

Pre-Application Meeting Notes

To: Tami Garrett; Bradley Wilburn; Aly Pennucci

From: Dr. Andrew Fleming (Applicant); Jeremy Eckert (Foster Pepper)

Date: August 4, 2015 [Revised January 14, 2016 (incorporating DCI's edits)]

Subject: Notes from pre-application meeting re: contract rezone of 1419 E. John Street

1. ATTENDEES

- Tami Garrett, DPD Senior Land Use Planner
- Bradley K. Wilburn, DPD Senior Land Use Planner
- Aly Pennucci, Council Central Staff Policy Analyst
- Dr. Andrew Fleming, Seattle PEERS Clinic
- Jeremy Eckert, Foster Pepper PLLC

2. BACKGROUND

Dr. Fleming began the meeting by describing his existing mental health clinic in Eastlake:

- Dr. Fleming and two other clinical psychologists (the “Doctors”) operate a mental health clinic in Eastlake, known as The Seattle Clinic (the “Clinic”).
- The Doctors received their PhDs in clinical psychology from the University of Washington, which is consistently ranked as one of the nation’s top graduate psychology programs.
- The Clinic provides evidence-based mental health services to school children and families. Additional information regarding the Clinic is available here: www.theseattleclinic.com
- As a part of its commitment to the community, the Clinic provides sliding-fee services to low-income families. Approximately ten percent of the Clinic’s patients receive sliding-fee services.
- The Clinic also provides training for five University of Washington clinical psychology doctoral students. Training is *not* provided in a classroom. Instead, training is hands-on and provided during psychology sessions with the Clinic’s clients. Thus, the training is similar to a medical residency.

- Demonstrating the need for top-tier mental health services, the Clinic reached its capacity within two months of opening.
- The Clinic must expand to meet the need for mental health services in the City of Seattle. The Clinic on Eastlake is at its physical capacity.

3. THE ENVISIONED CLINIC

Dr. Fleming then explained the Doctors' vision for moving the Clinic to Capitol Hill:

- The Doctors envision relocating the Clinic at 1419 E. John Street (the "Property"). The Doctors' have purchased the Property.
- The Property is a three-story, residence zoned LR3 (shown below).
- The Property is located in the Capitol Hill Urban Center Village.



Figure 1 The Property - 1419 E. John St (note: the Doctors have purchased the Property)

- The Property provides the Clinic with room to expand, while providing clients with a warm, home-like setting. The Doctors believe that this setting helps to facilitate therapy for families and children (the Clinic's primary clients).
- The Property is located within walking distance of many schools, allowing the Clinic's clients to walk to the Clinic during breaks and after school.
- The Property is also located across the street from a Metro bus station and four blocks away from the Sound Transit Capitol Hill stop, providing clients with a variety of transit options to access the Clinic.

4. DPD's QUESTIONS / COMMENTS

- In response to DPD's questions, Dr. Fleming answered that the Doctors are *not* using the Property for any commercial use at present. Dr. Fleming also answered that the Clinic is *not* associated with any institution, including Group Health.
- DPD commented that it would be unnecessary to propose a P-designation in the contract rezone because the pedestrian designation fronts 15th, not the portion of E. John Street where the Property is located.
- Ms. Pennucci explained the contract rezone process. Dr. Fleming acknowledged the quasi-judicial process and the prohibition on contacting City Council members.

5. THE LAND USE PROPOSAL

Following Dr. Fleming's comments, the meeting applicants discussed the Doctors' potential land use proposal, which consists of two parts: (1) a narrowly-tailored contract rezone of Property to permit the commercial Clinic use at the Property; and (2) the contract rezone would authorize an expansion of the existing structure that conforms to the site's *existing* LR3 zone's height, bulk, and scale requirements.

The envisioned proposal is similar to other contract rezones on E. John Street that authorize commercial uses in existing single-family structures. *See e.g.*, 265201 (authorizing the commercial use of Bischofberger Violins at 1314 E. John).

After the contract rezone is complete, the Doctors will renovate the interior of the existing structure. The entrance will be renovated to include an ADA-accessible entrance. The first floor will include a waiting room, an ADA-accessible bathroom and a few psychology offices. The second floor will include psychology offices. The top floor will include a meeting space where students can gather to interact and complete homework.

6. PROPOSAL CONTENTS

DPD staff encouraged Dr. Fleming to provide DPD with a specific proposal and conditions for the requested contract rezone. DPD encouraged Dr. Fleming to include the following materials in the proposal:

- Explanation of the Clinic's operations and identify the Clinic's hours of operation.
- Answer the contract rezone criteria as set forth in Seattle Municipal Code, including the requirements of Chapter 23.34 SMC.
- Analysis of the proposal's consistency with the Capitol Hill Neighborhood Plan.

- Analysis of previous contract rezones in the vicinity of the Property.
- Property survey.
- Architectural plans for the existing structure: elevation, floor plans, and site plan.
- An image depicting the general shape of the potential expansion in the backyard of the Property. Identify the LR3 zone requirements that the expansion will be subject to (e.g., institutional or apartment zone requirements in the LR3 zone).
 - Explain how the placement of the expansion can be sited to minimize or eliminate any impact to the residences adjacent to the Property
- A zone analysis that identifies the following:
 - Existing structural nonconformities in the LR3 zone
 - Nonconformities that will exist in the proposed zone
- Identify any impacts to the residences adjacent to the Property.
- A traffic study.
- A SEPA checklist.

7. NEXT STEPS

DPD commented that they could have follow-up discussion about rezone application materials at an applicant-requested follow-up pre-application meeting.

Thank you for your time and guidance. If you have any questions or comments about the proposal or these notes, please do not hesitate to contact Jeremy Eckert at 206.447.6284.