

DR

Attachment A

City of Seattle Application for Early Design Guidance

PART I: CONTACT INFO

RECEIVED

1. **Property Address** 513 North First Street Seattle WA 98109

JUN 05 2015

2. **Project number** 3018022

DEPT OF PLANNING AND DEVELOPMENT

Additional related project number(s):

4. **Owner/Lessee Name** SolTerra Niwa, LLC

5. **Contact Person* Name** Melynda Retallack

Firm SolTerra

Mailing Address 79 SE Taylor St.

City State Zip Portland OR 97214

Phone (503) 360-1109

Email address mretallack@solterra.com

6. **Applicant's Name** Brian Heather

Relationship to Project Owner

7. **Design Professional's Name** Melynda Retallack

Address 79 SE Taylor St. Portland, OR 97214

Phone (503) 360-1109

Email address mretallack@solterra.com

8. **Applicant's Signature**

Date 6/4/2015

LAND USE	FULL C	MF	\$6000000	513 1ST AVE N
Appl:	Pty:	Filed at:519 1ST AVE N	Use:	
Design review early design guidance proposing a 6-story, 100 unit apartment building. Parking for 45 vehicles to be provided. Existing structure to be demolished. Project include rezone to NC65P.				
Parent:	Related AP:	Build ID:NONE		3018022

PART II: SITE AND DEVELOPMENT INFO

Attach additional sheets as needed.

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

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

SEE ATTACHED

PART III: EDG ANALYTIC DESIGN PROPOSAL PACKETS

Together with a written response to the questions above, please provide two copies of the following:

1. Statement of development objectives.
 - a) Number of residential units (approx).
 - b) Amount of commercial square footage (approx).
 - c) Number of parking stalls (approx).
 2. Urban design analysis. On the graphics below, identify views, barriers and traffic flows that affect the site and call out major building names and types:
 - a) Vicinity map, indicating surrounding uses, structures and zoning.
 - b) Axonometric or other three-dimensional drawing, photos or models of the 9 block area surrounding the project site. Include call-out notes on drawings and a brief narrative stating what design cues can be gleaned to develop design alternatives.
 - c) Aerial photograph.
 - d) Photo montage of the streetscape (both side of the street) identifying the site.
 3. Design guidelines.
 - a) Briefly list those guidelines that the applicant thinks are most pertinent to the site and design of the project.
 4. Site analysis.
 - a) Map of zoning, existing uses and structures.
 - b) Topography and tree survey.
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PART II: SITE AND DEVELOPMENT INFO

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

The site is located at 513 N 1st Ave, between Republican and Mercer Streets. The entire site is currently occupied by a single story commercial building containing two restaurants and a liquor store. There is a slight slope down to the southwest, but no significant elevation change or notable physical features.

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

The site is zoned NC3P-40, intended for pedestrian-oriented, neighborhood scale uses. The 'P' overlay requires non-residential ground level uses, and a highly-transparent ground-level facade. There is a 40' height limit with 3.25 FAR. There are no other overlays or environmental critical area (ECA) restrictions on this site. Please refer to Zoning Analysis in the EDG Proposal Packet for more details

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

The immediate surroundings are primarily single story commercial spaces. More recent development in the area is denser, with 4 to 6 story mixed use residential, hotel, and ground level retail filling in to the west of the project block. Please refer to EDG Proposal Packet for a detailed context analysis.

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

This proposal is for a mixed-use multifamily residential building that will be 6-stories, 65' tall (pending approval of rezoning application). It contains 95 Residential Units, 8000sf of commercial space, and 45 parking stalls for residents' use. We are not seeking any departures from development standards.

THIS SIDE TO BE COMPLETED ONLY IF THE PROJECT IS BEING SUBMITTED BY AN "APPLICANT" WHO IS NOT THE OWNER

This side to be completed ONLY if the project is being submitted by an "applicant" as defined by Director's Rule 5-2003: 1) A person or entity with a financial interest in the project. "Applicant" shall not include any person who is acting solely as an employee, contractor, subcontractor or consultant of the property owner or another person or entity with an independent financial interest in the project. 2) A person or entity who is petitioning for a rezone.

"Applicant", under this definition does not include architects, agents or other design professionals who submit applications on behalf of a property owner. Such persons may not sign in lieu of the Owner or the Applicant as defined by the rule.

NAME AND ADDRESS OF APPLICANT (As defined in DR 5-2003)

Name	Brian Heather - SolTerra Niwa, LLC.	
Address	3220 First Ave South, Suite 800	
City/State/Zip Code	Seattle, WA 98134	
Telephone	(206) 462-1103	Email brian@solterrasystems.com

To whom it may concern:

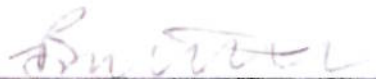
I, Brian Heather declare that I am (please check the box that applies):

- The applicant as defined in DR 5-2003, with a direct financial interest in the project. I am not acting even in part as an agent of the property owner.
- The _____ (authorized title) of the applicant, _____ (business entity and have the authority under my title to bind the applicant as the financially responsible party.

I understand and agree that the applicant is responsible for payment of all fees associated with this project 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. (Note: If an applicant as defined by the Director's Rule is not the owner and is not acting even in part as agent for the owner, that applicant is solely responsible for payment of applicable fees.)

I understand and agree that the applicant must notify DPD of any address change which may occur at any time prior to payment of all fees associated with this project.

Brian Heather
Applicant's Printed Name

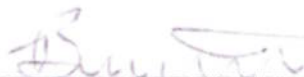

Applicant's Signature

03/19/2015
Date

AGENT AUTHORIZATION (Optional):

I hereby authorize Andrea Wallace to act as my agent for this project. My agent is the applicant on this project for contact purposes only and does not have a financial interest in this project.

Brian Heather
Owner's Printed Name


Owner's Signature

03/19/2015
Date