Council intends to consider and take action on future legislation to place a

bond measure on the ballot for voter approval by the end of 2027 to support Seattle Center capital investment. The Council further intends that such a bond measure would condition the amount of bond issuance, up to the maximum specified in the bond measure, upon commensurate funding from private and other non-City sources.

Section 6. The City will explore all viable funding options to support capital investment in Seattle Center in tandem with a voter-approved capital bond measure by the end of 2027, including:

- A. Existing capital funding sources;
- B. County, state and federal grants;
- C. Public and private partnerships; and
- D. Partnership with SPS in the Seattle Center Armory renovation related to the Center School.

Section 7. Going forward, the Council intends to develop annual budgets that invest in Seattle Center to ensure a high return on investment for the next 60-plus years. The Council will balance allocations to Seattle Center capital needs with other City priorities in the context of the City's contemporary financial condition and long-term fiscal sustainability. In setting these budgets, the Council intends to consider the impacts of City taxes, levies, and bonds on affordability.

Section 8. The Council requests that the Mayor transmit a 2027 - 2028 Proposed Budget to the Council that includes appropriations and position authority sufficient to move Seattle Center capital projects toward the construction phase. Examples include:

- A. Achieving 30-percent design for the project to modernize the Seattle Center Armory;
- B. Public engagement and scoping for an expanded Veterans Memorial in a prominent location in Seattle Center to honor all of Seattle's fallen and missing-in-action service members from all armed global conflicts; and
- C. Contracting with contractors that have expertise with union partnerships and a demonstrated history of compliance with all labor laws.

Adopted by the City Council and signed in open session in authentication of its adoption on .

President of the City Council  
Signed in concurrence on .

Katie B. Wilson, Mayor  
Attested on .

Scheereen Dedman, City Clerk

*Seal*

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

## Summary and Fiscal Note

### 1. Legislation Summary

**Department:** Legislative Department

**Title:** A resolution affirming the importance of Seattle Center as a central civic, cultural, and economic asset for The City of Seattle; acknowledging the urgent imperative to restore its aging infrastructure and grounds, renovate its buildings, and revitalize the Seattle Center Campus; requesting that the Mayor direct City departments in a capital planning effort for Seattle Center; anticipating a decision on a bond measure to fund its capital investment by the end of 2027; committing to exploring all viable funding options to support its modernization; declaring Council priorities and calling upon the Executive to direct departmental resources and budget allocations in support of its capital improvements.

**Background:** With this resolution, the Council affirms the importance of Seattle Center; acknowledges the imperative for capital appropriations for Seattle Center; and requests that the Mayor direct City departments in capital planning efforts. It commits Council to a decision on a bond measure to fund its capital investment for the ballot no later than November of 2027. It also calls for exploring all viable funding options for Seattle Center and asks the Executive to direct departmental resources and budget allocations in support of its capital improvements. Finally, it lists specific projects that Council supports. In the first section of the resolution, Council finds and declares key facts,

history and conditions of Seattle Center leading to Council's intention to increase capital funding.

**Summary Attachments:** None.

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## 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

The legislation does not have financial impacts to the City. However, the intent of the resolution is to avoid costly, short-term capital repairs to Seattle Center facilities and grounds while maintaining the City's long-term investment.

### 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.**

There will likely be indirect costs, such as staff time, to implement the actions intended in the resolution.

- 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?**

If Seattle Center and other departments act according to the intentions of the resolution in 2026, then they will be required to adjust current budgets to accommodate any associated costs. For 2027 and into the future, the resolution calls for budget allocations to carry out the intended actions.

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

None known. The resolution expresses intent for Executive and Council actions, which could still happen even if the legislation is not passed. The intent of the resolution would be to avoid costs or other impacts related to deferring capital investment in Seattle Center.

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

The City Budget Office, Department of Transportation, Seattle City Light, Seattle Public Utilities, and others would commit resources to planning and securing funding for Seattle Center capital investment.

---

### 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 intent of the resolution is to positively impact the campus and buildings of the Seattle Center.

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?**

No.

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

## Amendment A Version 1 to RES 32205 - LEG Seattle Center Capital Funding RES

**Sponsor:** Councilmember Kettle  
Engagement on Seattle Center Projects

**Effect:** This amendment to RES 32205, the Seattle Center Capital Funding Resolution, would add language to Section 3 to request the Executive to direct City departments to engage with people who live, work and play at Seattle Center’s facilities and grounds and in the adjacent neighborhoods to inform prioritizing and timing of potential capital projects.

Amend Section 3 of RES 32205 as follows:

\*\*\*

Section 3. The Council requests that the Executive direct the coordinated effort of City departments including Seattle Center, City Budget Office, Department of Transportation, Seattle City Light, Seattle Public Utilities, and others to:

- A. Assess Seattle Center’s long-term capital and infrastructure needs;
- B. Identify priority projects necessary to maintain safety, accessibility, and operational continuity;
- C. Consider areas for modernization of facilities, amenities, and other capital assets to ensure Seattle Center’s continued usefulness and longevity; ~~((and))~~
- D. Engage with people who live, work, and play at Seattle Center’s facilities and grounds and in the adjacent neighborhoods of Uptown, Queen Anne, South Lake Union, and Belltown to inform prioritizing and timing of potential projects; and
- ~~((D.))~~ E. Develop ongoing approaches to future investments that reflect both urgency and fiscal constraints.

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Legislation Text

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**File #:** Appt 03497, **Version:** 1

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Appointment of Sandra J. Valenciano as Director of Public Health - Seattle and King County.

The Appointment Packet is provided as an attachment.

# Department Director Confirmation Materials

## **City of Seattle**



Sandra J. Valenciano

Director,

Public Health – Seattle & King County

April 21, 2026



April 21, 2026

The Honorable Joy Hollingsworth  
President, Seattle City Council  
Seattle City Hall, 2nd Floor  
Seattle, WA 98104

Dear Council President Hollingsworth:

It is my pleasure to transmit to the City Council the confirmation packet for my appointment of Dr. Sandra J. Valenciano as Director of Public Health - Seattle & King County (PHSKC). This packet contains Dr. Valenciano's appointment, oath of office form, resume, press release, and background check. Dr. Valenciano's appointment is subject to confirmation by both the Seattle city Council and King County Council, and this appointment reflects our shared vision of building a healthier, more equitable region. Our Public Health Department plays a critical role in advancing community well-being, reducing health disparities, and promoting health equity for all residents of Seattle and King County.

Dr. Valenciano is a board-certified physician in internal medicine with a Master of Public Health, and currently serves as the department's Acting Director and primary medical expert (Health Officer), guiding policy and practice with scientific rigor and deep commitment to equity. Before joining Public Health – Seattle & King County, she led DeKalb County Public Health in Georgia as Medical Director and District Health Director/CEO—overseeing services for more than 780,000 residents in a richly diverse community. During the COVID-19 pandemic, she served as Incident Commander, ensuring equitable vaccine access and improved operational efficiency, while guiding a department-wide strategic vision focused on equity, efficiency, and engagement. Dr. Valenciano also brings national public health expertise from her service as an Epidemic Intelligence Service officer at the CDC, where she led outbreak responses and strengthened national surveillance system. A seasoned educator, she has served as an adjunct faculty at Emory University School of Medicine and trained future public health leaders. She holds degrees from Brown University (Community Health), Tulane University School of Public Health and Tropical Medicine (MPH), and Boston University School of Medicine (MD), and completed clinical training at Yale and preventive medicine residency at Emory.

This appointment underscores our commitment to advancing a public health agenda rooted in equity, collaboration, and resilience. As I mentioned in my inauguration speech, "I want a city where everyone has the basics of a dignified life, including healthy food, access to health care and supportive communities", under Dr. Valenciano's leadership, we will continue to advance inclusive strategies to confront health disparities, strengthen disease prevention, and ensure our communities—especially historically underserved populations, have access to high-quality, culturally responsive public health services. Together, we will build a public health system that empowers individuals, supports families, and creates healthier neighborhoods for all.

I trust that after reviewing Dr. Valenciano's application materials, meeting with her, and following the thoughtful review of Councilmember Rinck's Human Services, Labor, and Economic Development Committee, you will find that she is the ideal leader for PHSKC.

The Honorable Joy Hollingsworth  
Dr. Sandra J. Valenciano's Confirmation Letter  
April 21, 2026  
Page 2 of 2

If you have any questions about the attached materials or need additional information, Chief of Staff Kate Brunette Kreuzer would welcome hearing from you. I appreciate your consideration.

Sincerely,

A handwritten signature in black ink that reads "Katie B. Wilson". The signature is written in a cursive, flowing style.

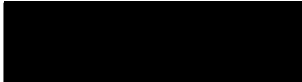
Katie B. Wilson  
Mayor of Seattle



## King County

Office of the Executive  
Chinook Building  
401 Fifth Avenue, Suite 810  
Seattle, WA 98104

March 25, 2026

Dr. Sandra Valenciano  


Dear Sandra:

I am writing today to formally convey your appointment to the position of Director/Health Officer of the Seattle-King County Department of Public Health, and to acknowledge receipt of your acceptance. This appointment is made with Seattle Mayor Katie Wilson's full agreement and consent. Please be advised that this appointment is subject to a vote of confirmation by the Metropolitan King County Council, as defined in the King County Code, 2.16.110 and the Seattle City Council.

The effective date of your appointment is Monday, March 30, 2026.

Your annual salary will be \$436,206.576 which is Range 109, Step 10 +5% of the 2026 King County 10 Step Annual/FLSA Exempt Squared Schedule. This position reports to me and is responsible for contributing to the delivery of the Executive's four main policy goals:

- Breaking the Cycle: Addressing homelessness, addiction, and incarceration
- Building More: Expanding housing, child care, transit, and infrastructure
- Be in Community: Making King County government more visible, connected, and community-driven
- Better Government: Delivering a government that is more transparent, efficient, and accountable

As a part of your compensation package, you will be awarded an additional 40 hours of executive leave on top of your current 2026 award of 80 hours. Starting in 2027, you will receive 120 hours of executive leave each year for the next four years (until 2031) when your vacation accruals will be commensurate with the workload and hours you are expected to perform and work.

King County values our diverse and vibrant community and ensuring the health of people in King County is our top priority. We strive to provide equity and opportunity for our employees through our Equity and Social Justice efforts and seek to be the best run government in the nation. Your position, Director/Health Officer, Seattle-King County Public Health, and the talents and skills you bring to it, will aid us in meeting those goals.

This is an exempt position, which is defined by the King County Personnel Guidelines as any position that is not a career service position. Exempt positions are positions to which appointments may be made

directly. Exempt employees serve at the pleasure of the appointing authority. Any future pay increases, excluding cost of living adjustments, will be at my discretion.

Your benefits represent a considerable percentage of your total compensation package and will continue in your new appointment.

I am delighted you have accepted this appointment. We strive to provide equity and opportunity for our employees through our equity and social justice efforts and seek to be the best run government in the nation. Your employment and the talent and skills you bring to it will aid us in meeting these goals. We look forward to your leadership and partnership in approaching public health with a commitment to race and social equity.

Below you will find additional details regarding your employment with King County. If you have any questions, please contact Brittany Hagen Croser at (206) 477-4035

Sincerely,


A handwritten signature in black ink that reads "Hyeok Kim". The signature is written in a cursive, flowing style.

Hyeok Kim  
Chief Operating Officer

Cc: The Honorable Katie Wilson, Mayor, City of Seattle  
Megan Pedersen, Chief People Officer and Interim Director, Human Resources, King County



# City of Seattle Department Head Notice of Appointment

<b>Appointee Name:</b> <i>Sandra J. Valenciano</i>	
<b>City Department Name:</b> <i>Public Health – Seattle &amp; King County</i>	<b>Position Title:</b> <i>Director</i>
<input checked="" type="checkbox"/> <b>Appointment</b> OR <input type="checkbox"/> <b>Reappointment</b>	<b>City Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Appointing Authority:</b> <input type="checkbox"/> City Council <input checked="" type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <i>Joint appointment with King County</i>	<b>Term of Position: *</b> Council Confirmation <b>To</b> King County Executive’s discretion  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Background:</b> Dr. Valenciano is a board-certified physician in internal medicine with a Master of Public Health, and currently serves as the department’s Acting Director and primary medical expert (Health Officer), guiding policy and practice with scientific rigor and deep commitment to equity. Before joining Public Health – Seattle & King County, she led DeKalb County Public Health in Georgia as Medical Director and District Health Director/CEO—overseeing services for more than 780,000 residents in a richly diverse community. During the COVID-19 pandemic, she served as Incident Commander, ensuring equitable vaccine access and improved operational efficiency, while guiding a department-wide strategic vision focused on equity, efficiency, and engagement. Dr. Valenciano also brings national public health expertise from her service as an Epidemic Intelligence Service officer at the CDC, where she led outbreak responses and strengthened national surveillance system. A seasoned educator, she has served as an adjunct faculty at Emory University School of Medicine and trained future public health leaders. She holds degrees from Brown University (Community Health), Tulane University School of Public Health and Tropical Medicine (MPH), and Boston University School of Medicine (MD), and completed clinical training at Yale and preventive medicine residency at Emory.	
<b>Authorizing Signature:</b>  <b>Date Signed:</b> April 21, 2026	<b>Appointing Signatory:</b> <i>Katie B. Wilson</i> <i>Mayor of Seattle</i>

\*Term begin and end date is fixed and tied to the position and not the appointment date.



CITY OF SEATTLE ▪ STATE OF WASHINGTON

OATH OF OFFICE

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State of Washington

County of King

I, Sandra J. Valenciano, swear or affirm that I possess all of the qualifications prescribed in the Seattle City Charter and the Seattle Municipal Code for the position of Director of Public Health – Seattle & King County; that I will support the Constitution of the United States, the Constitution of the State of Washington, and the Charter and Ordinances of The City of Seattle; and that I will faithfully conduct myself as Director of Public Health – Seattle & King County.

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Sandra J. Valenciano

Subscribed and sworn to before me

this \_\_\_\_ day of \_\_\_\_\_, 2026.

[Seal]

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Scheereen Dedman, City Clerk

# SANDRA J. VALENCIANO, MD, MPH

## SUMMARY

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Board-certified Internal Medicine physician and accomplished public health executive with over a decade of experience managing public health programs that address health equity, community engagement, and population-level outcomes. Expertise in integrating clinical knowledge with public health strategies to improve healthcare access and delivery. Proven track record of overseeing multimillion-dollar budgets, building cross-sector partnerships, advancing data-informed solutions, and leading public health initiatives that bridge gaps in health disparities. Skilled in developing impactful policies, managing diverse teams, and fostering sustainable, community-centered solutions. Adept at emergency preparedness, epidemiological surveillance, and improving healthcare access through data-driven strategies. Passionate about advancing health equity and implementing policies that create healthier, more equitable communities and drive sustainable health outcomes.

## EDUCATION

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**Doctor of Medicine (MD)** - Boston University School of Medicine, Boston, MA, May 2014

**Master of Public Health, Global Maternal and Child Health (MPH)** - Tulane University School of Public Health & Tropical Medicine, New Orleans, LA, May 2010

**Bachelor of Arts, Community Health (BA)** - Brown University, Providence, RI, May 2008

## POST-DOCTORAL TRAINING

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**Residency, Preventive Medicine** - Emory University School of Medicine, Atlanta, GA, July 2019 – June 2020

**Epidemic Intelligence Service Fellowship** - Centers for Disease Control and Prevention, Atlanta, GA, July 2017 – June 2019

**Residency, Internal Medicine Primary Care** - Yale-New Haven Hospital, New Haven, CT, June 2014 – June 2017

## LICENSES AND CERTIFICATIONS

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Unrestricted Washington Medical License, April 2025 – Present

Unrestricted Georgia Medical License, April 2017 – Present

American Board of Internal Medicine Certified, August 2017

## PROFESSIONAL EXPERIENCE

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### **Health Officer and Interim Director of Public Health**

Dec. 2025 – Present

Public Health – Seattle & King County (PHSKC), Seattle, WA

Hours per week: 40-60

#### Administrative leadership

- Serve as Interim Director of Public Health while continuing Health Officer duties
- Oversee \$1.2 billion dollars in state, county, and federal funding to ensure efficient operations of a large metropolitan health department serving over 2.3 million residents
- Direct strategic decision-making and implementation of 2024-2029 strategic plan
- Support a workforce of over 1700 employees, including prioritizing employee engagement, recruitment, and retention
- Supervise cross-cutting functions of the department including communications, emergency preparedness, equity and community partnerships, policy and governmental affairs
- Guide policy and strategy for six divisions (community health services, emergency medical services, environmental health, health sciences, jail health services, and prevention services)

Policy and government affairs

- Member of the King County Executive Cabinet and the City of Seattle Mayor's Cabinet
- Provide briefings to the Executive, Mayor, and council members as needed on public health programs and public health funding
- Attend and provide Director's updates at Board of Health monthly meetings
- Engage with local, state, and federal elected officials on relevant public health issues
- Testify during legislative session on critical legislative issues impacting public health
- Represent the department on the Washington State Association of Local Public Health Officials (WSALPHO) Executive Leadership Committee on administrative matters

Community engagement

- Build and sustain partnerships with academia, community-based organizations, and health systems
- Present public health data and information to community members at council member events or partner events to increase awareness and education of county health outcomes, challenges, and opportunities
- Represent PHSKC on the Big Cities Health Coalition, a forum for leaders of the largest metropolitan health departments, to exchange ideas and jointly strategize

**Health Officer**

Aug. 2025 – Present

Public Health – Seattle &amp; King County (PHSKC), Seattle, WA

Hours per week: 40-60

Leadership, scientific guidance, and policy development

- Enforce state and local public health statutes, rules, and ordinances leveraging broad legal authority to safeguard community health
- Serve as chief scientific advisor to Public Health Director offering objective, evidence-based guidance on complex medical and public health issues
- Navigate the evolving landscape of public health policy, addressing emerging health threats and policy challenges
- Represent PHSKC on the WSALPHO Health Officer committee contributing to statewide public health strategy
- Inform policy decisions, educate policymakers, and advocate for equitable, data-driven public health policies

Communications and public speaking

- Act as public spokesperson on critical health and science topics, representing the department with credibility and clarity
- Deliver presentations and briefings to elected officials, media, and the public to foster transparency and understanding

Community engagement

- Oversee major outreach and education initiatives designed to support, inform, and empower residents across King County
- Promote public understanding of disease prevention and health promotion, focusing on reducing disparities and improving overall community well-being
- Engage with community-based partners including the Health Equity and Anti-Racism Community Advisory Group (HEARCAG) and Community Health Board Coalition to ensure inclusive and equity-centered public health efforts

Disease outbreak response

- Lead the prevention and control of infectious disease outbreaks, using legal authority and evidence-based strategies
- Communicate rapidly with healthcare providers and the public to provide timely updates and guidance during outbreaks
- Monitor disease trends and coordinate targeted response strategies based on real-time data and public health surveillance

Public Health Preparedness

- Oversee planning and preparedness for public health emergencies, including high-profile events such as the 2026 FIFA World Cup
- Collaborate with the Northwest Healthcare Response Network and health systems partners to strengthen regional emergency response capacity

**District Health Director and Chief Executive Officer**

July 2021 – July 2025

DeKalb County Board of Health/DeKalb Public Health, Decatur, GA

Hours per week: 40-60

Administrative leadership, policy compliance, workforce development, and infrastructure enhancement

- Managed over \$52 million dollars in state, county, and federal funding to ensure efficient operations of a major public health department
- Directed strategic decision-making and ensured adherence to federal and state regulations, including audit requirements
- Built and supported a diverse public health workforce, overseeing recruitment, retention, education, and training
- Developed partnerships with academia and other professional training programs to increase local public health capacity
- Strengthened IT systems for improved network capability, cybersecurity, and organizational infrastructure

Clinical Operations and Community Engagement

- Evaluated and optimized clinical services to enhance efficiency, quality of care, and equitable access for underserved populations
- Oversaw maternal and child health programs, chronic disease prevention, and health equity initiatives while mobilizing partnerships with local governments, schools, and community organizations

Communications and Disease Outbreak Response

- Served as spokesperson, delivering effective public health messaging to educate and engage the community
- Acted as Incident Commander, leading responses to public health emergencies and disease outbreaks
- Monitored population health trends and led responses to acute outbreaks and other health hazards for hundreds of notifiable diseases

Environmental Health and Public Health Preparedness

- Supervised food safety, led poisoning prevention, air quality assessments, and rabies control programs
- Ensured readiness of emergency plans and collaborated with local emergency management for disease response

Quality Improvement and Strategic Planning

- Led development of a 5-year strategic plan to guide public health initiatives and drive continuous quality improvement

Key Accomplishments:

- Served as Incident Commander for public health emergencies, leading responses to COVID-19 pandemic and Mpox outbreak, and effectively communicating with the public and various stakeholders
- Developed a 5-year strategic plan focused on continuous improvement, innovation, and measurable health outcomes to improve public health services and workforce capacity
- Strengthened community engagement by partnering with local government, school districts, faith-based organizations, and community-based organizations to enhance health programs
- Managed multi-million-dollar budget, oversaw agency wide operations, eliminated \$1.5 million funding deficit, and received over \$12 million in additional grant funding

**Interim District Health Director / Chief Executive Officer**

April 2021 – June 2021

DeKalb County Board of Health, Decatur, GA

Hours per week: 60-80

Emergency Preparedness and COVID-19 Pandemic

- Led COVID-19 testing and vaccination operations as Incident Commander
- Engaged with state leadership through bi-weekly health directors' meetings

Administrative leadership

- Oversaw budgets, contracts, grants, and personnel
- Ensured compliance with federal and state regulations and audit requirements
- Presented operational and financial updates to the Board of Health

Clinical and Operational Excellence

- Evaluated clinical operations to improve efficiency and quality of patient care
- Supervised response to public health emergencies and disease outbreaks

Community Engagement

- Fostered partnerships with local governments, school districts, and community organizations to address public health needs
- Provided accessible and multilingual communications to educate and engage the community
- Delivered clear, timely, and culturally appropriate messaging to inform the public about health services and initiatives

Environmental Health

- Directed food safety, air quality, lead prevention, and other environmental health programs

Performance Management & Quality Improvement

- Implemented quality improvement initiatives based on evaluations of COVID-19 response efforts

**Adjunct Assistant Professor, Department of Family and Preventive Medicine** Feb. 2021 – July 2025

Emory University School of Medicine, Atlanta, GA

- Contributed to the educational, research, and service missions of the School of Medicine
- Supervised Emory Preventive Medicine residents assigned to rotate at DeKalb Public Health
- Participated in didactic teaching sessions and presented on local public health in Georgia

**Medical Director, Community Health and Prevention Services**

July 2020 – June 2021

DeKalb County Board of Health, Decatur, GA

Hours per week: 60-80

Emergency Preparedness and COVID-19 Pandemic

- Led emergency preparedness, planning, and response efforts as Clinical Operations Section Chief in the Incident Command Structure
- Developed return-to-work guidelines and standardized clinical operating procedures for COVID-19 management
- Successfully reopened two health centers and managed COVID-19 testing site operations
- Directed COVID-19 vaccination programs, including staff training, logistics, vaccine supply management, and community outreach partnerships
- Partnered with DeKalb County Fire & Rescue to vaccinate elderly and homebound residents

Clinical Operations and Public Health Programs

- Oversaw six health centers and led the medical direction, policy formulation, and quality assurance of all clinical operations
- Provided clinical supervision for Maternal & Child Health programs and health promotion initiatives
- Managed CLIA-certified laboratory services and oversaw lab operations
- Received \$6 million in CARES act funding to update the electronic medical records system, implement telehealth services, and acquire 10 mobile health vans for COVID-19 vaccine and clinical outreach
- Supervised Emory COVID-19 Response Collaborative Epidemiology Fellows during their two-year placement

- Established a partnership with Emory University to integrate an Infectious Diseases Faculty member into epidemiologic research efforts.

Administrative, financial, and policy duties

- Directed Community Health and Prevention Services (CHAPS) Division, managing clinical and public health programs
- Played a key role in strategic planning, policy development, and executive decision-making in consultation with the District Health Director
- Managed a \$25M budget across clinical services and state/federal public health programs
- Supervised and evaluated assigned staff, setting performance expectations and priorities
- Represented the District Health Director at state, regional, and local levels, serving as a liaison with the Georgia Department of Public Health

**Preventive Medicine Resident**

July 2019 – June 2020

Emory University School of Medicine, Atlanta, GA

Hours per week: 40

Public Health Leadership & COVID-19 Response

- Collaborated with executive leadership on COVID-19 operations, logistics, and financial decisions at the DeKalb County Board of Health
- Established partnerships with local healthcare providers to expand COVID-19 testing in high-risk communities
- Led operations at DeKalb County Specimen Point of Collection (SPOC) sites, managing data clerks, registration staff, nurses, and volunteers
- Revised Standard Operating Procedures (SOPs) for COVID-19 testing sites and ensured adequate test kit inventory management
- Provided return-to-work medical guidance for clinical and non-clinical staff
- Ensured the availability of Spanish-language COVID-19 resources for underserved communities
- Served on the Georgia Department of Public Health COVID-19 Task Force, contributing to statewide pandemic response strategies

Clinical Operations and Infectious Disease Leadership

- Provided HIV primary care via telehealth for veterans at the Atlanta Veterans Administration Infectious Disease Clinic
- Conducted epidemiological analysis and summarized COVID-19 patient data at the Atlanta VA Medical Center
- Delivered preventive cardiology care for patients at Emory Preventive Cardiology
- Led efforts to evaluate influenza immunization rates among women's health providers at the Atlanta VA Women's Health Clinic
- Assisted in the development of a collaboration between the Georgia Department of Public Health and the Atlanta VA Women's Clinic to enhance access to telehealth services for women veterans
- Conducted a literature review on self-obtained vaginal swabs for STI and vaginitis screening

Epidemiology & Public Health Research

- Analyzed new HIV diagnoses data in Fulton County and created report summarizing findings for the Georgia Department of Public Health
- Conducted medical chart abstraction for an HIV mortality study
- Assisted with perinatal HIV pharmacy survey to improve treatment adherence

Global Health Experience

- Contributed to the CDC Travelers' Health Branch, redesigning public health communication on travel-related infectious disease
- Reviewed and updated epidemiological data for 31 priority infectious diseases, ensuring clear communication for clinicians and travelers
- Developed plain-language health information to improve accessibility for public inquiries and CDC website content

- Analyzed public inquiries to identify trends and proposed improvements for systematic handling of health-related questions
- Assisted with updating Travel Notice alerts to inform travelers and clinicians about international disease outbreaks

#### Leadership and Quality Improvement Training

- Completed CDC Preventive Medicine Residency/Fellowship Leadership Training, focusing on policy debate, negotiation, and situational leadership
- Participated in Atlanta VA Quality Scholars Boot Camp, engaging in case-based discussions on quality improvement and patient safety

#### **Epidemic Intelligence Service Officer**

July 2017 – June 2019

Respiratory Diseases Branch, Centers for Disease Control and Prevention, Atlanta, GA

Hours per week: 40-60

#### Surveillance

- Evaluated surveillance methods used for determining the incidence of noninvasive pneumococcal pneumonia in the Surveillance for Non-Invasive Pneumococcal Pneumonia (SNIPP) system
- Evaluated surveillance of Legionnaires' disease outbreaks in the United States using data collected by the National Outbreak Reporting System (NORS) and interviewed state stakeholders as part of the evaluation

#### Outbreak response

- Participated in investigation of an undetermined source of transmission of a cluster of Legionnaires' disease cases in a public senior housing facility in Washington, D.C. in collaboration with health department
- Led the investigation of an increase in reported injection drug use and homelessness among people with invasive group A *Streptococcus* infections in New Mexico in collaboration with state health department
- Assisted with investigation of an undetermined source of a community-associated outbreak of Legionnaires' disease in McHenry County, Illinois in collaboration with state and local health departments
- Led the investigation of an undetermined source of a community-associated cluster of Legionnaires' disease cases in Sioux Falls, South Dakota in collaboration with state and local health departments
- Developed technical reports on all outbreak responses

#### Analytic Projects

- Knowledgeable in SAS software
- Evaluated the long-term impact of 10-valent pneumococcal conjugate vaccine (PCV10) introduction in Mozambique on overall, vaccine-type, and non-vaccine type carriage rates and antimicrobial resistance of pneumococcal isolates among children less than 5 years old in Mozambique from 2012-2016
  - Developed analytic plan for project including descriptive analysis and estimation of prevalence ratios
  - Participated in site visit to Mozambique for monitoring of data collection and data quality
  - Cleaned data and performed data analysis
  - Collaborated with international partners on writing of abstracts and preparation of presentations to international conferences
  - Led writing of manuscript and submitted for publication
- Analyzed reported injection drug use and homelessness among persons with invasive group A streptococcal (GAS) infections using data reported to the Active Bacterial Core surveillance (ABCs) system from 2010-2016
  - Created analytic plan for descriptive analysis of project and estimation of trends of reported injection drug use and homelessness over time among persons diagnosed with invasive GAS
  - Cleaned data and performed data analysis
  - Presented preliminary findings to ABCs steering committee March 2018
  - Led writing of manuscript and submitted for publication

#### Technical assistance

- Provided technical assistance for ongoing meningitis surveillance to partners in Haiti

- Performed site visit to 4 participating surveillance sites to review data collection and methods

#### Communication

- On call to respond to questions from the public, healthcare providers, and laboratorians requesting public health advice
- Presented public health information at local, national, and international conferences to audiences that included public health community, health care and scientific community, policymakers, and public

#### **Per Diem, Non-Attending Physician**

Nov. 2015 – May 2017

Northeast Medical Group, New Haven, CT

Hours per week: 10

- Assessed 14 patients per shift with a supervising attending in a busy inpatient medicine hospitalist service
- Coordinated all aspects of patient care with multidisciplinary team
- Provided safe, high quality care and handled emergencies when they occurred

#### **Internal Medicine Resident**

June 2014 – June 2017

Yale-New Haven Hospital, New Haven, CT

Hours per week: 80

- Delivered outpatient and inpatient medical care at Yale-New Haven Hospital York Street Campus and Saint Raphael's Campus, and West Haven Campus of the VA Connecticut Healthcare System and provided longitudinal clinical care for patients of the Adult Primary Care Center
- Effectively communicated with patients, family members, and healthcare providers of diverse backgrounds
- Established and maintained collaborative relationships with multidisciplinary team members, including nurses, physical therapists, physician assistants, specialist physicians, care coordinators, social workers, and administrative staff
- Taught and advised junior residents, medical students, and pharmacy students during inpatient and outpatient rotations on matters specific to clinical care
- Supervised the clinical care provided by junior residents and medical students
- Coached and mentored junior residents and medical students
- Participated in six-week global health rotation as a Yale Johnson & Johnson Global Health Scholar in Kigali, Rwanda
  - Provided direct patient care including implementing team plan and following up on results
  - Engaged in all scheduled lectures, case-based learning sessions, and bedside teaching
  - Facilitated two-case based learning sessions for Rwandan residents
- Co-led the Yale Minority Housestaff Organization from February 2016 to June 2017
  - Established organizational vision and annual priorities in collaboration with the Executive Board
  - Served as liaison with hospital leadership and graduate medical education office
  - Coordinated Executive Board meetings and general body meetings
  - Hosted series of events focusing on community service, mentoring, and social gatherings in partnership with medical student organizations, faculty, and staff
- Advocated for continuation of Resident Support Group, a weekly safe space for junior and senior residents to discuss issues faced as doctors in training and co-led the support group during my third year of residency

#### **Child Health and Advocacy Project (CHAP) Coordinator**

March 2011 – May 2012

Boston University School of Medicine, Boston, MA

Hours per week: 10

- Researched funding opportunities and received the Alpha Omega Alpha Medical Student Service Award, a 3 year award totaling \$9,000 to sustain the project at Boston University School of Medicine
- Received additional funding from the Department of Pediatrics to fund a fourth summer participant

- Planned summer didactic sessions and fall symposium where summer participants presented their work to mentors, faculty, and students
- Distributed applications, interviewed applicants, and selected new CHAP coordinator and summer project participants for the 2012-2013 academic year

**Executive Director**

June 2009 – May 2010

504HealthNet, New Orleans, LA

Hours per week: 30

- Managed organization of community healthcare partners in Greater New Orleans providing care to underserved communities
- Organized and facilitated Executive Committee and Board Meetings
- Advocated on behalf of safety net providers to federal and state legislators
- Researched potential funding sources, wrote grant proposals, and received the following awards:
  - Kaiser Permanente Program Offices Community Benefit II \$75,000
  - Greater New Orleans Foundation Community IMPACT Program \$30,000
  - Gisela B. Hogan Charitable Foundation \$25,000
- Developed budgets and monitored financial planning and management

**Fleur de Vie Clinic Public Health Coordinator**

March 2009 – Feb. 2010

Tulane University School of Medicine, New Orleans, LA

Hours per week: 8

- Organized bimonthly student-run free clinic for uninsured and underinsured community members and provided access to holistic health care including medical care, patient education, mental health resources, and social work services
- Established an interpreter training program, recruited interpreters, and coordinated new program

**AWARDS AND HONORS**

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- Atlanta Business Chronicle: 2025 Public Health Care Champion of the Year, 2025
  - National Center for Immunization and Respiratory Diseases Honor Award Certificate: For exemplary work investigating Group A Strep disease among people who inject drugs or who experience homelessness, 2019
  - Center for Surveillance, Epidemiology, and Laboratory Services Honor Award Excellence in Emergency Response: For exemplary multi-disciplinary partnerships across fellowships to improve CDC's response to public health emergencies, 2018
  - National Center for Immunization and Respiratory Diseases Honor Awards Ceremony Certificate of Excellence: For exemplary leadership of CDC's surveillance and response to cases and clusters of Legionnaires' disease, 2018
  - United States Public Health Service Excellence in Public Health Award, 2014
  - Julie Prize in Nutrition, 2014
  - Metropolitan Life Foundation Awards Program Scholarship for Academic Excellence in Medicine, 2013
  - Alpha Omega Alpha Medical Student Service Leadership Project Award. Valenciano (PI). "The Child Health Advocacy Project (CHAP) at Boston University School of Medicine." 2012-2015. Total award: \$9,000
  - R. Elise Magnus L. Memorial Achievement Award, 2010
  - Maternal and Child Public Health Leadership Training Program Scholar, 2008-2010
  - Brown University Harvey A. Baker Fellowship, 2008
  - Gates Millennium Scholar, 2004 – 2010
  - Hispanic Heritage Regional and National Youth Award Winner in Healthcare, 2004

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## PROFESSIONAL AFFILIATIONS

- American College of Physicians
- American College of Preventive Medicine
- American Public Health Association
- King County Medical Society
- National Association of County and City Health Officials
- Washington State Association of Local Public Health Officials
- Washington State Medical Association

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## SKILLS & EXPERTISE

- Health Policy & Administration
- Epidemiology & Disease Surveillance
- Public Health Preparedness & Response
- Clinical Quality Improvement
- Community Health Program Development
- Health Equity & Social Determinants of Health
- Data-Driven Decision Making
- Cross-Sector Collaboration
- Public Health Communications & Media Relations

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## LANGUAGE SKILLS

- Fluent in Spanish and French
- Proficient in Italian

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## PUBLICATIONS AND PRESENTATIONS

### Publications:

- **Valenciano, SJ**, Moiane, B, Lessa, FC, Chauque, A, Massora, S, Pimenta, FC, Mucavele, H, Verani, JR, Carvalho, MG, Whitney, CG, Tembe, N, Siguaque, B. Effect of 10-valent pneumococcal conjugate vaccine (PCV10) on *Streptococcus pneumoniae* nasopharyngeal carriage among children less than 5 years old, 3 years post-PCV10 introduction in Mozambique. *Journal of the Pediatric Infectious Diseases Society* 2021; 10(4): 448–56.
- **Valenciano, SJ**, Onukwube, J, Spiller, MW, Thomas, A, Como-Sabetti, K, Schaffner, W, Farley, M, Petit, S, Watt, JP, Spina, N, Harrison, LH, Alden, NB, Torres, S, Arvey, ML, Beall, B, Van Beneden, C. Invasive Group A Streptococcal Infections Among People Who Inject Drugs and People Experiencing Homelessness in the United States, 2010-2017. *Clinical Infectious Diseases* 2021; 73(11): e3718–e3726.
- **Valenciano, SJ**, McMullen, C, Torres, S, Smelser, C, Matanock, A, Van Beneden, C. *Notes from the Field*: Identifying Risk Behaviors for Invasive Group A *Streptococcus* Infections Among Persons Who Inject Drugs and Persons Experiencing Homelessness — New Mexico, May 2018. *MMWR Morb Mortal Wkly Rep* 2019; 68: 205-206.

### Oral Presentations:

- Fowler, R, Knebl, J, Ocasio, ME, Patimeteoporn, C, Nickens, E, **Valenciano, SJ**. #thatbites: Using social media to prevent animal bites and increase treatment compliance among bite victims. (*Accepted for virtual oral presentation*). Oral to be presented at 2025 NACCHO 360; July 14-18, 2025; Anaheim, CA.
- Jordan Jr., D, Fowler, R, Patimeteoporn, C, Cira, R, Bratton, T, **Valenciano, SJ**. Beyond old paint: Analyzing lead exposures in DeKalb County, Georgia's diverse population. (*Accepted for oral presentation*). Oral to be presented at 2025 NACCHO 360; July 14-18, 2025; Anaheim, CA.

- Montoya, M, Genias, I, Patimeteeporn, C, Valenciano, SJ. Analyzing COVID-19 and Mpox case investigation reports to improve data collection in DeKalb County, GA. (*Accepted for oral presentation*). Oral to be presented at 2025 NACCHO 360; July 14-18, 2025; Anaheim, CA.
- Liakakos, H, O'Reilly, L, Yoon Scott, J, Patimeteeporn, C, Charles, G, **Valenciano, SJ**. Screening America's new arrivals: Characterization of refugees seen at the DeKalb County Board of Health. Oral presented at: Council of State and Territorial Epidemiologists 2024 Annual Conference; June 9-13, 2024; Pittsburgh, Pennsylvania.
- Liakakos, H, O'Reilly, L, Yoon Scott, J, Patimeteeporn, C, Charles, G, **Valenciano, SJ**. Screening America's new arrivals: Characterization of refugees seen at the DeKalb County Board of Health. Oral presented at: Georgia Public Health Association Conference; May 1-3, 2024; Jekyll Island, GA.
- Bhai, SA, Siangonya, B, Carter, S, Xing, M, Patimeteeporn, C, **Valenciano, SJ**. Evaluating telehealth equipment's impact on access to virtual services for Babies Can't Wait (BCW) and Children's Medical Services (CMS) clients in DeKalb County, Georgia. Oral presented at: American Public Health Association; November 8, 2022; Boston, MA.
- Spivey, S, Xing, M, David, B, Brundage, D, Carter, S, Smith, B, Chance-Revels, R, **Valenciano, SJ**. Addressing inequities in COVID-19 vaccination access using a mobile health clinic (MHC) model in DeKalb County, Georgia. Oral presented at: American Public Health Association; November 7, 2022; Boston, MA.
- McDonald, RA & **Valenciano, SJ**. Preventing and comprehensively treating infections, including endocarditis and abscess, in people who inject drugs. Roundtable discussion facilitated by RA McDonald and **SJ Valenciano** at 12<sup>th</sup> National Harm Reduction Conference; October 20, 2018; New Orleans, LA.
- **Valenciano, SJ**. Invasive group A *Streptococcus* on the rise: Investigating risk factors — New Mexico, May 2018. Oral presented at: Epidemic Intelligence Service Tuesday Morning Seminar; August 14, 2018; Atlanta, GA.
- **Valenciano, SJ**, Onukwube, J, Spiller, MW, Cieslak, P, Como-Sabetti, K, Schaffner, MF, Petit, S, Watt, J, Spina, N, Harrison, L, Alden, N, Smelser, C, Ricaldi, J, Van Beneden, C. Characteristics of persons with invasive group A streptococcal infections reporting intravenous drug use — United States, 2000–2016. Oral presented at: 67<sup>th</sup> Annual Epidemic Intelligence Service (EIS) Conference; April 19, 2018; Atlanta, GA.
- **Valenciano, SJ**, Baidwan, S, Rosenbaum, JR, Rabin, T. The case for home visits. Oral presented at: 2016 New England Society of General Internal Medicine Regional Meeting; March 11, 2016; New Haven, CT.

#### Poster Presentations:

- Montoya, M, Genias, I, Patimeteeporn, C, Albanes, M, **Valenciano, SJ**. Un camino peligroso/A dangerous road: Motor vehicle crashes among Hispanic/Latino DeKalb County residents, 2018-2022 (*Accepted for poster presentation*). Poster to be presented at: American Public Health Association Conference; November 2-5, 2025; Washington, D.C.
- Fowler, R, Knebl, J, Ocasio, ME, Patimeteeporn, C, Nickens, E, **Valenciano, SJ**. #thatbites: Using social media to prevent animal bites and increase treatment compliance among bite victims. (*Accepted for poster presentation*). Oral to be presented at 2025 NACCHO 360; July 14-18, 2025; Anaheim, CA.
- Montoya, MM, Patimeteeporn, C, Albanes, M, Arroliga, D, **Valenciano, SJ**. Un DeKalb saludable: Presenting health concerns among Hispanic/Latino DeKalb County residents using an online dashboard. Poster presented at: Georgia Public Health Association Conference; May 1-3, 2024; Jekyll Island, GA.
- Yoon Scott, J, Patimeteeporn, C, **Valenciano, SJ**. Characterizing mpox in DeKalb and Fulton counties, Georgia, June 2022 – January 2023. Poster presented at: American Public Health Association Conference; November 13, 2023; Atlanta, GA.
- O'Reilly, L, Fowler, R, Schneider, Z, Bhai, SA, Patimeteeporn, C, Xing, M, **Valenciano, SJ**. Identifying DeKalb County's disparities in 2022 mpox cases versus vaccination rates to achieve vaccine equity. Poster presented at: Georgia Public Health Association Conference; May 3-5, 2023; Jekyll Island, GA.
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- GA. Poster presented at: International Association of Emergency Managers Conference; November 15, 2022; Savannah, GA.
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  - Yoon Scott, J, Xing, M, **Valenciano, SJ**. Characterizing COVID-19 breakthrough infections in DeKalb and Fulton Counties, Georgia, January 2021 – February 2022. Poster presented at: American Public Health Association Conference; November 7, 2022; Boston, MA.
  - Bhai, SA, Yoon Scott, J, Xing, M, Patimeteeporn, C, **Valenciano, SJ**. Socio-demographic characteristics of COVID-19 vaccine recipients at DeKalb County Board of Health (DCBOH) sites, March 2021- March 2022. Poster presented at: Emory COVID-19 Response Collaborative Conference; August 5, 2022; Atlanta, GA.
  - O’Reilly, L, Fowler, R, Schneider, Z, Xing, M, Patimeteeporn, C, **Valenciano, SJ**. Identifying racial gaps in Mpox case rates versus vaccination rates to advance vaccine equity in DeKalb County, GA, 2022. Poster presented at: Emory COVID-19 Response Collaborative Conference; August 5, 2022; Atlanta, GA.
  - DuPont, S, Paras, A, Spivey, S, Opeyo, A, **Valenciano, SJ**. Opportunity in times of challenge – Deploying a novel public health service delivery model during the COVID-19 pandemic. Poster presented at: NACCHO 360 Conference; July 20, 2022; Atlanta, GA.
  - DuPont, S, Paras, A, Spivey, S, Opeyo, A, **Valenciano, SJ**. Opportunity in times of challenge – Deploying a novel public health service delivery model during the COVID-19 pandemic. Poster presented at: American College of Preventive Medicine Conference; June 16, 2022; Denver, CO.
  - Schneider, Z, Ghiya, R, Lawson, F, Hicks, B, **Valenciano, SJ**. Evaluation of a local health department’s response to the COVID-19 pandemic. Poster presented at: American College of Preventive Medicine Conference; June 16, 2022; Denver, CO.
  - Schneider, Z, Ghiya, R, Lawson, F, Hicks, B, **Valenciano, SJ**. Evaluation of a local health department’s response to the COVID-19 pandemic. Poster presented at: NACCHO Emergency Preparedness Summit; April 6, 2022; Atlanta, GA.
  - Ghiya, R, Schneider, Z, Lawson, F, Hicks, B, **Valenciano, SJ**. Evaluation of a local health department’s response to the COVID-19 Pandemic. Poster presented at: Emory University COVID-19 Response Research Symposium; November 12, 2021; Atlanta, GA.
  - **Valenciano, SJ**, Lessa, FC, Moiane, B, Chauque, A, Massora, S, Pimenta, F, Mucavele, H, Verani, JR, Carvalho, MG, Whitney, CG, Tembe, N, Sigauque, B. Long-term impact of 10-valent pneumococcal conjugate vaccine (PCV10) introduction on carriage of vaccine-serotype and antimicrobial-resistant pneumococci among children less than 5 years old in Mozambique, 2012-2016. Poster presented at: International Conference on Emerging Infectious Diseases; August 29, 2018; Atlanta, GA.
  - Moiane, B, **Valenciano, SJ**, Massora, S, Chauque, A, Mucavele, H, Pimenta, F, Quinto, L, Santos, RT, Lessa, FC, Verani, JR, Mabombo, V, Tembe, N, Carvalho, MG, Sigauque, B. Long-term effect of 10-valent pneumococcal conjugate vaccine (PCV10) on vaccine-type pneumococcal carriage in children under five years old in Mozambique. Poster presentation given by B Moiane at: 2018 International Symposium on Pneumococci and Pneumococcal Diseases; April 17, 2018; Melbourne, Australia.
  - **Valenciano, SJ**, Baidwan, S, Rosenbaum, JR, Rabin, T. The case for home visits. Poster presented at: 2015 Fall Annual Scientific Meeting of the CT Chapter of ACP; October 30, 2015; Southington, CT.

## INVITED PRESENTATIONS

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11/15/2024	State of Metro Atlanta Health Symposium Panelist
10/5/2024	Lead DeKalb 10-year Celebration Presentation
9/25/2024	CDC Hispanic Heritage Presentation on Hispanic/Latino Health in Georgia
8/9/2024	Emory Rollins Epidemiology Fellowship Keynote Speaker
5/28/2024	DeKalb County Government Planning, Economic Development, and Community Services (PECS) Committee Presentation

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4/24/2024	DeKalb Public Health Centennial Celebration Keynote Speaker
1/26/2024	Emory Preventive Medicine Didactics Lecture
10/26/2023	Agnes Scott College Department of Public Health Lecture
10/24/2023	DeKalb County Government Planning, Economic Development, and Community Services (PECS) Committee Presentation
10/17/2023	DeKalb County Government Committee of the Whole Presentation
9/17/2023	DeKalb County Government Planning, Economic Development, and Community Services (PECS) Committee Presentation
6/16/2023	Emory Preventive Medicine Residency Didactic Lecture
6/24/2022	Emory Preventive Medicine Residency Didactic Lecture
3/23/2022	Emory Revisited Faculty Panel 2022: Learning with US
2/22/2022	Humphrey Fellows Presentation
2/11/2022	DeKalb County State of Economic Development Growth Forum, Healthcare Panel
1/4/2022	DeKalb County Government Board of Commissioners Presentation
12/16/2021	4Seniors Event Presentation
12/4/2021	World AIDS Day Virtual Presentation
11/12/2021	Emory Preventive Medicine Residency Didactic Lecture
10/23/2021	NAACP DeKalb General Membership Meeting Presentation
10/22/2021	LatinX and AAPI Health Equity Round Table Presentation
9/23/2021	Vaccine Briefing for DeKalb County Government Presentation
9/22/2021	DeKalb County Court – Chief Justice Asha Jackson Presentation
8/17/2021	DeKalb County Government Committee of Whole Presentation
7/28/2021	State Court of DeKalb County – Judge Alvin Wong Presentation
7/2/2021	Ask the Expert Presentation
6/11/2021	Emory Preventive Medicine Didactics Lecture
6/4/2021	Leadership DeKalb Health Day Presentation
5/11/2021	DeKalb County Government Board of Commissioners Presentation
5/10/2021	Interview with Congresswoman McBath (Doraville COVID-19 Site)
5/4/2021	DeKalb County Government Board of Commissioners Presentation
4/20/2021	Latin American Association Presentation
4/17/2021	Commissioner Bradshaw Quarterly in the Fourth Community Meeting Presentation
4/13/2021	DeKalb County Government Board of Commissioners Presentation

## MEDIA APPEARANCES

### *Broadcast Media (TV/Radio)*

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10/30/2025	KOMO News – <a href="#">Person unknowingly contagious with measles visited Disney on Ice event</a>
8/22/2024	Decaturish – <a href="#">2025 Leadership DeKalb Class announced</a>
8/19/2024	11Alive – <a href="#">WIC operations changing in DeKalb County   What to know (newscast video)</a>
8/19/2024	Decaturish – <a href="#">DeKalb Public Health relocating Tucker WIC clinic in September</a>
7/29/2024	WSB Radio - DeKalb Health Centers extending hours, accepting walk-ins for back-to-school rush
7/28/2024	Atlanta News First (CBS) -- <a href="#">DeKalb Health Centers extending hours, accepting walk-ins for back-to-school rush</a>
9/5/2023	11Alive - <a href="#">New COVID resource program launches for residents in DeKalb, Fulton counties</a>
2/7/2022	WABE (via Associated Press   AP) – <a href="#">COVID-19 vaccination rises among Black Georgians</a>
12/4/2021	CNN Español – <a href="#">Officials offer economic incentives to get vaccinated against covid-19 in the face of an increase in infections in the US</a>
12/2/2021	11Alive - <a href="#">DeKalb County is offering \$100 to everyone who gets COVID-19 vaccine there</a>
10/16/2021	La Raza 102.3/107.1 FM - Vaccination Event Interview - Doraville MARTA Station (no audio/no link)

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- 9/19/2021 DPH Stroke/COVID Interview with Univision 34 Atlanta – 6pm and 11pm (no video link)  
 9/18/2021 DPH Stroke/COVID Interview with Univision 34 Atlanta – 6pm and 11pm (no video link)  
 9/9/2021 11Alive - [At-home COVID test give users quick results, but aren't county in Georgia DPH data](#)  
 8/9/2021 WSB-TV - [At-home COVID-19 tests are reliable -- but hard to find](#)  
 8/9/2021 WSB Radio – [At-home COVID-19 tests are reliable – but hard to find](#)  
 6/1/2021 WSB-TV Interview with Sophia Choi: DeKalb COVID Update (observed on-air, no video online)

*Online/Print Media*

- 10/4/2025 The Seattle Times – [Government shutdown reminds us what goes on in D.C. doesn't stay in D.C.](#)  
 9/17/2025 The Seattle Medium – [COVID-19 ER Visits Rising, Especially Among Young Children](#)  
 8/12/2024 On Common Ground News – [DeKalb Public Health Centers extend clinic hours and walk-in availability for back-to-school season](#)  
 2/15/2022 Decaturish – [What's happening this week \(Tucker Constituent Conversations\)](#)  
 2/7/2022 AJC – [Racial gap for COVID vaccinations narrowing in Georgia](#)  
 2/17/2022 Facebook – [Alexis Weaver, Tucker City Council \(Constituent Conversations\)](#)  
 1/13/2022 PSA Video for Commissioner Bradshaw  
 10/14/2021 AJC - [New DeKalb vaccine event will target Latinos; \\$100 gift cards offered](#)  
 10/8/2021 Decaturish - [City Schools of Decatur names former top CDC official to COVID-19 advisory team](#)  
 9/30/2021 On Common Ground - [DeKalb, MARTA launch 'Get Vaxxed' public outreach campaign](#)  
 9/20/2021 Decatur Patch - [DeKalb Schools Plans Virtual COVID-19 Medical Roundtable](#)  
 9/13/2021 [DPH Stroke/COVID Facebook Live with Univision 34 Atlanta](#)  
 8/31/2021 AJC - [DeKalb's new health director has overseen COVID-19 response for months](#)  
 8/16/2021 AJC – [DeKalb's \\$100 incentive drives more than 1,100 vaccinations in one day](#)  
 8/10/2021 AJC – [DeKalb cop survived COVID-19, makes pro-vaccination plea](#)  
 7/28/2021 AJC – [DeKalb offering \\$50 gift cards for vaccinations again this weekend](#)  
 4/13/2021 AJC – [Longtime DeKalb health director leaving for White House job](#)  
 4/13/2021 Decaturish – [DeKalb Health Director Elizabeth Ford taking job with Biden administration](#)

**REFERENCES**

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Available upon request.



**Seattle**



**King County**

**Press Release**

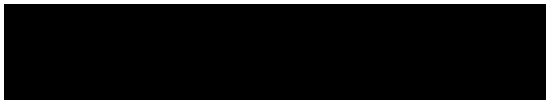
**For Immediate Release**

**Contact Information**

Sage Wilson, City of Seattle



Kris Abrudan, King County



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**King County Executive Girmay Zahilay and Seattle Mayor Katie Wilson Appoint Dr. Sandra Valenciano to Lead Public Health – Seattle and King County**

***Expert medical and community health professional and current Acting Director chosen to advance public health services for Seattle and King County residents***

Today, King County Executive Girmay Zahilay and Seattle Mayor Katie Wilson appointed Dr. Sandra Valenciano to serve as the Director of Public Health – Seattle and King County. Dr. Valenciano currently serves as Acting Director for the department.

Pending confirmation by both the Metropolitan King County Council and Seattle City Council, Dr. Valenciano will advance the department’s work to protect and promote the health and well-being of more than two million

residents. The department works across a wide range of areas focusing on preventing illness and injury, responding to emerging health threats, and addressing the root causes of health disparities so that all communities have the opportunity to thrive.

“Dr. Valenciano is a well-known public health expert with an extensive medical and community health-oriented background and a deeply rooted commitment to improving the health and lives of the communities we serve,” said **Executive Zahilay**. “I’m proud to appoint her to lead the department as we continue our work in the public health arena within the region.”

“Dr. Valenciano brings the kind of leadership our region needs right now,” said **Mayor Wilson**. “Her work is grounded in science and community, and the need to address the root causes of health issues impacting our region. I’m grateful for Dr. Valenciano’s leadership at Public Health – Seattle & King County and know she will continue to ensure we are investing in prevention, addressing inequities, and building a public health system that works for everyone.”

As a board-certified physician (MD) in internal medicine with a Master’s in Public Health, Dr. Valenciano has more than a decade of experience working in both local and national settings. Dr. Valenciano was appointed Seattle and King County’s Health Officer in 2025 where she joined the department as the primary medical expert tasked with providing leadership on scientific and medical matters that shape department policy and practice and fostering strong relationships with the broader healthcare community.

“I’m deeply honored for the trust the Executive and Mayor have put in me to protect, support, and improve health for everyone in King County,” said **Dr. Valenciano**. “I cherish the opportunity to serve our remarkable community at this pivotal time and I’m inspired by public health staff and community partners who advance these values every day.”

Prior to joining the County, Dr. Valenciano was the District Health Director and CEO for DeKalb Public Health in metro Atlanta, Georgia. In that role, she managed public health services for over 780,000 residents in a diverse community where over 130 languages are spoken.

Prior to managing public health for DeKalb County, Dr. Valenciano served as an Epidemic Intelligence Service (EIS) officer at the Centers for Disease Control and Prevention (CDC) where she led domestic outbreak responses, evaluated national infectious disease surveillance systems, analyzed global immunization data, and collaborated with both domestic and international partners.

Dr. Valenciano received her bachelor's degree in Community Health from Brown University, her Master of Public Health degree from Tulane University School of Public Health and Tropical Medicine, and her Doctor of Medicine from Boston University School of Medicine. A board-certified physician in Internal Medicine, she completed her medical training in the Yale Primary Care Internal Medicine Residency Program and completed the Emory Preventive Medicine Residency Program and is board eligible in Preventive Medicine.

Dr. Valenciano's appointment as Public Health Director is subject to confirmation by the Metropolitan King County Council and the Seattle City Council. If confirmed as Director, Dr. Valenciano will also continue to serve as the department's Health Officer.

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## King County

Department of Human Resources  
King Street Center  
201 South Jackson Street  
Suite 801  
Seattle, WA 98104  
206-477-3404 TTY Relay: 711  
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### MEMORANDUM

**DATE:** April 9, 2026

**TO:** The Honorable Girmay Zahilay, King County Executive

**FROM:** Richard Moore, Human Resources Service Delivery Division Director  
King County Department of Human Resources

**RE:** Sandra Valenciano – Background Check

I have received the law enforcement background check conducted on Sandra Valenciano, Director Designee of Public Health – Seattle & King County, by the King County Sheriff's Office. The report contains no adverse information nor revealed any prior criminal record that disqualifies Dr. Valenciano for this position.

Thank you.

## **Seattle City Council: Director Appointment Questions**

### **Dr. Sandra J. Valenciano, Public Health – Seattle & King County**

#### **1. What drew you to public service and this important role?**

Public service has always felt deeply personal to me. I grew up in a low-income household and experienced firsthand how inequities in education, housing, healthcare access, and economic opportunity shape long-term outcomes for individuals and communities. Those experiences instilled in me an early understanding that public institutions matter and that leadership within those institutions can profoundly impact people's lives. Throughout my career, whether in clinical medicine, public health, or academic settings, I have been motivated by the belief that everyone deserves the opportunity to live a healthy and dignified life, regardless of zip code, race, income, or background.

What draws me specifically to the Director role is the opportunity to combine science, systems leadership, and community partnership at a moment when public health is both more visible and more essential than ever. Public Health – Seattle & King County has a national reputation for innovation, equity, and evidence-based practice, and I am energized by the chance to help steward that work during a period of significant opportunity and challenge. I view this role not simply as an administrative position but as a responsibility to build trust, communicate clearly, protect vulnerable populations, and strengthen the long-term health and resilience of our region.

#### **2. What do you see as the biggest challenges facing Public Health – Seattle & King County over the next four years and what is your approach to addressing those? What are some metrics you would use to evaluate the agency's performance?**

Over the next four years, I believe the largest challenges facing Public Health – Seattle & King County will include rebuilding and sustaining public trust, addressing persistent health inequities, modernizing public health infrastructure, responding to substance use crises, preparing for future emergencies in an increasingly complex environment, and advocating for the resources and needed capacity to meet these challenges. We are also operating in a time when misinformation spreads rapidly, workforce burnout remains a concern, and many of the underlying drivers of poor health lie outside the influence of the healthcare system. These challenges require not only strong scientific leadership but also humility, transparency, and collaboration across sectors.

My approach will focus on strengthening community trust through clear communication, enhancing accountability and ensuring stewardship of public funds, investing in workforce development and modern data systems, and deepening partnerships with healthcare systems, schools, housing agencies, substance use providers, and community organizations. I would prioritize measurable outcomes and continuous quality improvement. Metrics I would use to prioritize to evaluate our Department's performance include vaccination rates and communicable disease response times, overdose and substance use prevention indicators, maternal and infant

health outcomes, chronic disease disparities, workforce retention, food permit inspection timeliness, emergency preparedness readiness metrics, and indicators of access to health care services. Importantly, I would disaggregate data by race, geography, and socioeconomic status to ensure we are truly advancing equity rather than masking disparities within aggregate data.

**3. How will you ensure that both Seattle City Council and King County Council priorities are delivered?**

Ensuring alignment between Seattle City Council and King County Council priorities begin with strong communication, proactive relationship-building, and a shared commitment to transparency. Public health sits at the intersection of many systems, and the Director must be able to translate complex scientific and operational issues into actionable information for policymakers. I believe it is important to engage councilmembers early, communicate frequently, and provide clear, evidence-based recommendations that connect public health initiatives to measurable community outcomes.

At the same time, I recognize that city and county leaders may at times have differing perspectives. I will ensure that public health remains grounded in science while also understanding the practical realities of governance, budget constraints, and constituent concerns. I will maintain open lines of communication with council leadership and staff. Ultimately, successful alignment depends on building trust and demonstrating that public health is a collaborative partner committed to delivering meaningful results for residents across the region.

**4. How will you ensure that the Public Health – Seattle & King County supports data driven and evidence-based approaches and decision making?**

Data and evidence must remain foundational to every major public health decision. That means investing not only in strong epidemiologic and analytic capacity, but also, in the infrastructure and culture necessary to use data effectively across the organization. I would prioritize strengthening surveillance systems, improving interoperability between agencies and healthcare partners, and ensuring timely access to reliable, actionable information. Just as importantly, I would work to ensure data is translated into clear insights that can inform policy, operations, and community action.

Evidence-based decision making also requires humility and adaptability. Public health guidance must evolve when new evidence emerges, and we must be willing to evaluate what is working and what is not. I will promote a culture of continuous learning and quality improvement where staff are empowered to assess outcomes, test innovations, and refine strategies based on data. I also believe evidence should include both quantitative metrics and community-informed perspectives. Numbers matter, but so does lived experience. The strongest public health decisions emerge when rigorous science is paired with meaningful community engagement.

**5. How would you modernize public health infrastructure?**

Modernizing public health infrastructure requires investment in the workforce, technology, communications, and operational systems. Many public health agencies across the country continue to rely on fragmented data systems and outdated processes that limit speed, coordination, and responsiveness. I would prioritize strengthening data modernization efforts, improving interoperability with healthcare and emergency management systems, and expanding the use of real-time analytics to support rapid decision making.

Equally important is workforce modernization. Public health agencies need staff with expertise in data science, communications, behavioral health, informatics, and community engagement in addition to traditional public health disciplines. I would focus on recruitment, retention, leadership development, and partnerships with academic institutions to build sustainable talent pipelines. Finally, modernization also means improving how we engage the public. We continue to improve our communication strategies to make them even more culturally responsive, multilingual, digitally accessible, and capable of reaching communities quickly and credibly during both emergencies and routine public health work.

#### **6. What opportunities do you see to improve public health in Seattle and King County?**

Seattle and King County have tremendous strengths, including world-class healthcare systems, strong academic institutions, innovative community organizations, and a population that values public health. One major opportunity is to deepen integration across sectors such as housing, education, transportation, healthcare, and behavioral health. Public health outcomes improve when systems work together, and this region is uniquely positioned to model that kind of collaboration nationally.

I also see significant opportunity in deepening our work to advance upstream prevention efforts. We have the ability to invest even more intentionally in maternal and child health, behavioral health, chronic disease prevention, environmental health, and youth well-being before crises emerge. Expanding community partnerships and leveraging data more strategically can help target interventions where they are needed most. Additionally, major regional events such as the 2026 FIFA World Cup create opportunities to strengthen emergency preparedness infrastructure and showcase innovative approaches to population health and regional coordination.

#### **7. Can you speak to the social determinants of health and the role of PHSKC can take in partnering with other institutions to address them?**

The social determinants of health are among the strongest predictors of health outcomes. Factors such as housing stability, educational opportunity, income, transportation access, food security, environmental conditions, and systemic racism often shape health more profoundly than medical care alone. Public health agencies cannot, and should not, address these issues independently, but they play a critical leadership role in convening partners, aligning strategies, and ensuring that health equity remains central in policy discussions.

The role of public health is to serve as a scientific authority and a strategic convener across sectors, and Public Health – Seattle & King County is uniquely positioned to play this role. By bringing together and partnering with schools, housing agencies, healthcare systems, philanthropy, employers, and community-based organizations, the department can help align investments and interventions around shared outcomes. I believe public health should help bring data, equity frameworks, and prevention strategies into policymaking and broader civic decision making while also elevating community voices in those conversations. Sustainable improvements in health require long-term, cross-sector collaboration grounded in trust and shared accountability.

**8. What are your specific plans to address unpermitted street food vending? What do you see as the proper balance between compliance education and enforcement actions?**

Unpermitted street food vending is a public health issue, but it is also a broader economic and public safety issue, and it requires a balanced, practical, and culturally informed approach. For Public Health’s part, food safety standards exist to protect the public from foodborne illness and other health risks, but enforcement strategies must also recognize that many vendors are operating to support themselves and their families, often within communities that have historically faced barriers to formal permitting systems.

My approach would prioritize education, outreach, and pathways to compliance first. That includes multilingual education campaigns, technical assistance, simplified permitting processes where appropriate, and collaboration with community organizations that can help vendors navigate regulations. Enforcement remains important, particularly when there are significant health risks or repeated noncompliance, but it should be proportionate and focused on protecting public safety rather than punitive action alone. The goal should be creating a system where safe participation in the local economy is accessible, understandable, and achievable while still maintaining strong public health protections. Public Health – Seattle & King County is part of the Seattle Inter-Departmental Team convened by the Mayor’s Office and is working closely in partnership with Seattle agencies on this issue as it relates to the City of Seattle.



**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
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### 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 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