

## Rezone Application Submittal Information

Please provide the following information with your rezone application at the time of your appointment:

1. Project number.

**3023581 and 3019062**

2. Subject property address(es).

**14302 30<sup>th</sup> Avenue NE (TPN 7663700401); and**

**A portion of 14330 30<sup>th</sup> Avenue NE (Seattle Housing Authority's Jackson Park House and Village, which includes many apartment addresses / TPN 7663700391).**

3. Existing zoning classification(s) and proposed change(s).

**Currently split zoned SF 7200 and LR-3**

**Proposed rezone to LR-2 and/or LR-3**

4. Approximate size of property/area to be rezoned.

**14302 – The subject parcel is approximately 22,800 square feet in size.**

**14330 – Approximately 8,824 square feet of this larger parcel, currently lying within the SF 7200 zone, is the subject of this application for a rezone to be consistent with the remainder of the parcel to LR-3.**

5. If the site contains or is within 25 feet of an environmentally critical area, provide information if required pursuant to SMC 25.09.330 and CAM 103B, Environmentally Critical Area Site Plan Requirements.

**A Type 4 non-fish bearing stream is present on the site. The attached detailed project narrative addresses compliance with SMC 25.09 and also includes a Stream Buffer Enhancement Plan and Report (Appendix 12).**

6. Applicant information:

- a. Property owner or owner's representative or

**14302 – 14302 Development, LLC**

**14330 – Seattle Housing Authority**

- b. Other? (Explain)

**Primary Contacts:**

**Jennifer Kim, Medici Architects**

**Jo M. Ryan, AICP, Goldsmith**

7. Legal description of property(s) to be rezoned (also include on plans – see #16, below).

**14302 30<sup>th</sup> Avenue NE Legal Description:**

**LOT FIVE (5) IN BLOCK EIGHT (8) OF SEATTLE SUBURBAN HOME TRACTS, AS PER PLAT RECORDED IN VOLUME 7 OF PLATS ON PAGE 93, RECORDS OF KING COUNTY, EXCEPT THE EAST 121.5 FEET THEREOF.**

**14330 30<sup>th</sup> Avenue NE Legal Description:**

**LOTS 1, 2, 3, 4 IN BLOCK EIGHT (8) SEATTLE SUBURBAN HOME TRACTS LOT B SEATTLE SP #3005055 REC#20071120900003 SD SP DAF - LOTS 1 THRU 4 LESS EAST 70 FEET OF LOT 1 SD BLOCK 8 LESS STS.**

8. Present use(s) of property.

**14302 – Vacant and fenced to discourage trespassing.**

**14330 – Site of Seattle Housing Authority's multi-family apartment community.**

9. What structures, if any, will be demolished or removed?

**None.**

10. What are the planned uses for the property if a rezone is approved?

**14302 – 12 townhome units.**

**14330 – No activity proposed.**

11. Does a specific development proposal accompany the rezone application? If yes, please provide plans.

**Yes. Architectural plans and site plans are included.**

12. Reason for the requested change in zoning classification and/or new use.

**14330 – The Rezone as proposed will correct an existing split-zone condition that lies over a portion of Seattle Housing Authority's property, which should be consistently zoned LR-3. SHA is a co-applicant for this project.**

**14302 – For the vacant parcel (1/2 acre), the Rezone as proposed will also remedy an existing split-zone situation, but will also result in additional high density residential development opportunity (12 townhome units) in the City of Seattle whereas the parcel would otherwise been able to provide only one single-family residence.**

13. Anticipated benefits the proposal will provide.

**The proposed multi-family development includes a Stream Restoration and Planting Plan to restore and enhance the riparian corridor / stream buffer with over 300 trees and shrubs.**

**The proposed multi-development will construct road frontage improvements, including**

additional paving, curbs, and sidewalks along 30<sup>th</sup> Avenue NE and NE 143<sup>rd</sup> Street where currently there are no sidewalks. The community advocated for, and SDOT constructed additional pavement along NE143<sup>rd</sup> Street to provide a safe walking route for neighbors to walk to the bus stop that fronts the project site on 30<sup>th</sup> Avenue NE. That was considered a short-term solution in anticipation that the future multi-family development will complete the road frontage improvements to include sidewalks.

Community members support the Rezone and proposed multi-family, 12-unit Townhome project.

This proposed Rezone responds to the City of Seattle's short-term and long-term shortage of housing units. Specifically, this Rezone request responds to the need for additional housing as called for in the "Draft Seattle Comprehensive Plan 2035"; Mayor Ed Murray's call to provide additional housing units as presented in his "Housing Seattle: A Roadmap to an Affordable and Livable City"; and the white paper produced by The Seattle Planning Commission entitled "Family-Sized Housing: An Essential Ingredient to Attract and Retain Families with Children in Seattle".

Upzoning is widely recognized as one of the most effective and efficient methods of increasing the City's housing inventory, which is why it is recommended throughout the City's adopted strategic documents prepared by Seattle's Mayor, Planning Commission, and the HALA (Housing Affordability & Livability Agenda) Advisory Committee.

14. Summary of potential negative impacts of the proposal on the surrounding area.

**Additional vehicle trips on the surrounding roadways (60 daily vehicle trips).**

15. List other permits or approvals being requested in conjunction with this proposal (e.g., street vacation, design review).

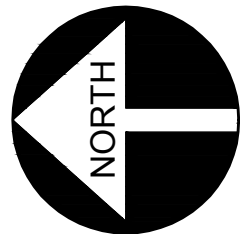
Design Review; Street Improvement Plan (SIP).

16. Submit a written analysis of rezone criteria (see SMC 23.34.008 and applicable sections of 23.34.009-128). Include applicable analysis locational criteria of 23.60.220 if a shoreline environment redesignation is proposed.

**Please see attached detailed project narrative, which addresses the rezone criteria.**

17. Provide six copies of scale drawings with all dimensions shown that include, at a minimum, existing site conditions, right-of-way information, easements, vicinity map, and legal description. See SMC 23.76.040.D, Application for Council Land Use Decisions for other application materials that may be pertinent. Plans must be accompanied by DPD plans coversheet.

**Plans and drawings have been prepared in accordance with City of Seattle requirements and are included with this application.**



9,105.6 SF AREA  
CHANGE ZONE FROM  
SF7200 TO LR3

4,257.2 SF AREA  
ZONE LR3 NO ZONE  
CHANGE

18,567.5 SF AREA  
CHANGE ZONE FROM  
SF7200 TO LR3

PROPOSED  
TOWNHOME

PROPOSED  
TOWNHOME

NEW BUILDING  
ENTRY

NEW BUILDING  
ENTRY

NEW BUILDING  
ENTRY

NEW BUILDING  
ENTRY

NEW BUILDING  
PARKING ENTRY

PROPOSED  
TOWNHOME

PROPOSED  
TOWNHOME

NEW BUILDING  
ENTRY

NEW BUILDING  
ENTRY

NEW BUILDING  
ENTRY

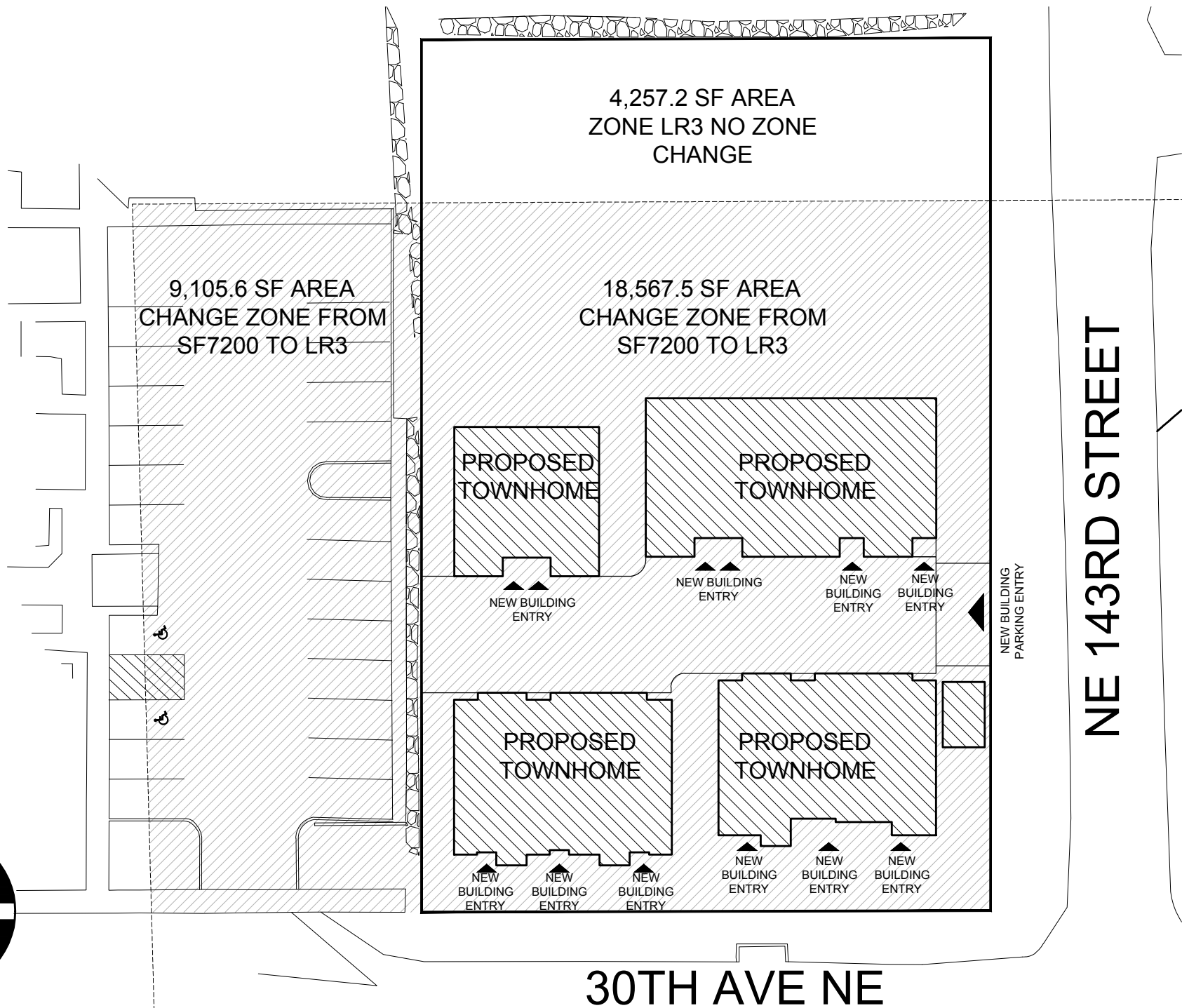
NEW BUILDING  
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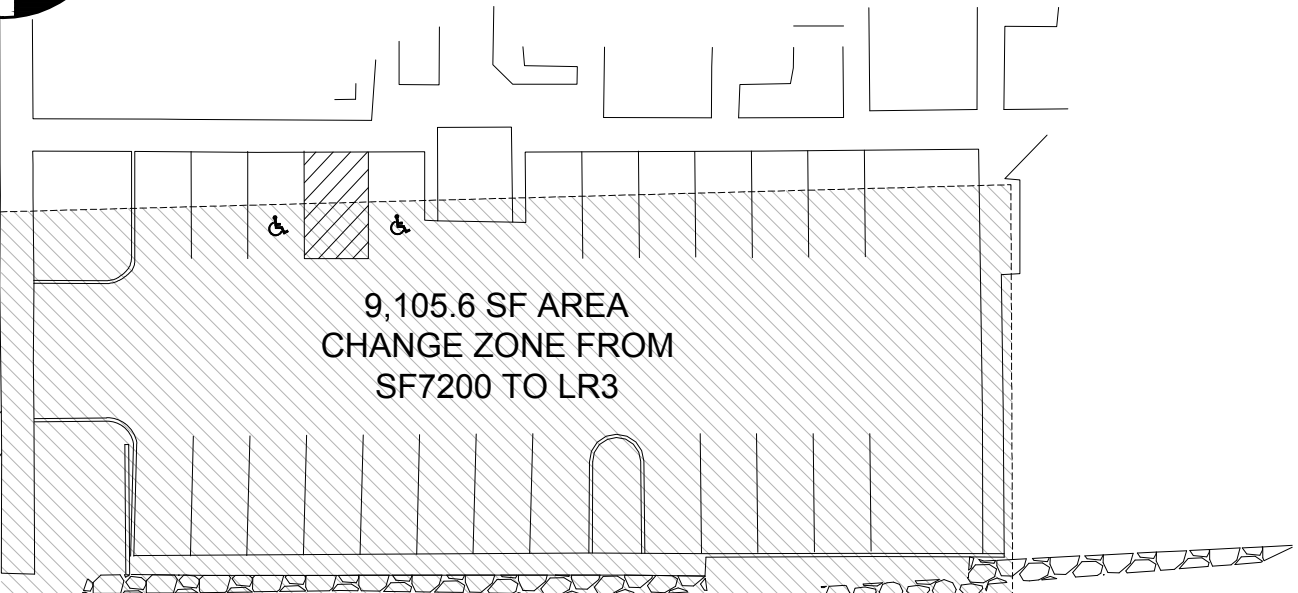
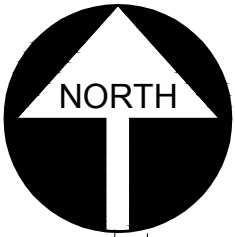
NEW BUILDING  
ENTRY

NEW BUILDING  
ENTRY

NE 143RD STREET

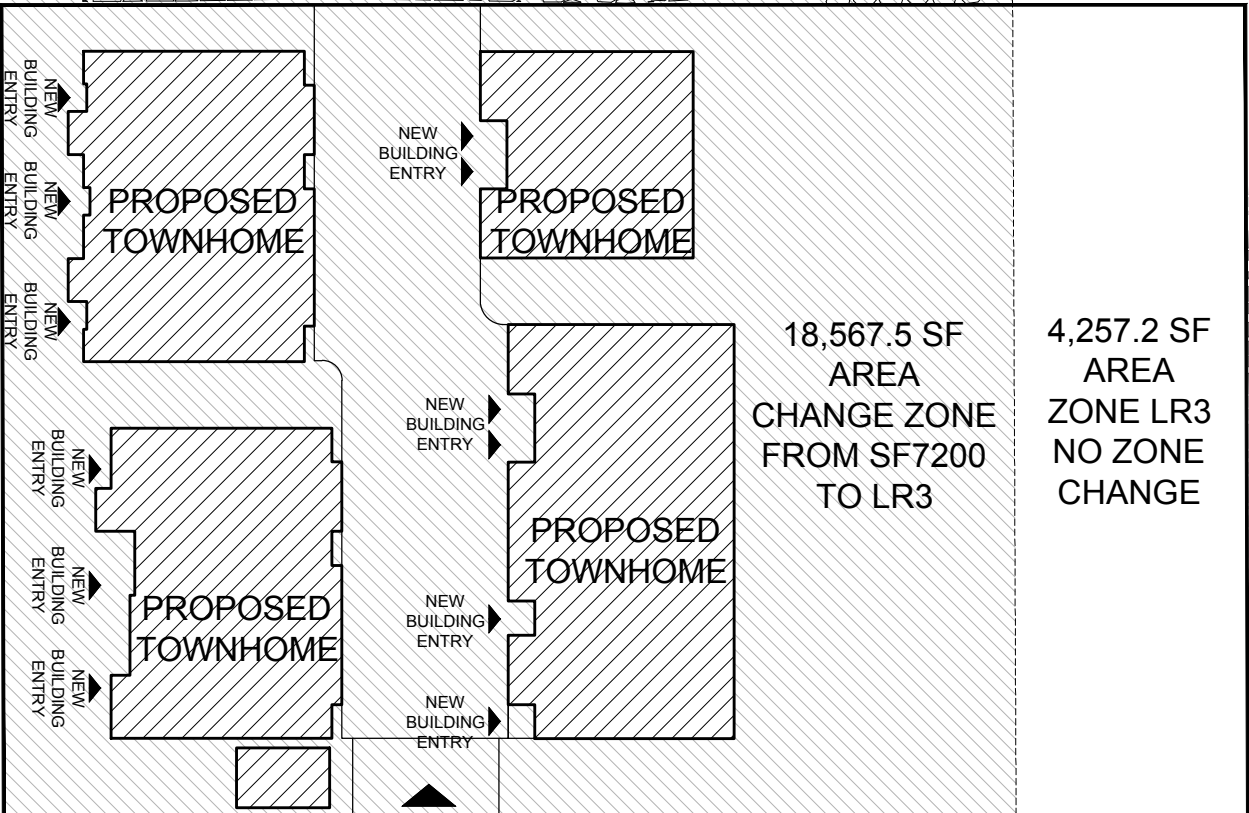
30TH AVE NE





9,105.6 SF AREA  
CHANGE ZONE FROM  
SF7200 TO LR3

30TH AVENUE



18,567.5 SF  
AREA  
CHANGE ZONE  
FROM SF7200  
TO LR3

4,257.2 SF  
AREA  
ZONE LR3  
NO ZONE  
CHANGE

NEW BUILDING  
PARKING ENTRY

NE 143RD STREET

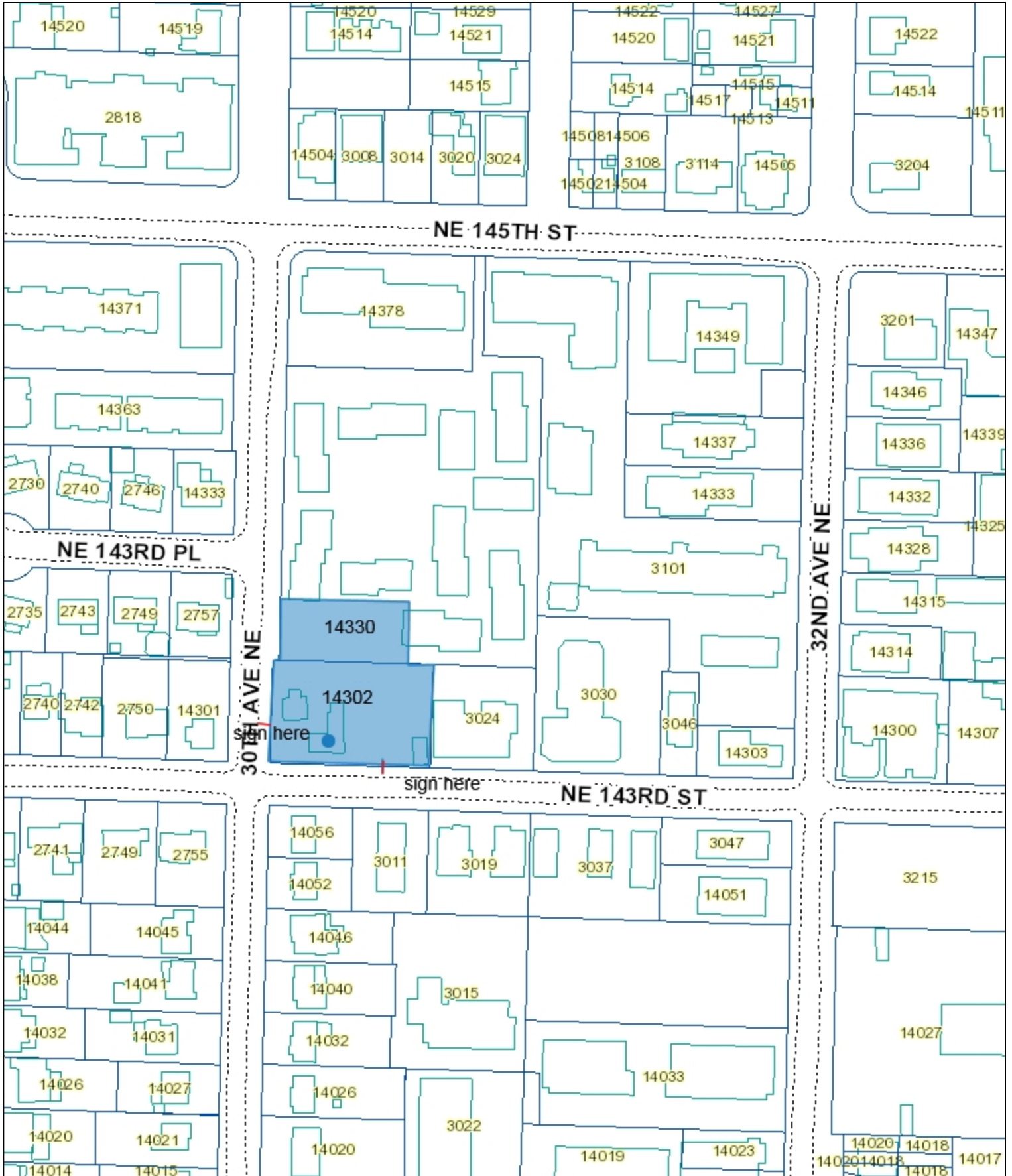


# 3023581-REZONE DR SEPA

14302 30TH AVE NE  
MAP PAGE: 8



Feet  
0 150



~~April 1, 2016~~ ~~March 22, 2016~~

Emily Buchwalter  
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Bellevue, WA 98004  
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## MEETING MINUTES

3023581, 14302 30<sup>TH</sup> AVENUE NE, SEATTLE  
Early Design Guidance (EDG) Meeting  
14302 30<sup>th</sup> Avenue NE

### ATTENDEES:

**Owner:** Chok Chea  
**Goldsmith:** Jo Ryan, Scott Kim  
**Medici Architects:** Jennifer Kim, Jackie McDowell  
**City of Seattle:** David Landry; Land Use Planner  
Maria Cruz; Land Use Planner  
Aly Pennucci; Policy Analyst  
Scott Ringgold; Land Use Planner

### DISCUSSION ITEMS:

- 1) *Discuss likelihood of rezone approval to LR-1 vs. LR-3. Adjacent property is LR-3. Should it be consistent?*
  - a) *Our proposal would be similar to the parcel across 30th Avenue NE to the north that currently provides a transition zone (LR-1) between the SF 7200 zone and the LR-3 zone, the Lake City Townhouses Condominium.*

Upon discussion of site restrictions including 50' riparian corridor setback and multiple significant trees it was determined that LR-2 or LR-3 might fulfill the site requirements better than LR-1 because it may allow development of the site to realize base density while preserving significant trees. In order for LR-1 to achieve townhouse density, the applicant would need to request a variance to the restrictions associated with the riparian corridor buffer and/or tree retention requirements.

Apartment buildings of more than three units (allowable only in LR-2 or LR-3) would (a) preserve the significant trees, (b) honor the riparian corridor setback and buffer requirements, and (c) be of similar scale to the adjacent and surrounding multi-family buildings. Applicant to propose analysis of rezone for each specific zone.

**Commented [RS1]:** I understood that these trees were exceptional. Please compare against criteria in Director's Rule 16-2008.

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- 2) *Will the Rezone application be required to include the Seattle Housing Authority's property adjacent to the north?*

*Or can the SHA parcel remain split zoned with a portion of the parcel remaining within the single-family SF 7200 zone?*

*If it must be included in our Rezone, can it be rezoned to the LR-3 to be consistent with the remainder of their property?*

*Or would it have to be rezoned to the LR-1 consistent with our request?*

Adjacent property to the North ~~would be required~~ to rezone along with applicants property to whichever zone is applied for. Process is concurrent with contract rezone for the neighbor.

**Commented [RS2]:** I didn't say this: didn't hear it from any of the other reviewers.

- 3) *Confirm that the property does not lie within an adopted "Neighborhood Plan", "Design Review" community, an "Urban Village", or an urban center.*

Plan is outside all ~~Neighborhood Plans~~, Design Review communities, Urban Villages or Urban Centers.

**Commented [RS3]:** See North District Plan: <http://www.seattle.gov/Documents/Departments/Neighborhoods/Planning/Plan/North-District-plan.pdf>

- 4) *Will a Street Improvement Plan (SIP) be required? (30<sup>th</sup> Ave NE is an arterial)*

Full Street Improvement Plans will be required for both street frontages.

- 5) *What level of civil engineering will be required with the Rezone / Design Review application?*

30% completion of civil engineering will be required ~~with the before issuance of the~~ Rezone/Design Review ~~application-permit~~. 60% completion required at ~~project issuance~~ building permit intake.

- 6) *Would the Rezone / Design Review application include Site Plan Review (MUP), SEPA, and Engineering, such that the project can be reviewed and approved for multi-family development concurrent with Rezone approval?*

Yes, the process is concurrent however the actual Building Permit is a separate entity. Building Permit Site Plan must match the Rezone/Design Review application plan.

*If so, please provide complete list of application submittal requirements (i.e. Landscape Plan, Lighting Plan, etc.).*

Reviewer to provide.

*Provide complete list of permit processes that would be required following the Rezone approval, i.e. Building Permit application.*



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Reviewer to provide. [Please use the following link for information pertaining to rezones:](#)

<http://www.seattle.gov/dpd/permits/permittypes/landuserezone/default.htm>

7) *Please provide specific details that will be required to be submitted with the Rezone application to address a Contract Rezone (PUDA).*

*Can you provide an example of an executed PUDA?*

<http://seattle.legistar.com/View.ashx?M=F&ID=4290216&GUID=3CDECB39-E1CC-4A56-A65F-B06C9F4404DE>

~~Reviewer to provide examples.~~

*Is an attorney typically retained to prepare Contract Rezone / PUDA documents?*

~~Land use Attorney to be retained by client. See section 23.34.004 - Contract rezones of the Land Use Code~~

8) *Are there any future public regional improvement projects that are planned to restore the riparian habitat corridor in the area, including this site?*

No, Reviewer to confirm. [Land Use Planning and Zoning departments would not have this information. It is suggested that you contact the SPU; Katherine Lynch](#)

9) *The first 50 feet from OHWM will be set aside as passive open space within a critical area tract; a "No-Touch" area.*

Correct, as determined by Ben Peirkowski.

10) *The project would propose a maximum of 35% impervious surface area within the next 50 feet, with landscaping improvements and active open space features as permitted in code.*

Correct, as determined by Ben Peirkowski.

11) *Will an ECA Exemption Application be required?*

Reviewer to confirm. [Please see following link;](#)

<http://www.seattle.gov/dpd/permits/exemptionscoderequirements/environmentallycriticalareas/default.htm>

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12) Will an ECA Restoration Plan Application be required?

Reviewer to confirm. \_

<http://www.seattle.gov/dpd/permits/exemptionscoderequirements/environmentallycriticalareas/default.htm>

13) If the first 50 feet from OHWM is set aside in a tract (riparian corridor restoration), can this tract area apply toward the open space requirement?

Reviewer to confirm.

And, per SMC 25.09.200, can the project qualify for 25% reduction in required parking? [If this section which applies to daylighting pipes etc., and if the Director finds that the conditions in 4b are met.](#)

Reviewer to confirm.

What improvements, if any, can be provided within the first 50-foot riparian area, i.e. trail, picnic table, etc.? [Per Ben no improvements in the riparian management zone would be allowed, per 25.09.200.](#)

Reviewer to confirm.

14) Proposal does not appear to meet the threshold for Streamlined Design Review (requesting LR-1 zoning). Please provide details as to the complete Design Review process including how many public meetings and hearings will be required.

Determined that either removal of significant trees or Rezone with Townhouse units in excess of 3 will require SDR.

15) Is the parcel located in a "Multi-Family Tax Exemption" target area?

Could it be?

Applicant to contact Office of Housing and/or King County to determine Tax Exemption. \_

See OH website: <http://www.seattle.gov/housing/housing-developers/multifamily-tax-exemption>

16) What is the best way to package the Rezone request? Binder with tabs for Exhibits?

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*Better to submit electronically, or hard copies?*

*Does it require a submittal in-take appointment?*

If submitting Electronically (preferred method) then online in-take appointment is required through DPD Portal.

*17) Discuss tree replacement requirements for removal of Exceptional Trees.*

Applicant to defer to PASV Report contacts for significant trees. Otherwise William (Bill) Ames with DOT is contact for Right of Way Trees.

*18) Will a Traffic Impact Analysis be required?*

Yes

*19) Can building elements extend beyond the 35% allowable impervious in the riparian corridor (i.e. window seats, upper floor cantilevers, etc.) if they do not touch the ground?*

Reviewer to discuss with Seth (drainage specialist) regarding what counts as lot disturbance or lot coverage. Please define terms and which one to use when counting the 35% coverage. [Please see the following Directors Rule:](#)

[http://www.seattle.gov/util/cs/groups/public/@spuweb/@policy/documents/webcontent/01\\_028575.pdf](http://www.seattle.gov/util/cs/groups/public/@spuweb/@policy/documents/webcontent/01_028575.pdf)

*20) Please confirm that LR-1 zone does not require Design Review.*

Streamlined Design Review will be required if ~~Significant-Exceptional~~ Trees are ~~n't otherwise proposed to be retained, removed, or if the project contains more than two townhouses.-~~

*21) Will Streamlined Design Review be required for the significant tree that will be proposed to be removed?*

Yes

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22) *What is the fee estimate for Rezone and Streamlined Design Review for this application?*

Reviewer to supply estimate. [Please see fee toward the bottom of the page;](#)

<http://www.seattle.gov/dpd/permits/permittypes/designreviewstreamlined/default.htm>

23) *Since the buildings will be duplexes and triplexes, should this project be designed according to the International Residential Code (IRC) vs. the International Building Code (IBC)?*

Applicant to refer to Seattle Building Code for any questions regarding the building.

24) *Does this project fall under the Fair Housing Act requirements regarding accessibility?*

Applicant to refer to Seattle Building Code for any requirements.

25) *Please clarify the difference between "Apartment" and "Townhouse". Does an apartment have to be stacked?*

Applicant interpretation, Reviewer to clarify and define: Townhouse is considered a single living unit between two walls that are continuous from the ground to the roof unbroken.

Apartments are stacked units.

[See definitions: "Residential"](#)

26) *The channel on-site has been classified as a Type 4 stream by an independent ecologist performing a wetland and stream reconnaissance (see letter). The Preliminary Assessment Report noted it as a Type 2 or 3 stream. Please confirm.*

Reviewer to confirm.

27) *Are there any "affordable unit" requirements?*

Currently there are no requirements for Affordable Housing.

Additional Notes and Questions:

Built Green Options: Jess Harris is the Priority Green Reviewer. There are bonuses regarding density and FAR if applicant builds green. Reviewer please confirm what rating is required to achieve the Built Green Requirements. Per Code, 23.45.526.

A variance for either increasing lot coverage in the 50' Riparian Corridor Setback or reducing the 50' setback was discussed and can be applied for by the applicant. However during the meeting it was determined that applying for a variance might not be worthwhile for the client.

Per SMC23.41.004 – Design Review: ~~Reviewer to confirm.~~ LR-2 and LR-3 requires development over 8 units to go into Design Review. Is there a threshold for Townhouses in LR1? 3 townhouse units or more requires SDR.

Access from either 30<sup>th</sup> Ave NE or NE 143<sup>rd</sup> Street is feasible per SMC 23.45.536