

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