

Land Use Referrals

CITY CLERK

Type of Approvals: **Rezone**

Project Number: 3020961

Site Address: 203 W REPUBLICAN ST

Environmental Review Required? **Yes**

[illegible][illegible]

Please Review the attached application and send your response within fourteen (14) days to:

E-Mail: DPD_Addressing@Seattle.gov

Fax #: (206) 233-7902

Mail Stop: SMT-21-00

Assigned Planner: BreAnne McConkie

Email: BreAnne.McConkie@seattle.gov

SDOT – Street Use (SMT - 3900)

WSDOT- To: Local Area Manager PO Box
30310, Seattle, WA 98133-9710

Fire (FM 02-04) **** Fire review not required for short ULS when ONLY creating unit lots ****

Water	(SMT 49-00)
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City Light Real Estate (SMT 3338)

– Unit Lot Sub and Full Unit Lot Sub only

City Light Plan Review Team (SMT 3460) -
LBAs, SPs, Full Subs only

Parks & Recreation (PK 01-01)

Health	(PH-1100)
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Metro – Environmental Planning

Department of Natural Resources

X	City Clerk (CH 03-10)
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Zoning Review

Sign Inspector

Addressing

Building Plans Examiner

Geo-technical Engineer

Drainage Review

Office of Housing -SMT-57-00

Other

Application Date1: **12/10/2015**

Date Referred: 12/10/2015

Rezone Application Submittal Information

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

1. Project number. **#3020961**
2. Subject property address(es). **LOT 1: 203 W. Republican St. - Seattle WA
LOT 2: 429 2nd Ave. W. - Seattle WA**
3. Existing zoning classification(s) and proposed change(s).
NC3-65
4. Approximate size of property/area to be rezoned.
14,400.sq
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 Tip 103B, *Environmentally Critical Area Site Plan Requirements*.
No ECA on the site or within 25' of property limits.
6. Applicant information:
 - a. Property owner or owner's representative or **Tejal Pastakia (Owner's Representative)**
 - b. Other? (Explain) **Pastakia + Associates
94 Pike St. #36 - Seattle WA - 98101**
7. Legal description of property(s) to be rezoned (also include on plans – see #16, below).
Please see attached.
8. Present use(s) of property.
Multifamily Residential & Surface Parking
9. What structures, if any, will be demolished or removed?
Existing 3 story apartment building
10. What are the planned uses for the property if a rezoning is approved?
Mixed-Use Commercial and Residential
11. Does a specific development proposal accompany the rezoning application? If yes, please provide plans.
Yes. Please see the included plan set for MUP # 3020961
12. Reason for the requested change in zoning classification and/or new use.
Response is forthcoming
13. Anticipated benefits the proposal will provide.
Response is forthcoming
14. Summary of potential negative impacts of the proposal on the surrounding area.
Response is forthcoming
15. List other permits or approvals being requested in conjunction with this proposal (e.g., street vacation, design review).
Response is forthcoming
16. Submit a written analysis of rezoning 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.
Response is forthcoming
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 cover sheet.
N/A - Electronic Upload

PROJECT ADDRESS

LOT 1: 203 WEST REPUBLICAN STREET, SEATTLE, WA (MARINER APARTMENTS)
LOT 2: 429 2ND AVE. WEST, SEATTLE, WA (PARKING LOT)

TAX ASSESSOR'S PARCEL NUMBER

LOT 1: 198920-0650
LOT 2: 198920-0655

DPD PROJECT NUMBER

DPD# 3020961

LEGAL DESCRIPTION

LOTS 1 & 2, BLOCK 12, DENNYS D.T. NORTH SEATTLE ADDITION, ACCORDING TO THE
PLAT THEREOF RECORDED IN VOLUME _ OF PLATS, PAGE _, RECORDS OF KING COUNTY,
WASHINGTON.

DPD

700 5th Ave Ste 2000, PO Box 34019
 Seattle, WA 98124-4019
 (206) 684 -8600

LAND USE Application

Report Date 12/10/2015 04:27 PM

Submitted By

Page 1

A/P # 3020961 DISCRETIONARY LAND USE ACTION

Application Information

Stages	Date / Time	By	Date / Time	By
Processed			Temp COO	
Approved			COO Issued	
Final			Expires	

Associated Information

Type of Work	FULL C FULL REVIEW (COMPLEX)	# Plans	1
Dept of Commerce	CMRCL COMMERCIAL	# Plans	0
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group	

Valuation

Declared Valuation	19800000.00
Calculated Valuation	0.00
Actual Valuation	0.00

Description of Work

Council Land Use Action to contract rezone 14,400 sq. ft. of land from NC3-65' to NC3-85' and to allow a seven-story structure containing 128 residential units. Parking for 55 vehicles to be provided below grade. Existing structure to be demolished.

Parent A/P

Project #	3020961	Project/Phase Name		Phase #
Size/Area	0.00	Size Description		Subdivision Code
Proposed Start		Proposed Stop		% Completed
% Complete Formula				0.00

Template Type	A/P #	A/P Type	Status	Stage
No children exist for this project				

Employee	Employee ID	Last	First	MI	Comments
No Employee Entries					

Log	Action	Description	Entered By	Start	Stop	Hours
No Log Entries						

2ND AVE. W.

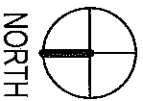
MAIN
BUILDING
ENTRY

PROPOSED
APARTMENT
BUILDING

GARAGE
ENTRY

ALLEY

W. REPUBLICAN ST.



GARAGE
ENTRY

ALLEY

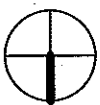
PROPOSED
APARTMENT
BUILDING

MAIN
BUILDING
ENTRY

2ND AVE. W.

W. REPUBLICAN ST.

NORTH

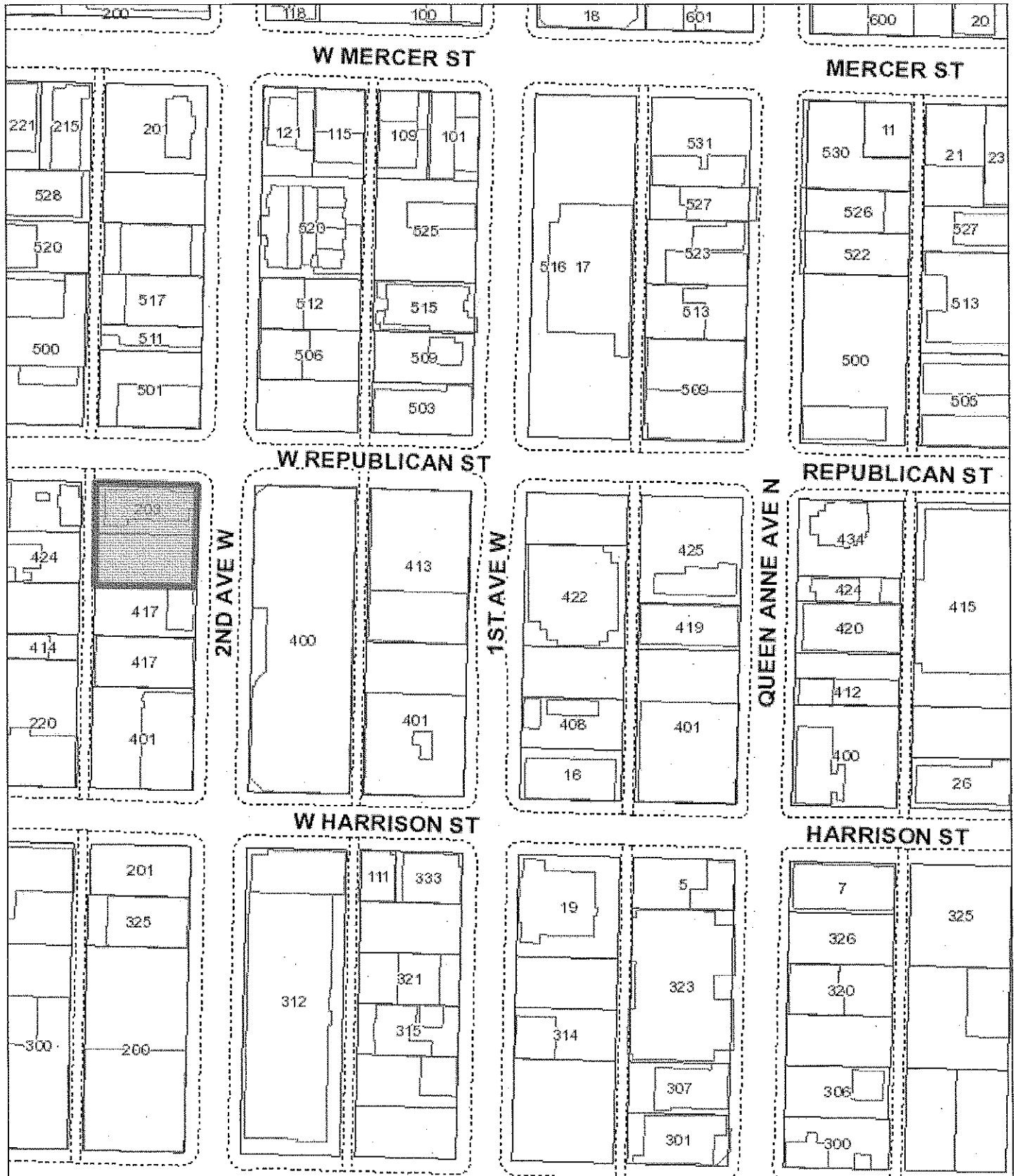




3020961-DR-SEPA-REZONE

203 W REPUBLICAN ST
MAP PAGE: 99

Feet
0 150



Attachment A

City of Seattle
Application for Early Design Guidance

PART I: CONTACT INFO

1. **Property Address** 203 W/ Republican St. - Seattle, WA 98119

2. **Project number** #3020961

Additional related project number(s): _____

4. **Owner/Lessee Name** Jenny Anderson - CJD Investments

5. **Contact Person* Name** Tejal Pastakia

Firm Pastakia + Associates

Mailing Address 94 Pike St #36

City State Zip Seattle, WA 98101

Phone 206-669-6023

Email address tejalp@pastakiallc.com

RECEIVED

AUG 07 2015

City of Seattle
Dept. of Planning and Development

6. **Applicant's Name** Vince Ferrese, AIA - Encore Architects

Relationship to Project Architect

7. **Design Professional's Name** Bryan Bellissimo, AIA - Encore Architect

Address 1402 3rd Ave # 1000- Seattle, WA 98101

Phone 206-661-6149

Email address bryanb@encorearchitects.com

8. **Applicant's Signature**  Date 7/30/15

LAND USE

FULL C

CMRCL

\$19800000

203 W REPUBLICAN ST

Appl:

Prty:

Filed at 203 W REPUBLICAN ST

Use:

Design Review Early Design application proposal to allow a 6-story structure containing 90 residential units and 4 live/work units at (3,100 sq. ft.) ground level. Parking for 50 vehicles to be provided below grade. Existing structure

Parent:

Related AP:

Build ID:

3020961

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.

The site is located at the north-east corner of 2nd ave W and West Republican St. The site currently is occupied by a 4 story brick apartment building on the northern half and a surface parking lot of the south. The site slopes approx 10' from north to south.
2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

The site is zoned NC3-65 and it is in the Uptown Urban Village - within the Urban Park Character Area. The design guidelines for the Uptown district will apply.
3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site is surrounded by NC3-65 to the South and both the East and West. Across the West Republican St to the north is NC3-40 zone.
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.

Our objective it to develop a 6 story residential apartment building over 2 levels of below grade parking. Approx 90 units and 50 stalls. Live/Work units will locate some street frontage. A primary goal of the project will be to remain true to the neighborhood character and the landscape elements that remain important to the Uptown Park overlay.

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. **PLEASE REFER TO THE INCLUDED EDG DRAFT PACKAGE FOR RESPONSES TO THESE BULLET POINTS. THANK YOU.**
 - 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.

- c) Site photos.
- d) Map of access opportunities and constraints.
- 5. Three feasible alternative architectural concepts. For each concept, list pros and cons. Do not include detailed parking layouts and floorplans:
 - a) Show siting, massing, open space, façade treatments, and access in the same graphic context and for the same development objective.
 - b) Submit a code complying scheme. It may be counted as one of the three concepts.
- 6. Three dimensional studies and sketches at the street level.
- 7. Summary of requested development departures.
 - a) Code standards and amounts.
 - b) Proposed amounts.
 - c) Explain how the proposed design intends to meet or exceed the City's design guidelines.

Seattle, WA
CJD INVESTMENTS, LLC & MARINER ON REPUBLICAN, LLC

NO	DATE	REVISION
PROJECT NO	15124.00	
BLOD DEPT/PROJECT NO	DPD# 3020961	
CHECK	PROJECT TEAM MEMBERS	
VF	AH, CN, BE	
PRE-DESIGN		6/23/15

A100

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ORIGINAL SHEET SIZE 30" x 42"



DPD Project Number

3020961

Statement of Financial Responsibility/ Agent Authorization

Original form must be submitted

Project Address	203 West Republican ST SEATTLE 98119
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NAME AND ADDRESS OF PROPERTY OWNER (Required)

Name	MARINER ON Republican ST LLC		
Address	16215 NE 124th ST		
City/State/Zip Code	Redmond, WA 98052		
Telephone	425-471-4049	Email	jttja@msn.com

To whom it may concern:

I, Jenny Anderson declare that I am (please check the box that applies):

☐ The owner of the above mentioned property and financially responsible party for all permit fees associated with this project.

☒ The Manager (authorized title) of the owner, MARINER ON Republican ST LLC (business entity) and have the authority under my title to bind the owner as the financially responsible party.

I understand and agree that the owner 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.

☐ The property owner or officer of business entity but not the financially responsible party. The applicant as defined by Director's Rule 5-2003 is listed on the reverse and is solely responsible for all applicable fees.

I understand and agree that the owner (or the applicant if the reverse is completed) must notify DPD of any address change which may occur at any time prior to payment of all fees associated with this project.

A Jenny Anderson
Owner's Printed Name

[Signature]
Owner's Signature

6/23/15
Date

AGENT AUTHORIZATION (Optional):

I hereby authorize Vince Ferrrese 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.

H. Jenny Anderson
Owner's Printed Name

[Signature]
Owner's Signature

6/23/15
Date



DPD Project Number

3020961

Statement of Financial Responsibility/ Agent Authorization

Original form must be submitted

Project Address	429 2 nd Ave West Seattle 98119
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NAME AND ADDRESS OF PROPERTY OWNER (Required)

Name	CJD INVESTMENTS, LLC Jenny Anderson	
Address	16215 NE 124 th ST	
City/State/Zip Code	Redmond, WA 98052	
Telephone	425-471-4049	Email gttja@MSN.com

To whom it may concern:

I, Jenny Anderson declare that I am (please check the box that applies):

☒ The owner of the above mentioned property and financially responsible party for all permit fees associated with this project.

☒ The MANAGER (authorized title) of the owner, CJD INV. LLC (business entity) and have the authority under my title to bind the owner as the financially responsible party.

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Jenny Anderson
Owner's Printed Name

H. Gad
Owner's Signature

6/23/15
Date

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Owner's Printed Name

H. Gad
Owner's Signature

6/23/15
Date