



# CITY OF SEATTLE

## City Council

### Agenda

**Monday, November 15, 2021**

**2:00 PM**

**Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or  
Seattle Channel online.**

**M. Lorena González, President**

**Lisa Herbold, Member**

**Debora Juarez, Member**

**Andrew J. Lewis, Member**

**Tammy J. Morales, Member**

**Teresa Mosqueda, Member**

**Alex Pedersen, Member**

**Kshama Sawant, Member**

**Dan Strauss, Member**

**Chair Info: 206-684-8809; [Lorena.González@seattle.gov](mailto:Lorena.González@seattle.gov)**

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206-684-8888 (TTY Relay 7-1-1), email [CouncilAgenda@Seattle.gov](mailto:CouncilAgenda@Seattle.gov), or visit  
<http://seattle.gov/cityclerk/accommodations>.**



# CITY OF SEATTLE

## City Council Agenda

**November 15, 2021 - 2:00 PM**

### **Meeting Location:**

Remote Meeting. Call 253-215-8782; Meeting ID: 586 416 9164; or Seattle Channel online.

### **Committee Website:**

<http://www.seattle.gov/council>

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*Pursuant to Washington State Governor's Proclamation No. 20-28.15 and Senate Concurrent Resolution 8402, this public meeting will be held remotely. Meeting participation is limited to access by the telephone number provided on the meeting agenda, and the meeting is accessible via telephone and Seattle Channel online.*

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at

<http://www.seattle.gov/council/committees/public-comment>.

Online registration to speak at the City Council meeting will begin two hours before the 2:00 p.m. meeting start time, and registration will end at the conclusion of the Public Comment period during the meeting. Speakers must be registered in order to be recognized by the Chair.

Submit written comments to all Councilmembers at

[Council@seattle.gov](mailto:Council@seattle.gov)

Sign-up to provide Public Comment at the meeting at

<http://www.seattle.gov/council/committees/public-comment>

Watch live streaming video of the meeting at

<http://www.seattle.gov/council/watch-council-live>

Listen to the meeting by calling the Council Chamber Listen Line at 253-215-8782 Meeting ID: 586 416 9164

One Tap Mobile No. US: +12532158782,,5864169164#

**A. CALL TO ORDER**

**B. ROLL CALL**



**C. PRESENTATIONS****D. APPROVAL OF THE JOURNAL****E. ADOPTION OF INTRODUCTION AND REFERRAL CALENDAR**

*Introduction and referral to Council committees of Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF) for committee recommendation.*

[IRC 325](#)

November 15, 2021

**Attachments:** [Introduction and Referral Calendar](#)

**F. APPROVAL OF THE AGENDA****G. PUBLIC COMMENT**

*Members of the public may sign up to address the Council for up to 2 minutes on matters on this agenda; total time allotted to public comment at this meeting is 20 minutes.*

Register online to speak during the Public Comment period at the 2:00 p.m. City Council meeting at  
<http://www.seattle.gov/council/committees/public-comment>.

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**H. PAYMENT OF BILLS**

*These are the only Bills which the City Charter allows to be introduced and passed at the same meeting.*

[CB 120219](#)

AN ORDINANCE appropriating money to pay certain audited claims for the week of November 1, 2021 through November 5, 2021 and ordering the payment thereof.

**I. COMMITTEE REPORTS**

*Discussion and vote on Council Bills (CB), Resolutions (Res), Appointments (Appt), and Clerk Files (CF).*

**LAND USE AND NEIGHBORHOODS:**

1. [CF 314367](#) Application of 14302 Development, LLC, and the Seattle Housing Authority, to rezone portions of the lot located at 14302 30th Avenue NE and portions of the lot located at 14330 30th Avenue NE from Single Family 7200 (SF 7200) to Lowrise 3 with a Mandatory Housing Affordability 2 suffix (LR3 (M2)) (Project No. 3023581, Type IV).

**The Committee recommends that City Council grant as conditioned the amended Clerk File (CF).**

**In Favor: 4 - Strauss, Juarez, Lewis, Pedersen**

**Opposed: None**

**Attachments:** [Rezone Application](#)

**Supporting Documents:** [Unexecuted Findings, Conclusions, and Decision](#)

**CITY COUNCIL:**

2. [CB 120216](#) AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 8 of the Official Land Use Map to rezone portions of the lot located at 14302 30th Avenue NE and portions of the lot located at 14330 30th Avenue NE from Single Family 7200 (SF 7200) to Lowrise 3 with a Mandatory Housing Affordability 2 suffix (LR3 (M2)) and accepting Property Use and Development Agreements as a condition of rezone approval. (Petition by 14302 Development and the Seattle Housing Authority, C.F. 314367, SDCI Project 3023581-LU)

**Attachments:** [Ex A - Rezone Map](#)  
[Ex B - PUDA for 14302 30th Avenue NE](#)  
[Ex C - PUDA for 14330 30th Avenue NE](#)

**Supporting Documents:** [Summary and Fiscal Note](#)

3. [CF 314459](#) Petition of Grand Street Commons LLC, for the vacation of the alley in Block 14, Jos C. Kinnear's Addition to the City of Seattle, being the block bounded by South Grand Street, 22rd Avenue South, South Holgate Street and 23rd Avenue South.

**The Clerk File (CF) was discussed in Committee.**

**Attachments:** [Vacation Petition Application](#)

**Supporting Documents:** [Unexecuted Council Conditions](#)  
[Proposed Amendment 1](#)  
[Proposed Amendment 2](#)

4. [CB 120218](#) AN ORDINANCE relating to property at Sand Point; authorizing the Director of Housing to execute an easement agreement for a sanitary sewer main line with the University of Washington; authorizing related agreements and actions to support the development of cottages for people experiencing homelessness on a parcel owned by the City and leased to SP Cottages LLC; and ratifying and confirming certain prior acts.

**Attachments:** [Att 1 – Easement Agreement for Sanitary Sewer Main Line](#)  
[Att 2 – Agreement to Grant Easement](#)

**Supporting Documents:** [Summary and Fiscal Note](#)  
[Summary Att A - Map of Property](#)

#### J. ADOPTION OF OTHER RESOLUTIONS

#### K. OTHER BUSINESS

#### L. ADJOURNMENT



## Legislation Text

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**File #:** IRC 325, **Version:** 1

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November 15, 2021



## Introduction and Referral Calendar

List of proposed Council Bills (CB), Resolutions (Res), Appointments (Appt) and Clerk Files (CF) to be introduced and referred to a City Council committee

Record No.	Title	Committee Referral
<b><u>By: Mosqueda</u></b>		
1. <a href="#">CB 120219</a>	AN ORDINANCE appropriating money to pay certain audited claims for the week of November 1, 2021 through November 5, 2021 and ordering the payment thereof.	City Council
<b><u>By: Pedersen</u></b>		
2. <a href="#">CB 120225</a>	AN ORDINANCE relating to the City Light Department; amending terms and conditions pertaining to the emergency bill assistance program and temporarily expanding access to assistance to certain eligible households for a limited time in response to the Coronavirus Disease 2019 ("COVID-19") emergency; and amending Section 21.49.042 of the Seattle Municipal Code.	City Council
<b><u>By: Pedersen</u></b>		
3. <a href="#">CB 120226</a>	AN ORDINANCE relating to Seattle Public Utilities' Emergency Assistance Program; temporarily extending increased assistance related to COVID-induced customer delinquencies; and amending Section 21.76.065 of the Seattle Municipal Code.	City Council
<b><u>By: Mosqueda, Pedersen</u></b>		
4. <a href="#">CB 120227</a>	AN ORDINANCE related to street vacations; amending Section 15.62.090 of the Seattle Municipal Code to exempt publicly funded affordable housing projects from compensating the City for vacations.	Finance and Housing Committee
<b><u>By: González</u></b>		
5. <a href="#">Res 32029</a>	A RESOLUTION adopting General Rules and Procedures of the Seattle City Council; superseding Resolution 31920.	Governance and Education Committee
<b><u>By: Mosqueda</u></b>		
6. <a href="#">CB 120040</a>	AN ORDINANCE amending Ordinance 126000, which adopted the 2020 Budget, including the 2020-2025 Capital Improvement Program (CIP); changing appropriations to various departments and budget control levels, and from various funds in the Budget; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.	Select Budget Committee

**By: Mosqueda**

7. [CB 120220](#) AN ORDINANCE authorizing, in 2021, acceptance of funding from non-City sources; authorizing the heads of the Executive Department, Department of Education and Early Learning, Human Services Department, Department of Transportation, Seattle Public Library, Fire Department, City Attorney's Office, Seattle Center, Seattle Parks and Recreation, and Police Department to accept specified grants, private funding, and subsidized loans and to execute, deliver, and perform corresponding agreements; and ratifying and confirming certain prior acts.
- Select Budget Committee

**By: Mosqueda**

8. [CB 120221](#) AN ORDINANCE amending Ordinance 126237, which adopted the 2021 Budget, including the 2021-2026 Capital Improvement Program (CIP); changing appropriations to various departments and budget control levels, and from various funds in the Budget; revising project allocations for certain projects in the 2021-2026 CIP; creating positions; modifying positions; abrogating positions; and ratifying and confirming certain prior acts; all by a 3/4 vote of the City Council.
- Select Budget Committee

**By: Mosqueda**

9. [CB 120222](#) AN ORDINANCE relating to the financing of the General Fund; amending Ordinance 126407 to increase the authorization of interfund loans up to a total amount of \$275,000,000 from multiple City Funds to the General Fund as bridge financing to be repaid from future tax proceeds and other anticipated revenues; authorizing additional lending funds; and ratifying and confirming certain prior acts.
- Select Budget Committee

**By: Mosqueda**

10. [CB 120223](#) AN ORDINANCE relating to the financing of the Transportation Fund; authorizing interfund loans up to a total amount of \$15,000,000 from multiple City funds as bridge financing to be repaid by the proceeds of a future surplus property sale.
- Select Budget Committee

**By: Pedersen**

11. [CB 120224](#) AN ORDINANCE relating to contracting indebtedness; authorizing and providing for the issuance and sale of limited tax general obligation bonds to pay all or part of the costs of certain transportation elements of the City's capital improvement program and for other City purposes approved by ordinance and to pay the costs of issuance of the bonds; providing parameters for the bond sale terms including conditions, covenants, and other sale terms; and ratifying and confirming certain prior acts.
- Select Budget Committee

**By: Lewis**

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|-------------------------------|--|-------------------------|
| 12. <a href="#">CB 120228</a> | AN ORDINANCE relating to taxation; increasing the commercial parking tax and amending subsection 5.35.030.B of the Seattle Municipal Code. | Select Budget Committee |
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**By: Herbold**

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| 13. <a href="#">Res 32026</a> | A RESOLUTION requesting King County and the State of Washington to increase services to address behavioral health conditions. | Select Budget Committee |
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**By: Herbold**

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| 14. <a href="#">Res 32027</a> | A RESOLUTION modifying the Mayoral Civil Emergency Order of October 29, 2021, related to hiring incentives for public safety emergency response. | Select Budget Committee |
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**By: Mosqueda**

- |                               |  |                         |
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| 15. <a href="#">Res 32028</a> | A RESOLUTION concerning the health, well-being, and safety of domestic workers; expressing Council's intent to establish a right to portable Paid Time Off (PTO) for domestic workers in Seattle; and requesting the Office of Labor Standards to work with community stakeholders to draft legislation creating a portable PTO policy for domestic workers. | Select Budget Committee |
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## Legislation Text

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**File #:** CB 120219, **Version:** 1

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### CITY OF SEATTLE

### ORDINANCE \_\_\_\_\_

### COUNCIL BILL \_\_\_\_\_

AN ORDINANCE appropriating money to pay certain audited claims for the week of November 1, 2021 through November 5, 2021 and ordering the payment thereof.

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. Payment of the sum of \$28,168,594.75 on PeopleSoft 9.2 mechanical warrants numbered 4100518074- 4100520372 plus manual or cancellation issues for claims, E-Payables of \$67,859.19 on PeopleSoft 9.2 9100010545- 9100010599 and Electronic Financial Transactions (EFT) in the amount of \$54,078,834.49 are presented for ratification by the City Council per RCW 42.24.180.

Section 2. Any act consistent with the authority of this ordinance taken prior to its effective date is hereby ratified and confirmed.

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the 15th day of November 2021 and signed by me in open session in authentication of its passage this 15th day of November 2021.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council



Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)



## Legislation Text

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**File #:** CF 314367, **Version:** 2

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Application of 14302 Development, LLC, and the Seattle Housing Authority, to rezone portions of the lot located at 14302 30th Avenue NE and portions of the lot located at 14330 30th Avenue NE from Single Family 7200 (SF 7200) to Lowrise 3 with a Mandatory Housing Affordability 2 suffix (LR3 (M2)) (Project No. 3023581, Type IV).

The Rezone material is provided as an attachment.

## 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).

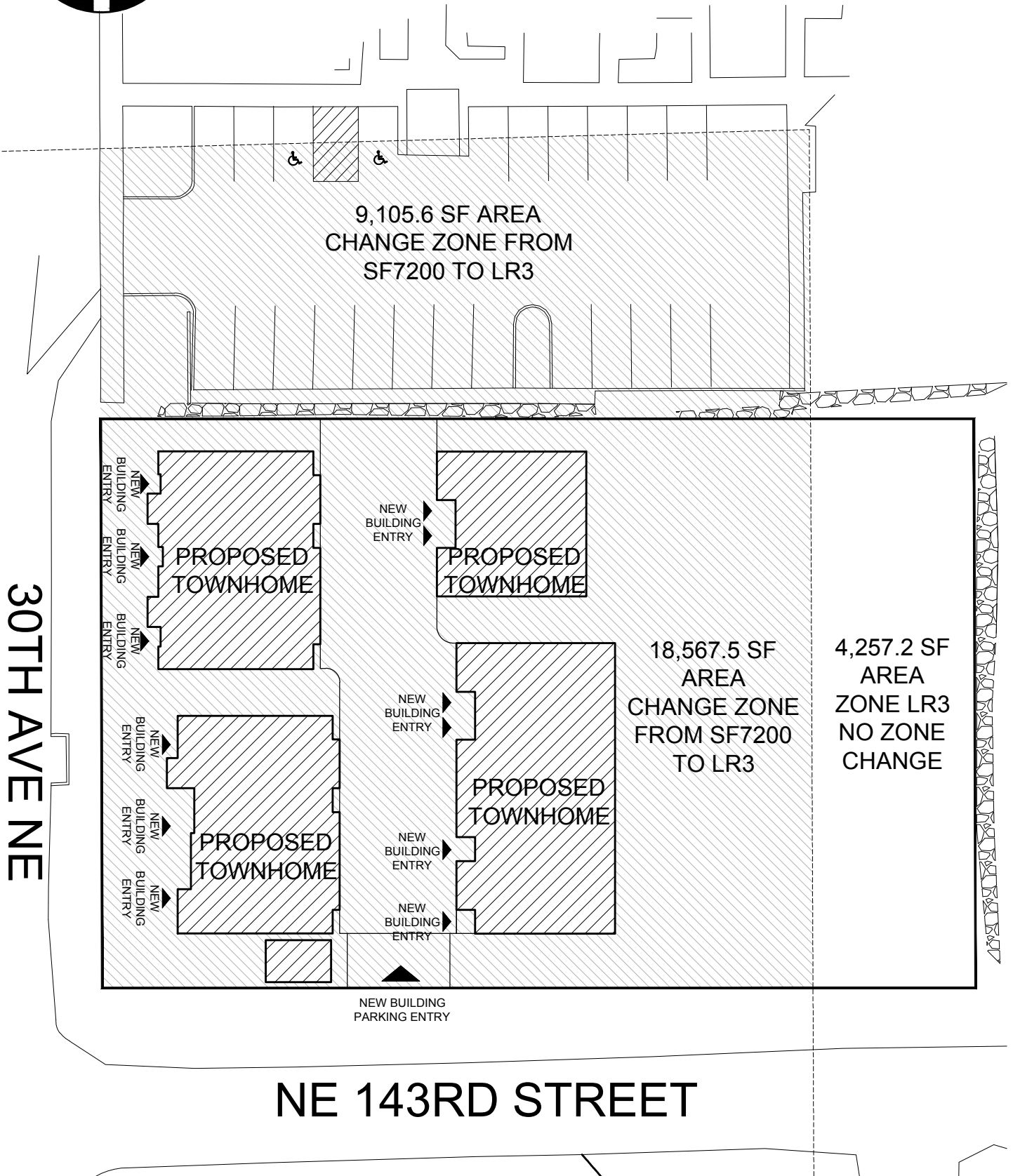
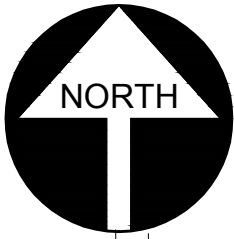
16. Submit a written analysis of rezone criteria (see SMC 23.34.008 and applicable sections of 23.34.009-128). Include applicable analysis locational criteria of 23.60.220 if a shoreline environment redesignation is proposed.

**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.**





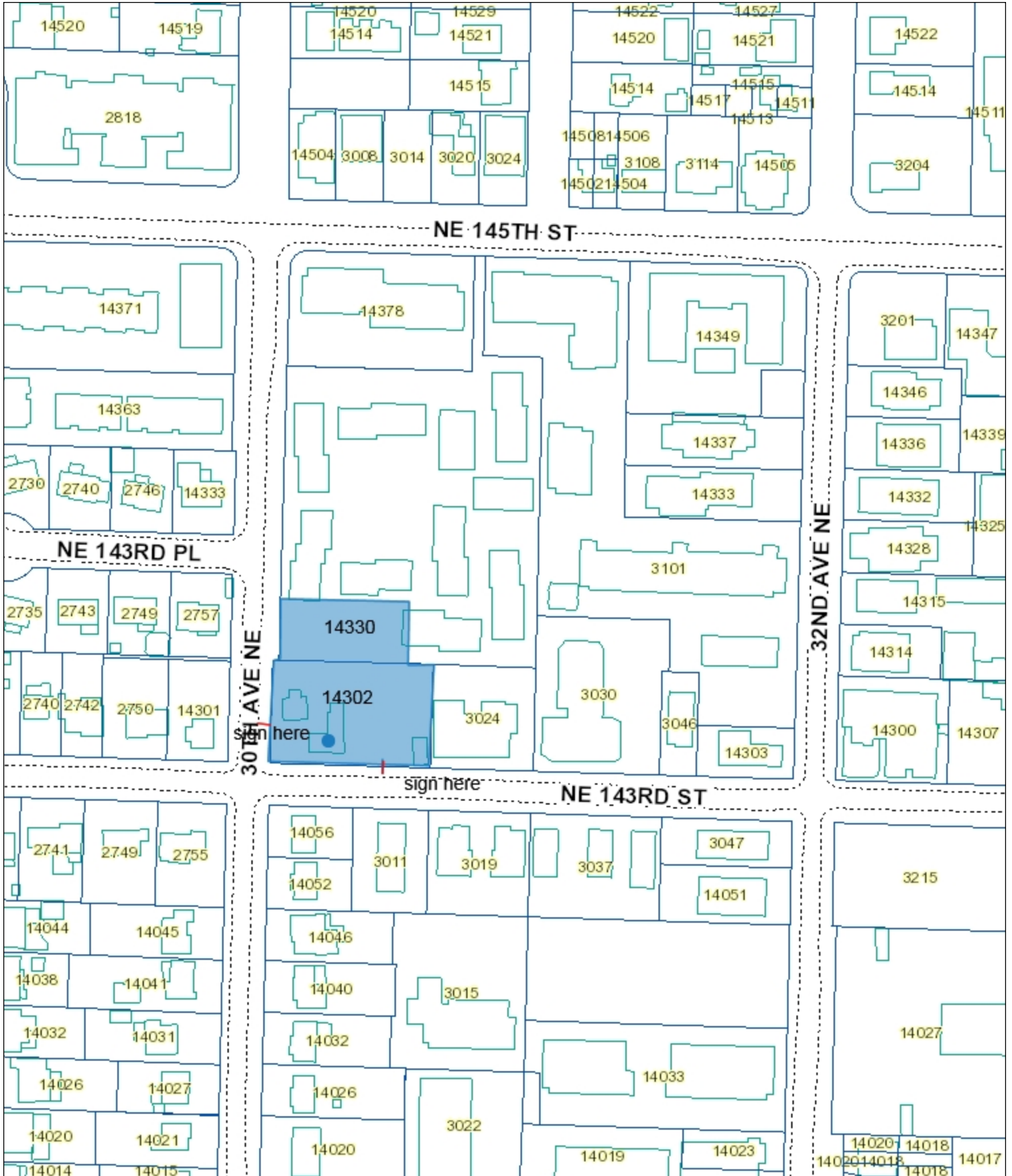


# 3023581-REZONE DR SEPA

14302 30TH AVE NE  
MAP PAGE: 8



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

Emily Buchwalter  
11661 SE 1<sup>st</sup> Street, Suite 200  
Bellevue, WA 98004  
[emily@mediciarchitects.com](mailto:emily@mediciarchitects.com)

## 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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Architecture, Programming, Accessible Design & Interior Design

- 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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## Medici Architects

Architecture, Programming, Accessible Design & Interior Design

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.](#)

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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?

## Medici Architects

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Architecture, Programming, Accessible Design & Interior Design

*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](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

## Medici Architects

---

Architecture, Programming, Accessible Design & Interior Design

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

FINDINGS, CONCLUSIONS, AND DECISION  
OF THE CITY COUNCIL OF THE CITY OF SEATTLE

In the matter of the Petition:	)	Clerk File 314367
Application of 14302 Development,	)	FINDINGS, CONCLUSIONS, AND DECISION
LLC, and the Seattle Housing	)	
Authority, to rezone portions of the lot	)	
located at 14302 30th Avenue NE and	)	
portions of the lot located at 14330	)	
30th Avenue NE from Single Family	)	
7200 (SF 7200) to Lowrise 3 with a	)	
Mandatory Housing Affordability 2	)	
suffix (LR3 (M2)) (Project No.	)	
3023581, Type IV).	)	

## Introduction

This matter involves a petition by 14302 Development, LLC and the Seattle Housing Authority (the “Applicants”), to rezone approximately 22,824 square feet of land located at 14302 30<sup>th</sup> Avenue NE (“Rezone Parcel 1”) and approximately 8,000 square feet of land located at 14330 30th Avenue NE (“Rezone Parcel 2”) from Single Family 7200 (SF7200) to Lowrise 3 with a Mandatory Housing Affordability 2 suffix (LR3 (M2)). Attachment A shows the area to be rezoned.

On July 22, 2021, the Director of the Seattle Department of Construction and Inspections (SDCI) recommended approval of the proposed rezone, with conditions. SDCI also issued an environmental determination of non-significance and a design review decision.

The Hearing Examiner held an open record hearing on the rezone recommendation on August 24, 2021. On September 7, 2021, the Hearing Examiner issued Findings and Recommendation that recommended approval of the rezone, subject to conditions. On November 1, 2022, the Land Use and Neighborhoods Committee of the Council reviewed the record and the



recommendations by SDCI and the Hearing Examiner and recommended approval of the contract rezone to the Full Council.

### **Findings of Fact**

The Council hereby adopts the Hearing Examiner's Findings of Fact as stated in the Findings and Recommendation of the Hearing Examiner dated September 7, 2021, with an amendment to Finding of Fact No. 8 as amended below:

\* \* \*

**8.Applicable Law.** Criteria for assessing a site-specific rezone request are at SMC 23.34.004 (contract rezones), 23.34.006 (application of MHA suffixes in Type IV rezones), 23.34.007 (rezoning evaluation), 23.34.008 (rezoning criteria), 23.34.009 (height limits), and 23.34.020 (LR-3 locational criteria). The key consideration is zoning compatibility with the area's land use characteristics.

\* \* \*

### **Conclusions**

The Council hereby adopts the Hearing Examiner's Conclusions as stated in the Findings and Recommendation of the Hearing Examiner dated September 7, 2021, with the following amendments to Conclusion No. 3:

\* \* \*

**3. Rezone Criteria.** Applicable sections of Ch. 23.34 SMC on rezones are weighed and balanced together to determine the most appropriate zone and height designation. Zone function statements are used "to assess the likelihood that the area proposed to be rezoned would function as intended." "No single criterion ... shall be applied as an absolute requirement or test of the appropriateness of a zone designation ... unless a provision indicates the intent to constitute a requirement...." The most appropriate zone designation is the one "for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation."

### Match Between Zone Criteria and Area Characteristics

The Proposal meets criteria for best matching the characteristics of the area with the appropriate zoning district. Both sites are split zoned. The Proposal would allow the parcels to be within the same zone. Besides unifying the zoning on Rezone Parcel 1, the rezone allows an intensification of residential use. SHA is contemplating redeveloping the Rezone Parcel 2 site with affordable housing units. The LR-3 zoning would allow for optimal site layout. Rezoning to LR3 (M) will facilitate the use of the MHA suffix. With the rezone, redevelopment will either provide on-site affordable housing or pay an affordable housing fee. Consistent with SMC 23.34.006 and 23.34.020, the two sites are well-suited for the LR-3 (M2) zone as they are:

- Within an existing multifamily neighborhood;
- Near an arterial street characterized by a mix of structures of low and moderate scale;
- Near neighborhood commercial zones with comparable height and scale;
- Well served by public transit;
- In an area with direct arterial street access which can accommodate anticipated traffic without using streets passing through lower density residential zones; ~~((and;))~~
- Well supported by existing or project facilities and services including retail sales and services, parks, and community centers with good pedestrian access~~((:)); and~~
- A rezone from a Category 1 to a Category 3 zone under SMC 23.34.006, requiring an M2 MHA suffix.

\*\*\*

Weighing and balancing the applicable sections of Ch. 23.34 SMC together, the most appropriate zone designation for the site is LR-3 (M2) with a PUDA.

\* \* \*

### Decision

The Council hereby **GRANTS** a rezone of the Property from SF 7200 to LR3 (M2), as shown in Exhibit A. The rezone is subject to the execution of Property Use and Development Agreements requiring the owners to comply with the following conditions found in the Hearing Examiner's recommendation, with the amendments shown below, which are adopted by the Council.

Rezone Parcel 1:

1. The rezone includes a Mandatory Housing Affordability designation of M2.
2. Development of the rezoned property shall be subject to the requirements of SMC 23.58 B and/or 23.58 C. The PUDA shall specify the payment and performance calculation amounts for purposes of applying SMC 23.58 B and/or 23.58 C.
3. Development of the rezoned property shall be in substantial conformance with the approved plans for Master Use Permit record number 3023581-LU.

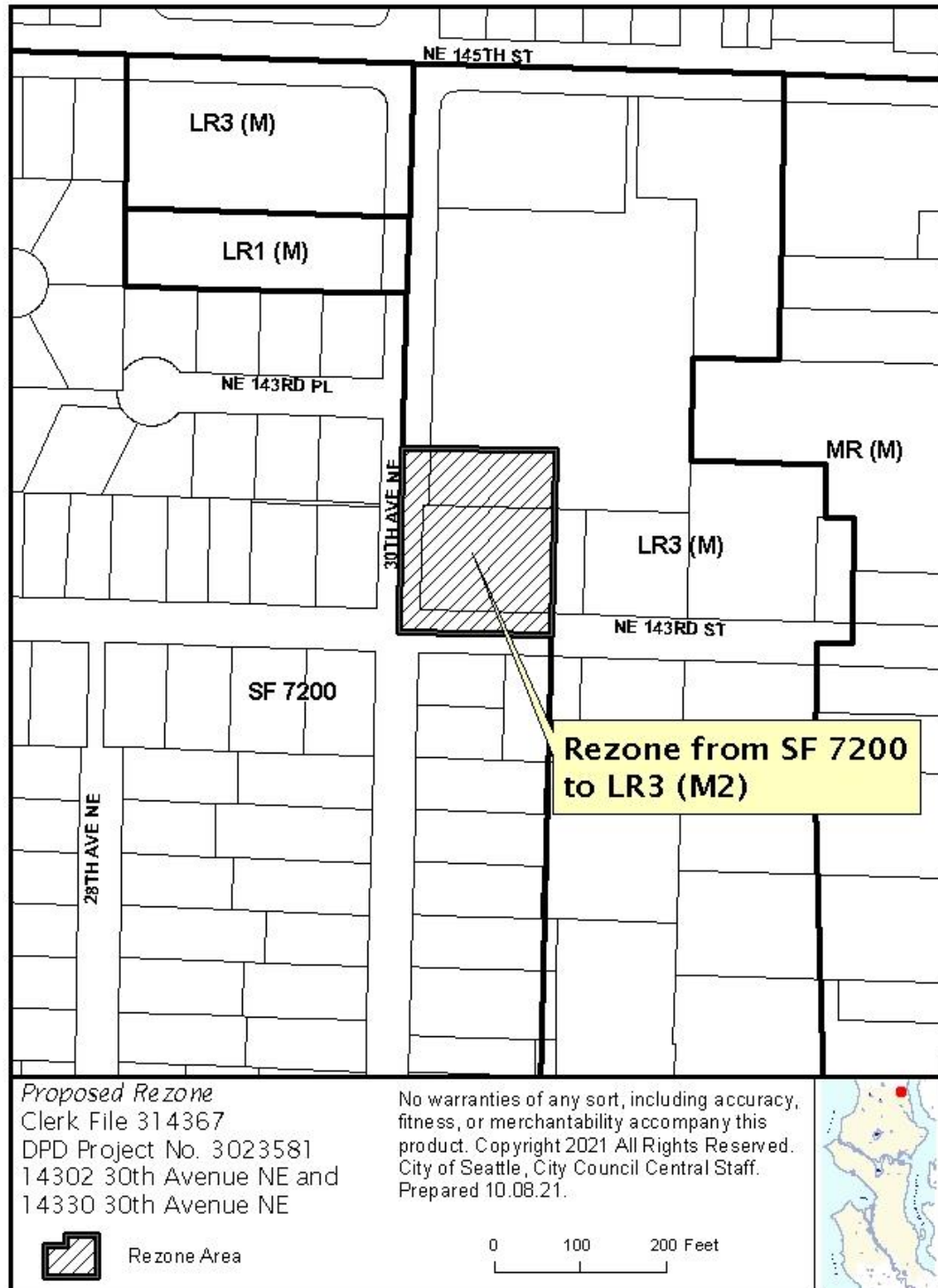
Rezone Parcel 2:

1. The rezone includes a Mandatory Housing Affordability designation of M2.
2. Development of the rezoned property shall be subject to the requirements of SMC 23.58 B and/or 23.58 C. The PUDA shall specify the payment and performance calculation amounts for purposes of applying SMC 23.58 B and/or 23.58 C.
- ~~((3. Development of the rezoned property shall be in substantial conformance with the approved plans for Master Use Permit record number 3023581-LU.))~~

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
City Council President

## ATTACHMENT A





## Legislation Text

---

**File #:** CB 120216, **Version:** 1

---

### CITY OF SEATTLE

### ORDINANCE \_\_\_\_\_

### COUNCIL BILL \_\_\_\_\_

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 8 of the Official Land Use Map to rezone portions of the lot located at 14302 30th Avenue NE and portions of the lot located at 14330 30th Avenue NE from Single Family 7200 (SF 7200) to Lowrise 3 with a Mandatory Housing Affordability 2 suffix (LR3 (M2)) and accepting Property Use and Development Agreements as a condition of rezone approval. (Petition by 14302 Development and the Seattle Housing Authority, C.F. 314367, SDCI Project 3023581-LU)

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. This ordinance rezones the following legally described property (“the Property”) commonly known as portions of 14302 30th Avenue NE and 14330 30th Avenue NE:

**14302 30th 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 156.5 FEET THEREOF.

**14330 30th Avenue NE Legal Description:**

THE SOUTH 70 FEET OF THE WEST 148 FEET OF THE FOLLOWING; UNIT LOT B OF SEATTLE SP #3005055 REC #20071120900003 AND AMENDED UNDER RECORDING NUMBER #20071130000724, RECORDS OF KING COUNTY.

Section 2. Page 8 of the Official Land Use Map, Seattle Municipal Code Section 23.32.016, is amended to rezone the Property described in Section 1 of this ordinance, and shown in Exhibit A to this ordinance, from Single Family 7200 to Lowrise 3 (M2) (LR3 (M2)). Approval of this rezone is conditioned upon complying with the Property Use and Development Agreement (PUDA) approved in Section 4 of this ordinance.

Section 3. The zoning designations established by Section 2 of this ordinance shall remain in effect until

the Property is rezoned by subsequent Council action.

Section 4. The PUDAs attached to this ordinance as Exhibits B and C are approved and accepted.

Section 5. The City Clerk is authorized and directed to file the PUDAs with the King County Recorder's Office; to file the original PUDAs along with this ordinance at the City Clerk's Office upon return of the recorded PUDAs from the King County Recorder's Office; and to deliver copies of the PUDAs and this ordinance to the Director of the Seattle Department of Construction and Inspections and to the King County Assessor's Office.

Section 6. This ordinance, effectuating a quasi-judicial decision of the City Council and not subject to mayoral approval or disapproval, shall take effect and be in force 30 days from and after its passage and approval by the City Council.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

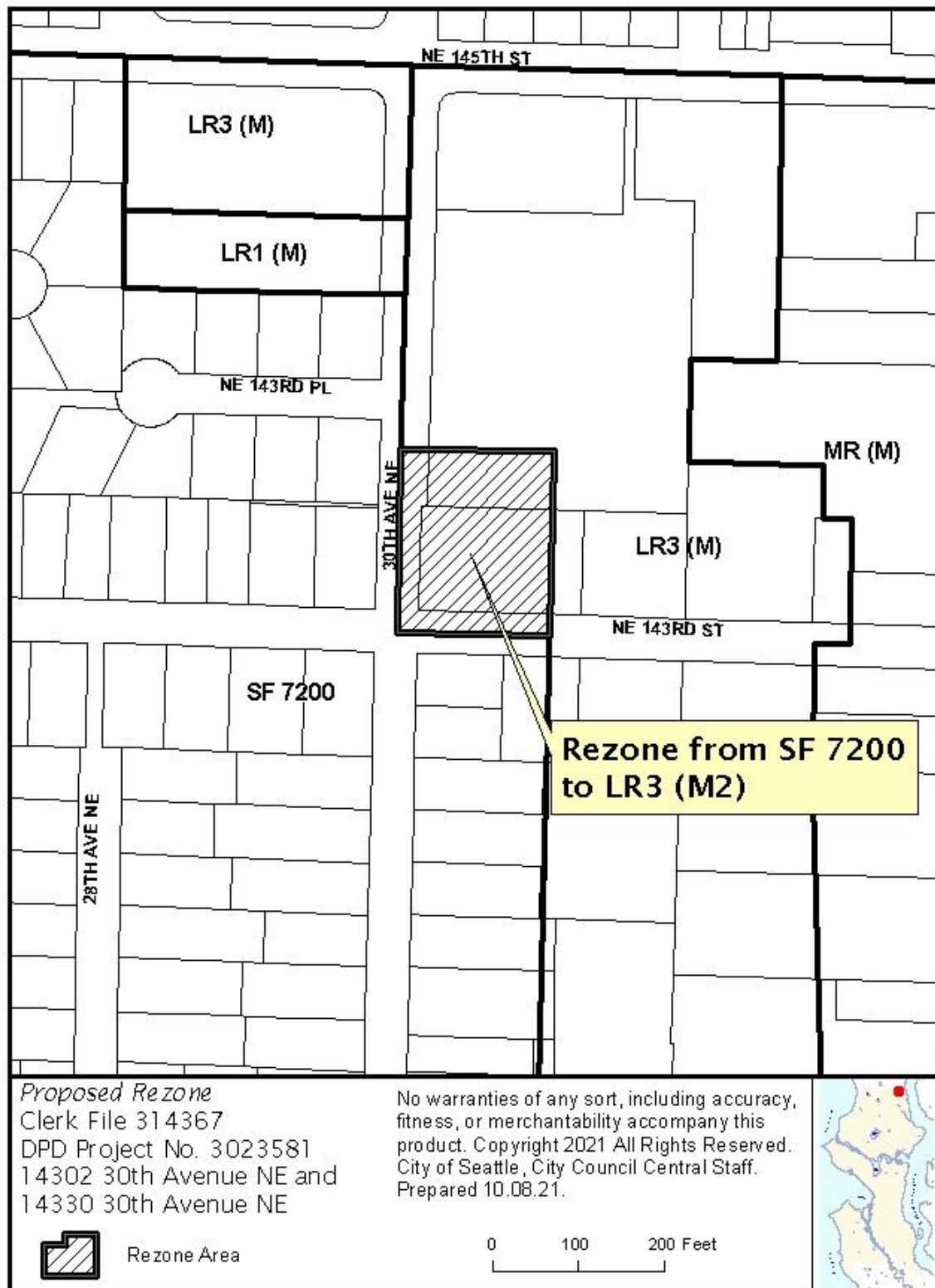
Exhibits:

Exhibit A - Rezone Map

Exhibit B - Property Use and Development Agreement for 14302 30th Avenue NE

Exhibit C - Property Use and Development Agreement for 14330 30th Avenue NE

## Exhibit A – Rezone Map





## Property Use and Development Agreement

<i>When Recorded, Return to:</i>	
<b>THE CITY CLERK</b> 600 Fourth Avenue, Floor 3 PO Box 94728 Seattle, Washington 98124-4728	

### PROPERTY USE AND DEVELOPMENT AGREEMENT

<b>Grantor(s):</b>		14302 Development, LLC		
<b>Grantee:</b>		The City of Seattle		
<b>Legal Description</b> <i>(abbreviated if necessary):</i>	see <i>Recital A</i> , below			
<b>Assessor's Tax Parcel ID #:</b>	7663700401			
<b>Reference Nos. of Documents Released or Assigned:</b>	n/a			

THIS PROPERTY USE AND DEVELOPMENT AGREEMENT (the "Agreement") is executed this \_\_\_ day of \_\_\_\_\_, 2021, in favor of the CITY OF SEATTLE (the "City"), a Washington municipal corporation, by 14302 Development, LLC, a Washington limited liability company ("Owner").

### RECITALS

A. 14302 Development, LLC, is the owner of that certain real property ("Parcel 1") in the City of Seattle currently partially zoned Single Family 7200 ("SF7200"), shown in Attachment A and legally described as:

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 156.5 FEET THEREOF.

B. In February 2017, the Owner submitted to the City an application under Project No. 3023581 for a rezone of portions of Parcel 1 from Single Family 7200 to Lowrise 3, in combination with the Seattle Housing Authority, owner of property adjacent to the north of Parcel 1.

C. Seattle Municipal Code Section 23.34.004 allows the City to approve a rezone subject to "self-imposed restrictions" upon the development of the property.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, the parties agree as follows:



## AGREEMENT

**Section 1. Agreement.** Pursuant to Seattle Municipal Code Section ("SMC") 23.34.004, the Owners covenant, bargain, and agree, on behalf of themselves and their successors and assigns that they will comply with the following conditions in consideration of the Rezone:

- (a) The rezone includes a Mandatory Housing Affordability designation of M2.
- (b) Development of the rezoned property shall be subject to the requirements of SMC 23.58B and/or 23.58C.
- (c) Development of the rezoned property shall be in substantial conformance with the approved plans for Master Use Permit record number 3023581-LU.

**Section 2. Agreement Runs With the Land.** This Agreement shall be recorded in the records of King County by the City Clerk. The covenants contained in this Agreement shall attach to and run with the land and be binding upon the Owners, their heirs, successors and assigns, and shall apply to after-acquired title of the Owners.

**Section 3. Amendment.** This Agreement may be amended or modified by agreement between either Owner and the City; provided any amendments are approved by the City Council by ordinance.

**Section 4. Exercise of Police Power.** Nothing in this Agreement shall prevent the City Council from making further amendments to the Seattle Municipal Code or Land Use Code as it may deem necessary in the public interest.

**Section 5. No Precedent.** The conditions contained in this Agreement are based on the unique circumstances applicable to the Property and this Agreement is not intended to establish precedent for other rezones in the surrounding area.

**Section 6. Repeal as Additional Remedy.** Owners acknowledge that compliance with the conditions of this Agreement is a condition of the subject rezone and that if the Owner avails itself of the benefits of this rezone but then fails to comply with the conditions of this Agreement with the City, in addition to pursuing any other remedy, the City may:

- a. Revoke the rezone by ordinance and require the use of the Property to conform to the requirements of the previous zoning designation or some other zoning designation imposed by the City Council; and
- b. Pursue specific performance of this Agreement.

[signature and acknowledgment on following pages]



SIGNED this 3<sup>rd</sup> day of Nov, 2021.

14302 Development, LLC, a Washington limited liability company

By: [Signature]

Name CHOIC CHEA  
Title President

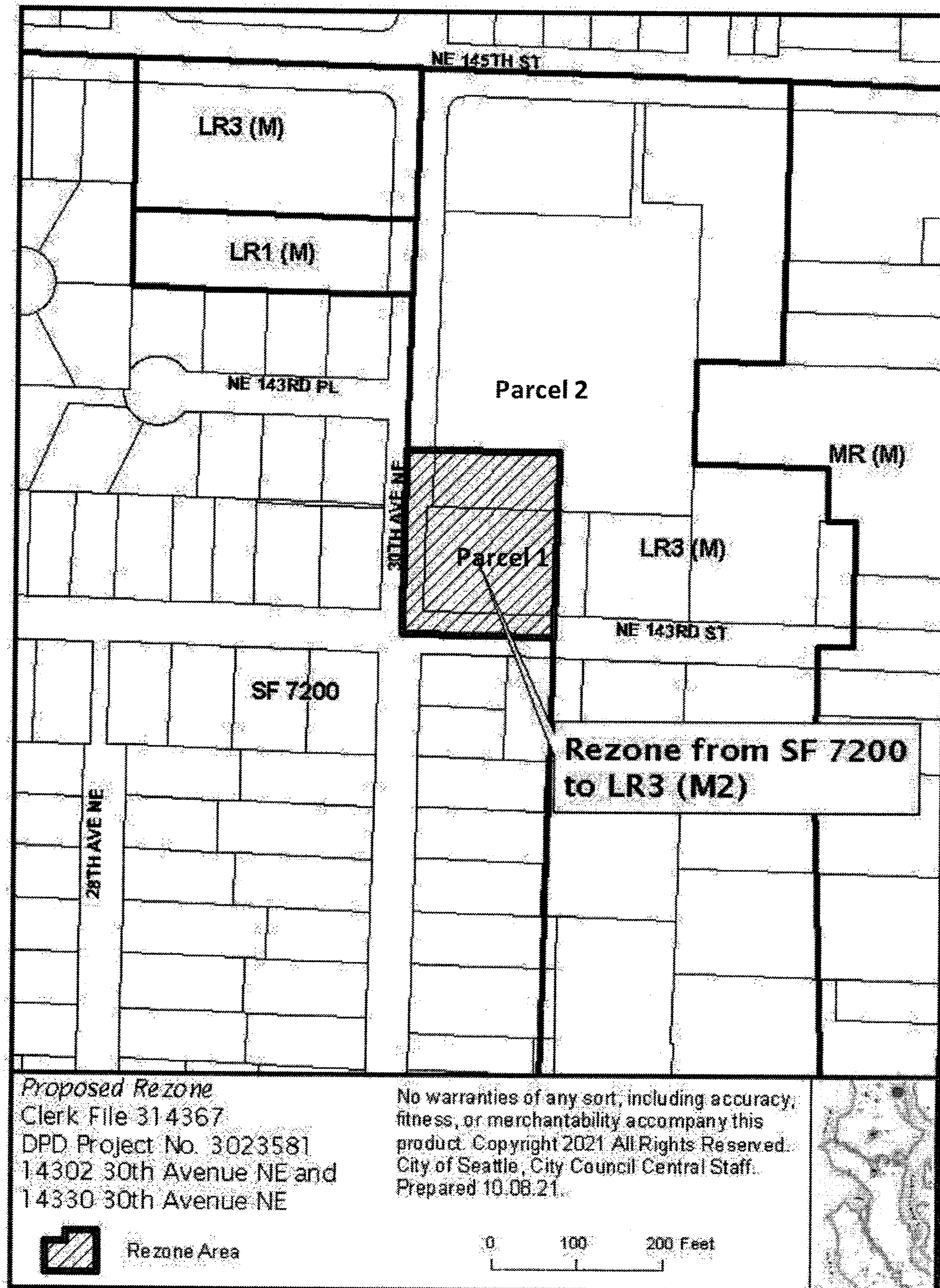
On this day personally appeared before me Jr Chok Chea, to me known to be the president, of 14302 Development LLC, a Washington limited liability company that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such limited liability company, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 3 day of Nov, 2021.

		Printed Name <u>Jinfu Yang</u>
		NOTARY PUBLIC in and for the State of Washington, residing at <u>Seattle</u>
		My Commission Expires <u>10/30/2023</u>
STATE OF WASHINGTON  COUNTY OF KING	}	<div style="border: 1px solid black; padding: 5px; text-align: center;">Notary Public State of Washington <b>JINFU YANG</b> COMMISSION# 20101218 MY COMMISSION EXPIRES October 30, 2023</div>



ATTACHMENT A  
REZONE MAP



## Property Use and Development Agreement

<i>When Recorded, Return to:</i>	
<b>THE CITY CLERK</b> 600 Fourth Avenue, Floor 3 PO Box 94728 Seattle, Washington 98124-4728	

### PROPERTY USE AND DEVELOPMENT AGREEMENT

<b>Grantor(s):</b>		Housing Authority of the City of Seattle		
<b>Grantee:</b>		The City of Seattle		
<b>Legal Description</b> <i>(abbreviated if necessary):</i>	see <i>Recital A</i> , below			
<b>Assessor's Tax Parcel ID #:</b>	7663700391 (part)			
<b>Reference Nos. of Documents Released or Assigned:</b>	n/a			

THIS PROPERTY USE AND DEVELOPMENT AGREEMENT (the "Agreement") is executed this \_\_\_ day of \_\_\_\_\_, 2021, in favor of the CITY OF SEATTLE (the "City"), a Washington municipal corporation, by the Housing Authority of the City of Seattle, a Washington public body corporate and politic (the "Owner").

### RECITALS

A. The Owner is the owner of that certain real property ("Parcel 2") in the City of Seattle currently partially zoned Single Family 7200 ("SF7200"), shown in Attachment A. The portion of Parcel 2 subject to the rezone is legally described as:

THE SOUTH 70 FEET OF THE WEST 148 FEET OF THE FOLLOWING; UNIT LOT  
B OF SEATTLE SP #3005055 REC #20071120900003 AND AMENDED UNDER  
RECORDING NUMBER #20071130000724, RECORDS OF KING COUNTY.

B. In February 2017, the Owner submitted to the City an application under Project No. 3023581 for a rezone of portions of Parcel 2 from Single Family 7200 to Lowrise 3 in conjunction with 14302 Development, LLC, owner of the parcel adjacent to Parcel 1 to the south.

C. Seattle Municipal Code Section 23.34.004 allows the City to approve a rezone subject to "self-imposed restrictions" upon the development of the property.

NOW, THEREFORE, in consideration of the mutual agreements contained herein, the parties agree as follows:



## AGREEMENT

**Section 1. Agreement.** Pursuant to Seattle Municipal Code Section ("SMC") 23.34.004, the Owner covenants, bargains, and agrees, on behalf of itself and its successors and assigns that it will comply with the following conditions in consideration of the Rezone:

- (a) The rezone includes a Mandatory Housing Affordability designation of M2 for the portion of Parcel 2 subject to the rezone.
- (b) Development of the rezoned property shall be subject to the requirements of SMC 23.58B and/or 23.58C.

**Section 2. Agreement Runs With the Land.** This Agreement shall be recorded in the records of King County by the City Clerk. The covenants contained in this Agreement shall attach to and run with the land and be binding upon the Owner, its heirs, successors and assigns, and shall apply to after-acquired title of the Owner.

**Section 3. Amendment.** This Agreement may be amended or modified by agreement between Owner and the City; provided any amendments are approved by the City Council by ordinance.

**Section 4. Exercise of Police Power.** Nothing in this Agreement shall prevent the City Council from making further amendments to the Seattle Municipal Code or Land Use Code as it may deem necessary in the public interest.

**Section 5. No Precedent.** The conditions contained in this Agreement are based on the unique circumstances applicable to the Property and this Agreement is not intended to establish precedent for other rezones in the surrounding area.

**Section 6. Repeal as Additional Remedy.** Owner acknowledges that compliance with the conditions of this Agreement is a condition of the subject rezone and that if the Owner avails itself of the benefits of this rezone but then fails to comply with the conditions of this Agreement with the City, in addition to pursuing any other remedy, the City may:

- a. Revoke the rezone by ordinance and require the use of the Property to conform to the requirements of the previous zoning designation or some other zoning designation imposed by the City Council; and
- b. Pursue specific performance of this Agreement.

[signature and acknowledgment on following pages]

SIGNED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**Housing Authority of the City of Seattle, a Washington public body corporate and politic**

By: Rodrick C. Brandon

Rodrick C. Brandon  
Executive Director


STATE OF  
WASHINGTON }

SS.

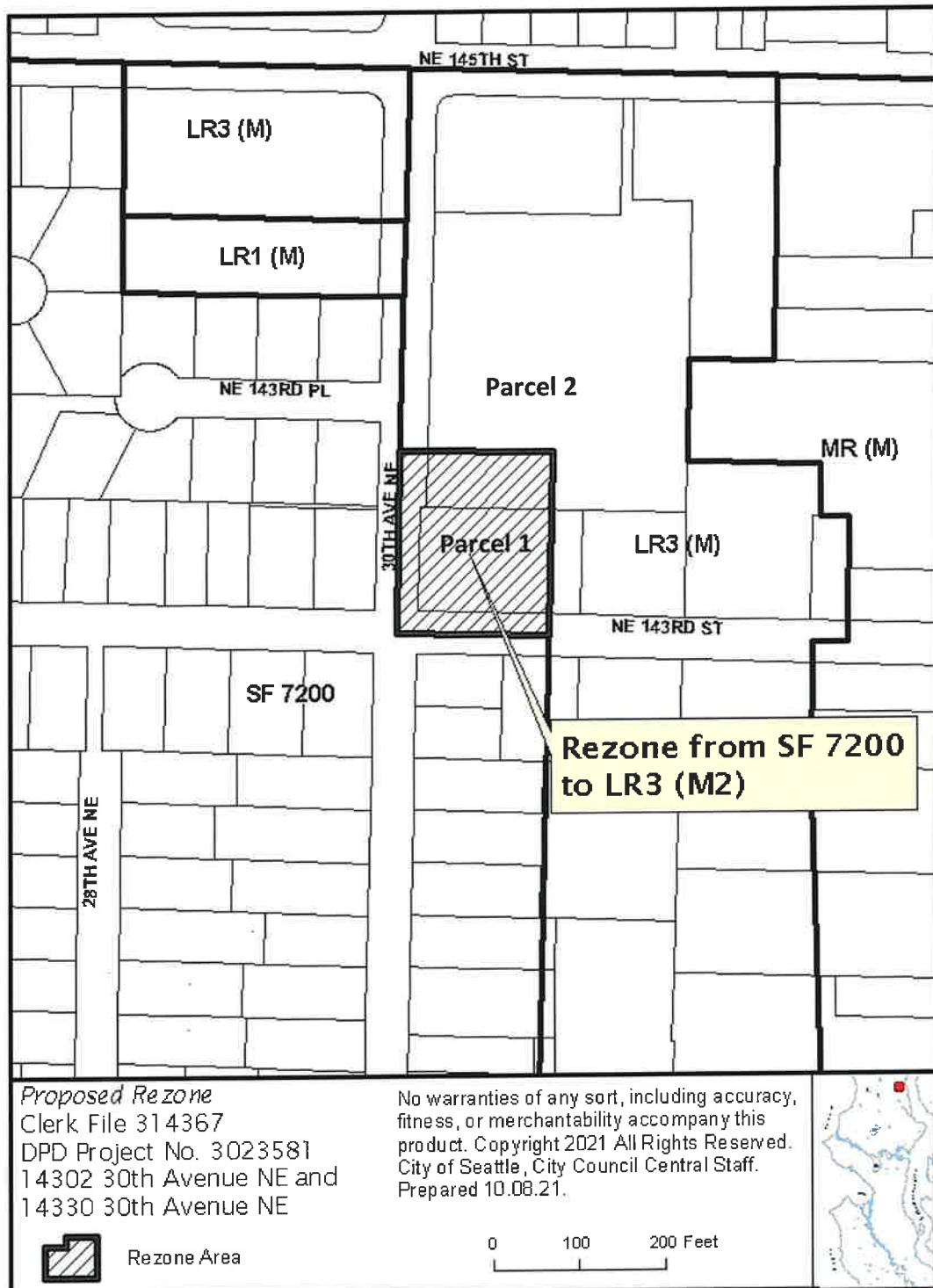
COUNTY OF KING

On this day personally appeared before me Rodrick C. Brandon, to me known to be the Executive Director, of Housing Authority of the City of Seattle, a Washington public body corporate and politic, that executed the foregoing instrument, and acknowledged such instrument to be the free and voluntary act and deed of such entity, for the uses and purposes therein mentioned, and on oath stated that he/she was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 28<sup>th</sup> day of October 2021.

	Printed Name <u>Suzette Johnson</u>
	NOTARY PUBLIC in and for the State of Washington, residing at <u>Seattle, WA</u>
	My Commission Expires <u>6/24/24</u>

ATTACHMENT A  
REZONE MAP





## **SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
Legislative	Lish Whitson/425-390-2431	N/A

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

### **1. BILL SUMMARY**

#### **Legislation Title:**

AN ORDINANCE relating to land use and zoning; amending Chapter 23.32 of the Seattle Municipal Code at page 8 of the Official Land Use Map to rezone portions of the lot located at 14302 30th Avenue NE and portions of the lot located at 14330 30th Avenue NE from Single Family 7200 (SF 7200) to Lowrise 3 with a Mandatory Housing Affordability 2 suffix (LR3 (M2)) and accepting Property Use and Development Agreements as a condition of rezone approval. (Petition by 14302 Development and the Seattle Housing Authority, C.F. 314367, SDCI Project 3023581-LU)

#### **Summary and background of the Legislation:**

This bill would rezone portions of the lots at 14302 and 14330 30th Avenue NE from Single Family 7200 (SF7200) to Lowrise 3 with a Mandatory Housing Affordability 2 suffix (LR3 (M2)) as described in Clerk File 314367 and shown on Exhibit A to the bill. It would also accept Property Use and Development Agreements signed by the property owners, restricting development on 14302 30th Avenue NE to the project show under SDCI project 3023581-LU and development on both sites to voluntary compliance with the Mandatory Housing Affordability program.

### **2. CAPITAL IMPROVEMENT PROGRAM**

Does this legislation create, fund, or amend a CIP Project? \_\_\_ Yes X No

### **3. SUMMARY OF FINANCIAL IMPLICATIONS**

Does this legislation amend the Adopted Budget? \_\_\_ Yes X No

### **4. OTHER IMPLICATIONS**

#### **a. Does this legislation affect any departments besides the originating department?**

If so, please list the affected department(s) and the nature of the impact (financial, operational, etc.).

The bill would allow the Seattle Department of Construction and Inspections to update the City's zoning maps and complete their review of development proposed under project 3023581-LU.

**b. Is a public hearing required for this legislation?**

The Seattle Hearing Examiner held an open record public hearing on August 24, 2021.

**c. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**

No.

**d. Does this legislation affect a piece of property?**

Yes, see Exhibit A to the bill.

**e. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**

None noted.

**f. Climate Change Implications**

**1. Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**

No.

**2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

No.

**g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?**

Not applicable

**List attachments/exhibits below:**

None



## Legislation Text

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**File #:** CF 314459, **Version:** 1

---

Petition of Grand Street Commons LLC, for the vacation of the alley in Block 14, Jos C. Kinnear's Addition to the City of Seattle, being the block bounded by South Grand Street, 22<sup>rd</sup> Avenue South, South Holgate Street and 23<sup>rd</sup> Avenue South.

The Clerk File is provided as an attachment.

VACATION PETITION TO THE HONORABLE CITY COUNCIL OF THE CITY OF SEATTLE

The undersigned, Grand Street Commons LLC ("Petitioner"), owns more than two-thirds of the property abutting that certain right-of-way located within the block bounded by 22<sup>nd</sup> Avenue S, S Grand Street, 23<sup>rd</sup> Avenue S, and S Holgate Street (the "Alley").

Petitioner petitions the City of Seattle to vacate the Alley, which is described more particularly as:

That certain alleyway, being 16 feet in width, create by Plat, between South Grand Street and South Holgate Street and lying between Lots 1, 2, and 3, and Lots 4, 5, and 6, Block 14, Jos C. Kinnear's Addition to the City of Seattle, according to the Plat thereof, recorded in Volume 1 of Plats, Page 123, records of King County, Washington.

OR in the alternative, to vacate any portion of the above-described right of way;

RESERVING to the City of Seattle after vacation all necessary slope rights including cuts or fills on the former Alley for the protection of the reasonable original grading of right-of-way abutting on the property after the vacation.

SIGNATURE OF PETITIONER:

I declare that I am the owner of property that abuts the Alley described in the petition to the City Council for the above-noted right-of-way vacation. I understand the discretionary nature of the City Council decision and I have been informed of the vacation review process and all fees and costs and time frame involved. **For corporately held property, provide documentation of signatory authority.**

Grand Street Commons LLC

PROPERTY King County Parcels

388190-0515, 388190-0540, 388190-0550,  
388190-0560

Signature:  DocuSigned By: Joe Ferguson

Date: 7/23/2020

Petition Fee:

Grand Street Commons LLC and the owners of the Dere Auto Property have a signed agreement under which Dere agrees to pay for the ½ portion of the alley abutting and to be vacated to the Dere Property. Grand Street Commons LLC will pay for the rest of the alley, all of which abuts the GSC South property

VACATION PETITION TO THE HONORABLE CITY COUNCIL OF THE CITY OF SEATTLE

I Grand Street Commons, LLC acknowledge that:

☒ Any expense that may be incurred in preparing, applying or obtaining any land use or construction permits in contemplation of such vacation is the sole risk of the petitioners;

☒ The City Council decision is at the end of the review process;

☒ The City Council decision on the vacation is discretionary, and will be based on the City's Street Vacation Policies contained in Resolution 31809 and other adopted policies;

☒ A Council decision to grant the vacation request does not exempt the property from the requirements of the City's Land Use Code or from conditioning of development pursuant to the State Environmental Policy Act (SEPA);

☒ I/we have been informed of the cost, obligations, petition requirements, Street Vacation Policies, the time frame involved in the review of vacation petition; and

☒ I/we understand that property owners abutting the vacation area are obligated to pay a vacation fee in the amount of the appraised value of the right-of-way. State, federal or city agencies are not required to pay a vacation fee but are required to pay for all other fees

 7/23/2020  
DocuSigned By: Joe Ferguson Petitioner Date

CONTACT INFORMATION:

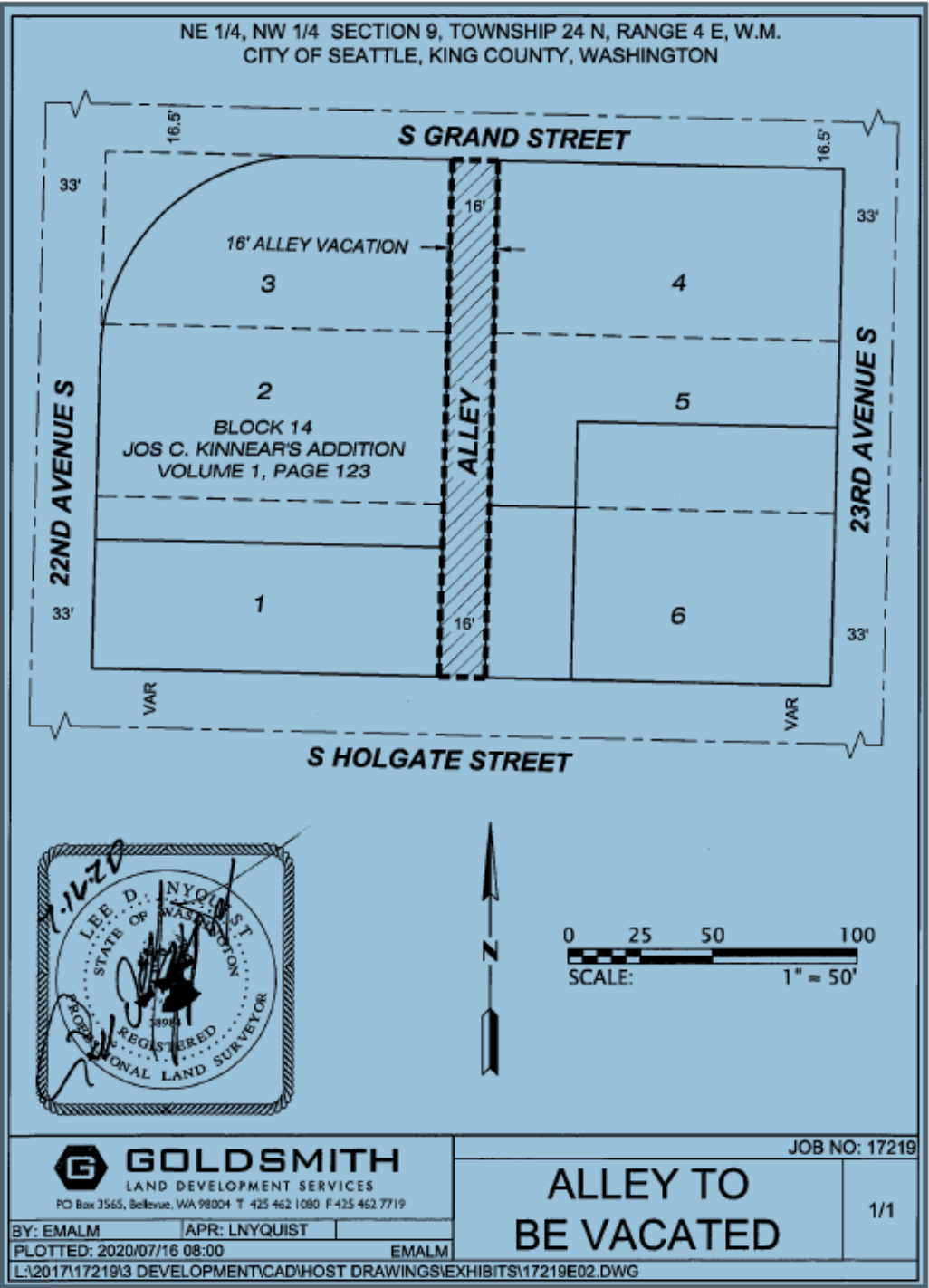
Petitioner:  
Grand Street Commons LLC  
401 N 36<sup>th</sup> Street, Suite 104  
Seattle, WA 98103  
[joe@lakeunionpartners.com](mailto:joe@lakeunionpartners.com)

Contact:  
Randall Olsen, Cairncross & Hempelmann  
[ROlsen@Cairncross.com](mailto:ROlsen@Cairncross.com)

Barry Baker, Mt. Baker Housing Association  
[barry@mtbakerhousing.org](mailto:barry@mtbakerhousing.org)

Abutting Property Owners\*:  
Suey Lung Dere and Ling Ngar Dere  
1818 Rainier Avenue S., Seattle, WA 98144  
Grand Street Commons LLC  
2030 Dexter Ave. N, Suite 100, Seattle, WA  
\*See attached Ex. A titled "Consent and Support for Alley Vacation"

MAP OF PROPOSED VACATION



The alley area of 190 feet by 16 feet with a square footage of 2,880.


{04042300.DOCX;1 }


Exhibit A

Consent and Support for Alley Vacation

To: City of Seattle  
Re: Vacation of the alley between S. Grand Street and S. Holgate Street

The undersigned ("Dere") own the property commonly known as 1818 Rainier Avenue S., tax parcel number 3881900510 ("Dere Property"). The Dere Property abuts a portion of the unopened alley located between S. Grand Street and S. Holgate Street (the "Alley"). Dere consents to and supports Grand Street Commons LLC's petition to vacate the Alley. Dere plans to purchase the half of the Alley that abuts the Dere Property. Please process and approve the Alley vacation.

 Dated: 4-12-2020  
Suey Lung Dere

 Dated: 4-12-2020  
Ling Ngar Dere

{03947871.DOCX;2 }

# GRAND STREET COMMONS - AFFORDABLE HOUSING ALLEY VACATION

## GSC SOUTH ALLEY VACATION

1815 23RD AVENUE S  
SDCI Project # 3035070  
SEPT 4, 2020



- SECTION 1 - Site Information .....4
- SECTION 2 - Project Information .....8
- SECTION 3 - Land Use Information ..... 18
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- SECTION 5 - Utilities .....36
- SECTION 6 - Historic Sites or Buildings .....38
- SECTION 7 - Community Engagement Plan .....39
- SECTION 8 - Vacation Policies ..... 44
- SECTION 9 - Environmental Review.....48

# 1 - SITE INFORMATION

LEGAL DESCRIPTION

July 16, 2020

LEGAL DESCRIPTION

FOR

LAKE UNION PARTNERS

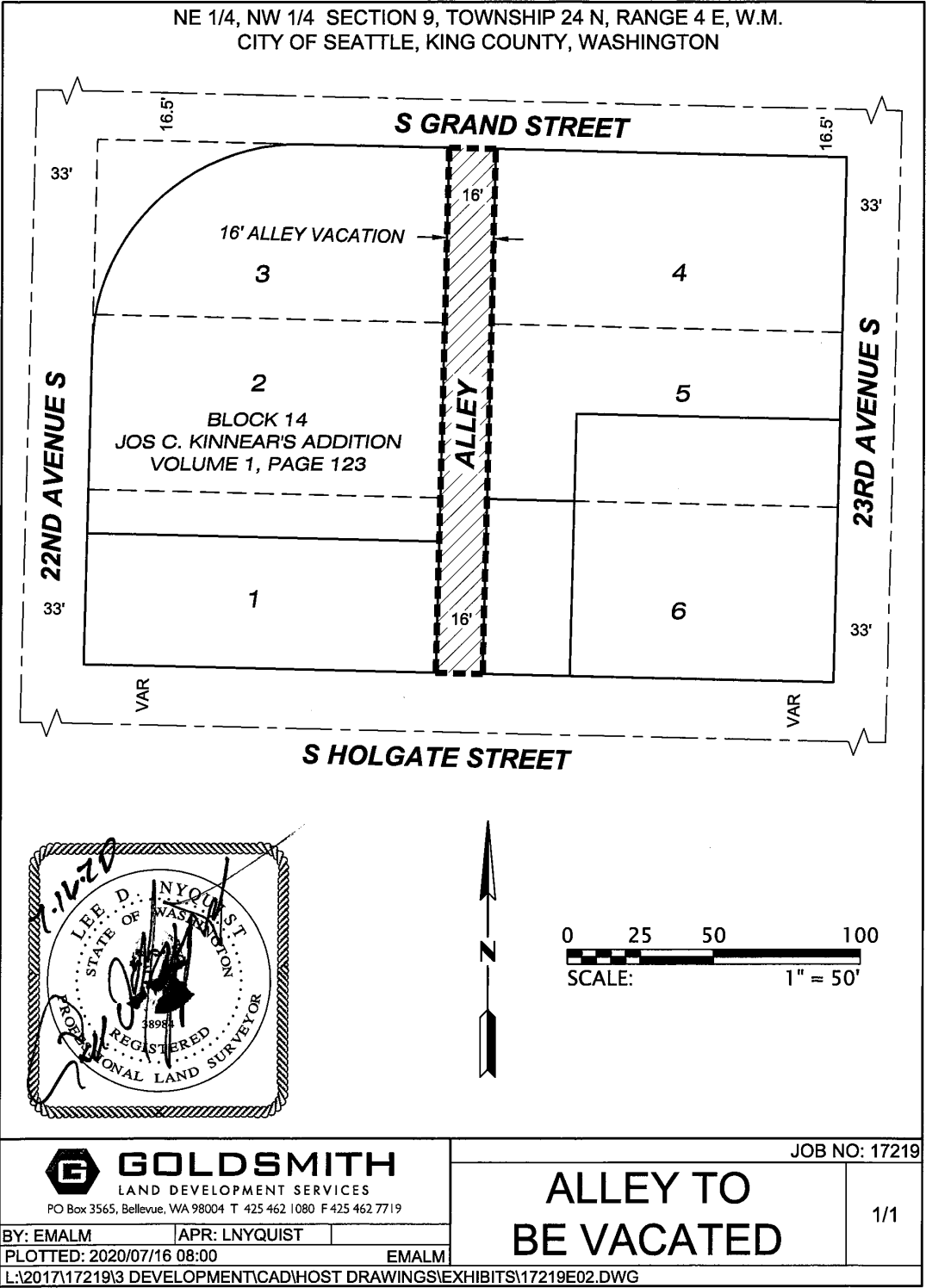
ALLEY TO BE VACATED

That certain alleyway, being 16 feet in width, created by Plat, between South Grand Street and South Holgate Street and lying between Lots 1,2, and 3, and Lots 4, 5, and 6, Block 14, Jos C. Kinnear's Addition to the City of Seattle, according to the Plat thereof, recorded in Volume 1 of Plats, Page 123, records of King County, Washington.



17219 Alley Vacated Legal Description\_2020-7-16.docx  
Page 1 of 1

Prepared by:	
Checked by:	





SECTION 1 | SITE INFORMATION

LOCATION  
2201 S GRAND ST, SEATTLE, WA 98144

PARCEL #:  
3881900515, 3881900540, 3881900550, 3881900560

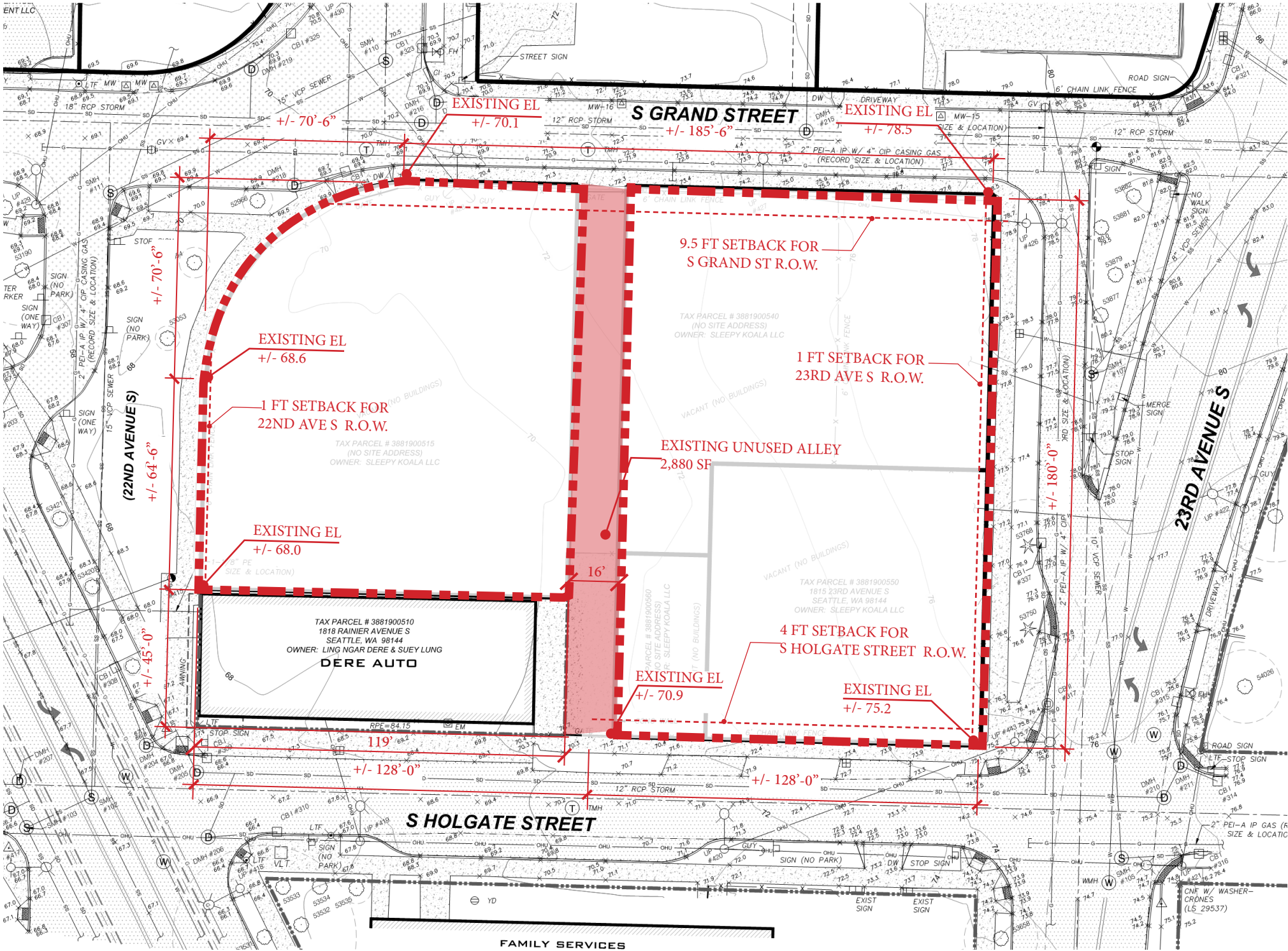
LOT SIZE:  
39,268 SF (0.90 acres)

ZONING:  
NC3-75(M)

OVERLAY ZONE:  
North Rainier/Mt Baker Hub Urban Village

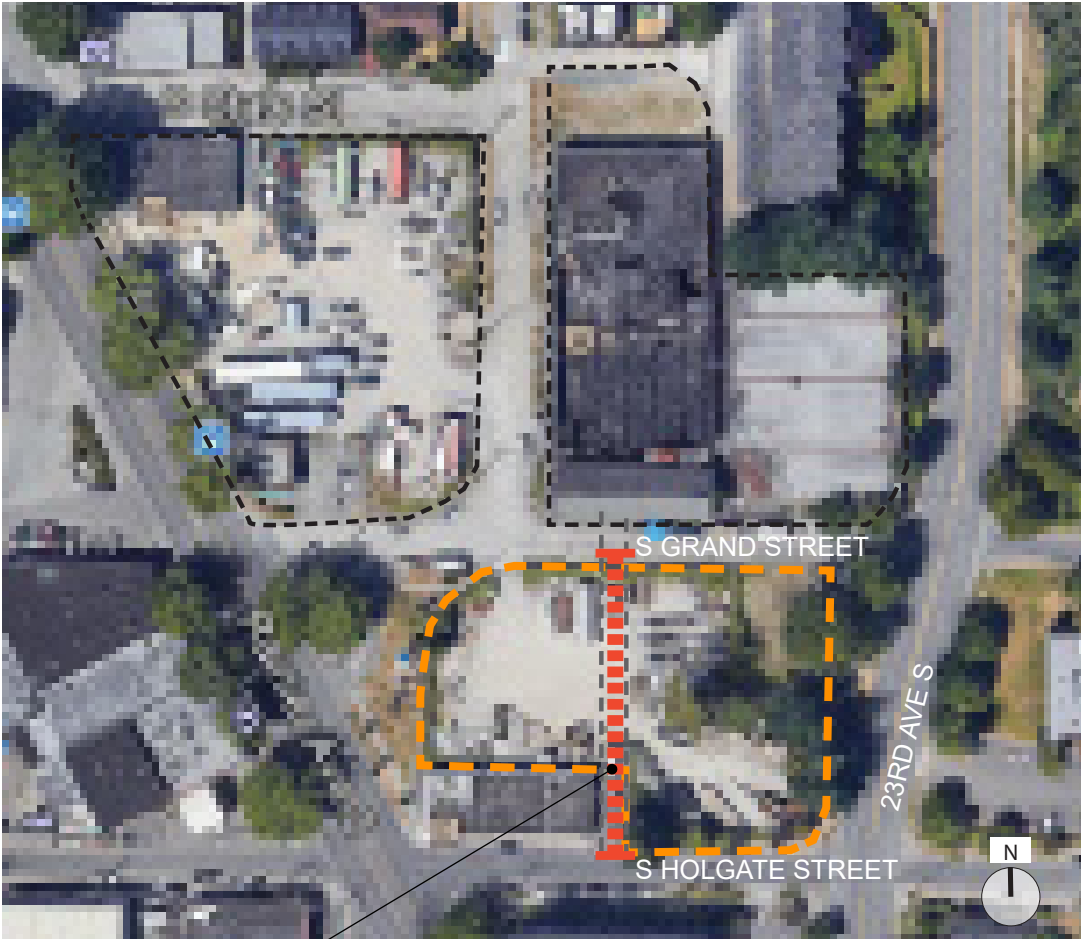
DESIGN GUIDELINES:  
Central Area Neighborhood Design Guidelines

CITY COUNCIL DISTRICT:  
City Council District 3  
District Councilmember: Kshama Sawant





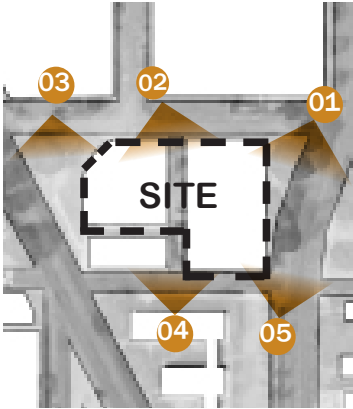
SECTION 1 | SITE PHOTOS - EXISTING CONDITIONS



ALLEY



HOLGATE STREET



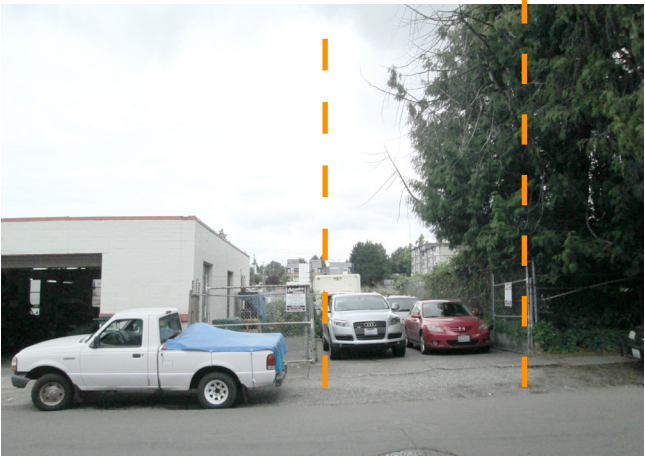
01 VIEW OF SITE FROM THE NORTHWEST



02 ALLEY VIEW FROM S GRAND STREET (NORTH END OF ALLEY)



03 VIEW OF SITE FROM NORTHWEST



04 ALLEY VIEW FROM S HOLGATE STREET



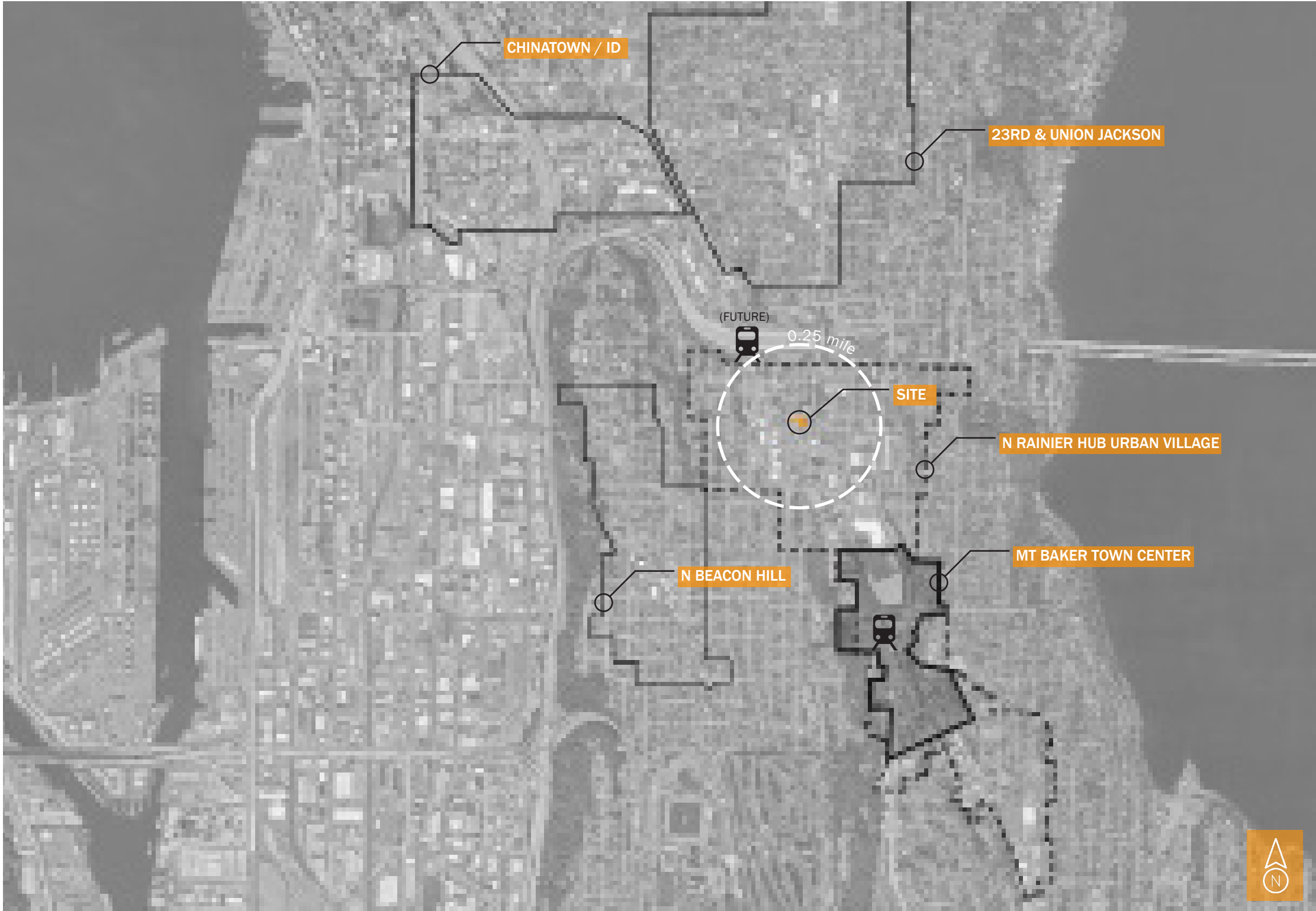
05 23RD AVE S



ALLEY



## 2 - PROJECT INFORMATION



PROJECT URBAN BOUNDARY

The project is located in the North Rainier/Mt Baker HUB Urban Village.

NEIGHBORING URBAN BOUNDARIES

- Downtown Urban Center
- Chinatown / ID Urban Center Village

- Town Center
- Mount Baker Town Center

- Residential Urban Village
- 23rd and Jackson Residential Urban Village
  - North Beacon Hill Residential Urban Village

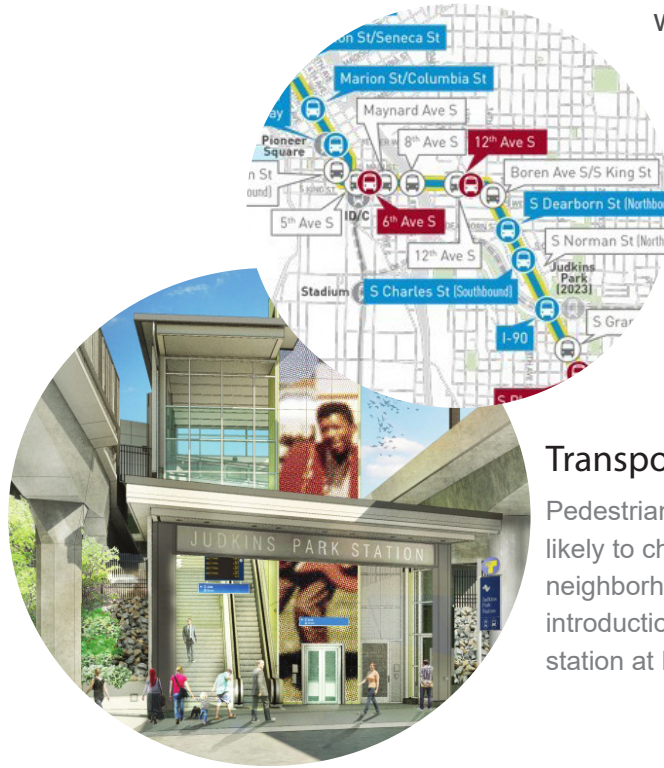


The alley vacation will support Mt. Baker Housing’s affordable housing project on the south block of the Grand Street Commons project in the heart of the N. Rainier Hub Urban Village.

Opportunity to vacate an **unused alley** to make way for **much needed affordable housing**.

SECTION 2 | VISION STATEMENT

Narrative and Vision Statement: “The alley vacation will result in the creation of 45 additional affordable housing units on the GSC South site. The GSC South site is part of the larger Grand Street Commons project, which also includes GSC West and East as shown below. The goal of the Grand Street Commons project is to create a mixed income, transit-oriented community featuring Office of Housing funded family units at 60% AMI on the GSC South site, and market rate apartments and additional affordable units via MHA onsite performance and MFTE programming on the GSC West and East sites. Grand Street Commons will be a new neighborhood center and will feature a variety of retail and commercial uses, pedestrian friendly streets, and green public spaces, all in proximity to the Judkin’s Park Light Rail Station.



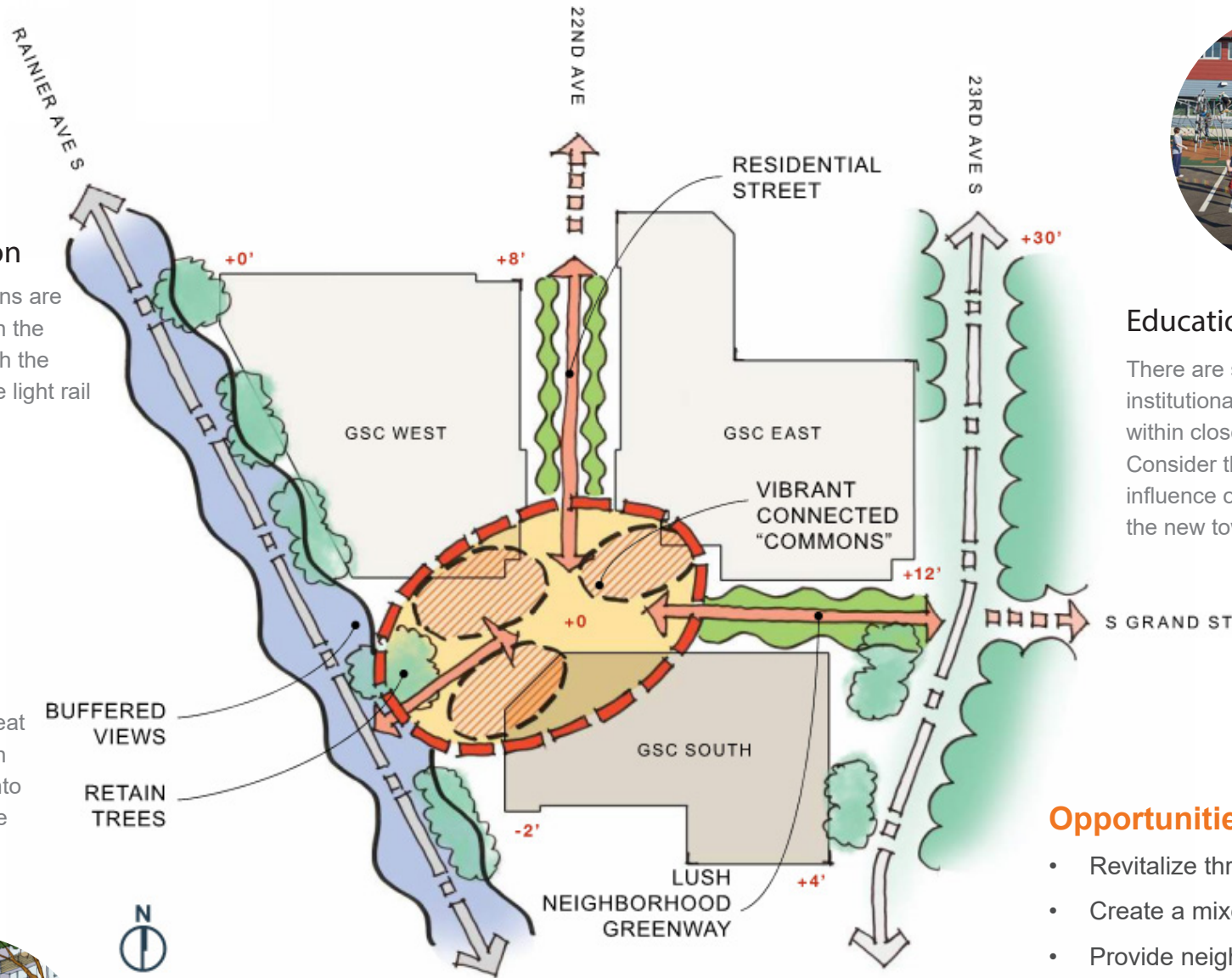
Transportation

Pedestrian patterns are likely to change in the neighborhood with the introduction of the light rail station at I-90.



Environment

Brownfield sites provide great opportunity for regeneration and rebirth, turning blight into a restorative and productive environment.



Education and Culture

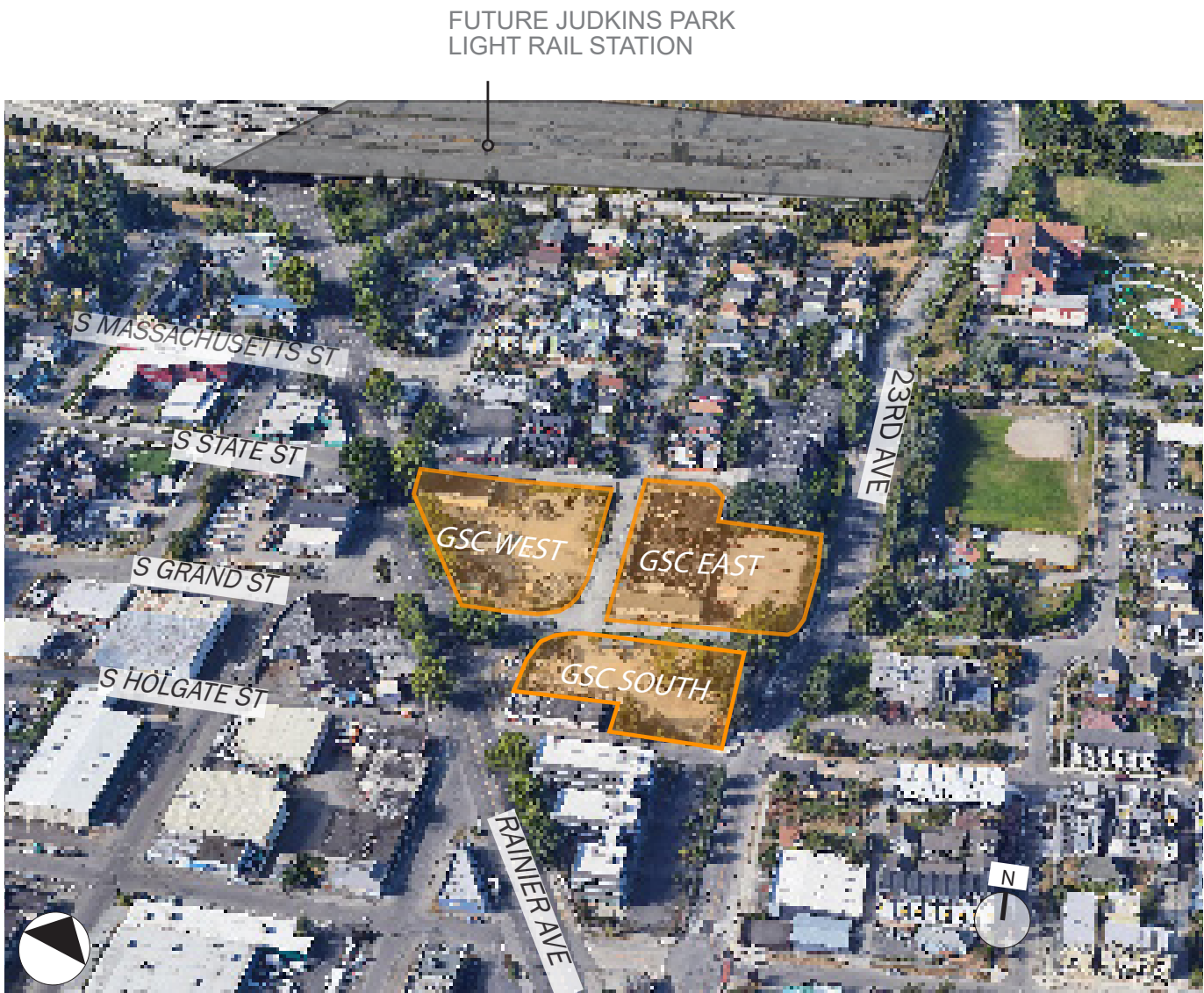
There are significant cultural, institutional and educational centers within close proximity of the site. Consider their programming as influence over the development of the new town center.



Opportunities

- Revitalize three brownfield sites into a healthy center for urban living.
- Create a mixed-use, mixed-income community near transit.
- Provide neighborhood open space that supports and connects the existing green spaces, education and cultural institutions in the neighborhood.
- Create an active pedestrian experience with enhanced ROW improvements and public open spaces that will benefit both new residents and the neighborhood at large.





DESIGN TEAM

- Architecture: Runberg Architecture Group
- Landscape Architecture: Hewitt
- Civil: KPFF Consulting Engineers

Grand Street Commons

Grand Street Commons is a transit-oriented 3-block development in the Judkin’s Park neighborhood. The development team is working with the Washington Department of Ecology to clean up the brown-field sites which are contaminated from their recent industrial past. Creative housing solutions and a variety of commercial programming will be incorporated into the new mixed-use, mixed-income community.

Mt Baker Housing & Lake Union Partners

**Mt. Baker Housing** formed in 1988 from the anti-displacement efforts of members from the local Mt. Baker neighborhood and residents of Mt. Baker Village Apartment; a majority of whom were refugee immigrants from genocide in Cambodia and war in Vietnam. Residents of our properties, now spanning from North Rainier, through Columbia City and down to South Rainier/Rainier Beach, have been with us long-term and have generational ties to their neighborhood.

**Lake Union Partners** is an urban real estate firm specializing in residential mixed-use and commercial projects in metropolitan markets throughout the West. We are a team of creative and experienced developers who build projects with design integrity and sensitivity to local neighborhoods.

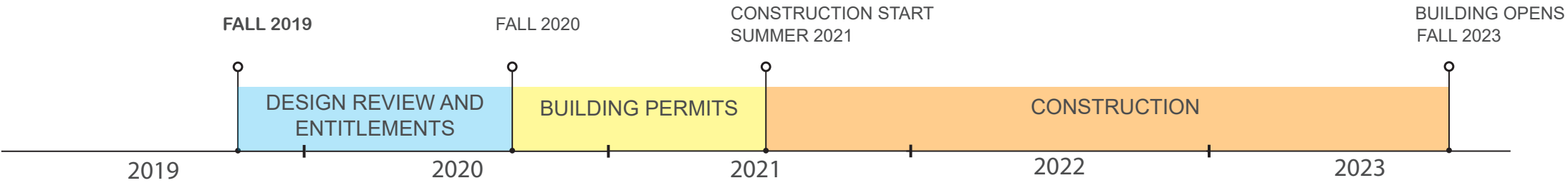
Development Program

GSC South: Mt. Baker Housing

Pending approval of the alley vacation, this building will provide 200+ units of affordable housing for families at 60% AMI.

GSC West and East: Lake Union Partners

The East and West buildings will provide over 550 new rental apartments combined. The apartments will be primarily market rate rental housing; affordable housing will be provided via MHA onsite performance and MFTE.



SECTION 2 | PROJECT INFORMATION - ALLEY VACATION PROPOSAL

PROPOSAL SUMMARY

Total Gross Floor Area: 201,380 SF  
Residential Floor Area: 135,401  
Office/Retail Floor Area: 11,652 sf  
Building Height: 76'-8"  
Number of Residential Units: 202  
Number of Parking Stalls: 32  
Number of Bike Stalls: 25  
Uses: Affordable Multifamily Apartment, Retail, Office

PROJECT DESCRIPTION

Establish use of 7-story mixed-use building with 202 affordable housing apartments, retail, office, and structured parking.

AFFORDABLE HOUSING

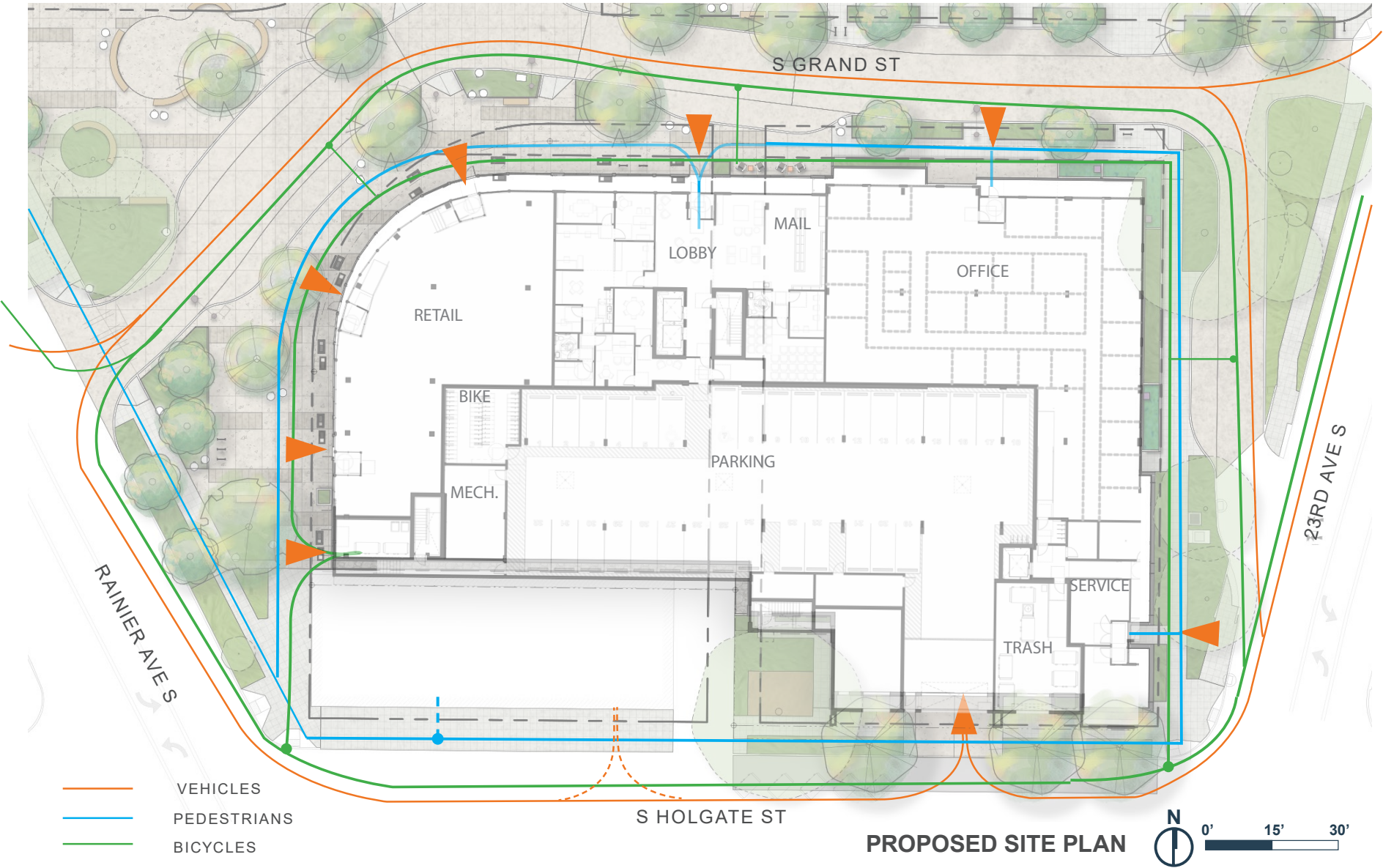
All of the apartment units will be restricted as affordable housing to families and individuals earning at or below 60% of the Area Median Income. The affordability will be ensured with two land use restriction agreements. The project will receive funding from the city of Seattle Office Housing restricting affordability for 50 years. The project will receive an allocation of tax exempt bonds and federal Low Income Housing Tax Credits from the Washington State Housing Finance Commission restricted for 40 years.

SUSTAINABLE FEATURES

The project will qualify for the Evergreen Standard Sustainability program. (access to services, transit, open space, improving connectivity to the community, landscaping, water-conserving fixtures, energy reduction, efficient lighting, sustainable building envelop design, etc.)

RACE AND SOCIAL JUSTICE INITIATIVE

The North Rainier/Mt Baker neighborhood has 40.5% persons of color (33% citywide) with 15.4% African American and 13.3% Asian. It is in the high displacement risk/high access to opportunity area based on the City's Growth & Equity analysis, which makes affordable housing at 60% AMI critical in this area to support planning consistent with the City's Race and



Social Justice Initiative (RSJI) and the Seattle Comprehensive Plan core value of social equity. Through targeted outreach and marketing, the goal will be that the ratio of renters reflect this neighborhood diversity. The North Rainier/Mt Baker neighborhood has been identified as a high risk for displacement from development and gentrification. By providing 202 units of high quality affordable housing at 60% AMI, the project will provide current neighborhood residents new housing options, including those at risk of losing their homes to redevelopment. Because the property currently contains no housing, all 202 units will be new affordable housing for this community and no housing is being displaced by this project.

PROJECT COST ESTIMATE

Total Development Cost is about \$85M, total construction cost is about \$59M.

SQUARE FOOT VALUE OF PROPERTY UNDER CONTRACT

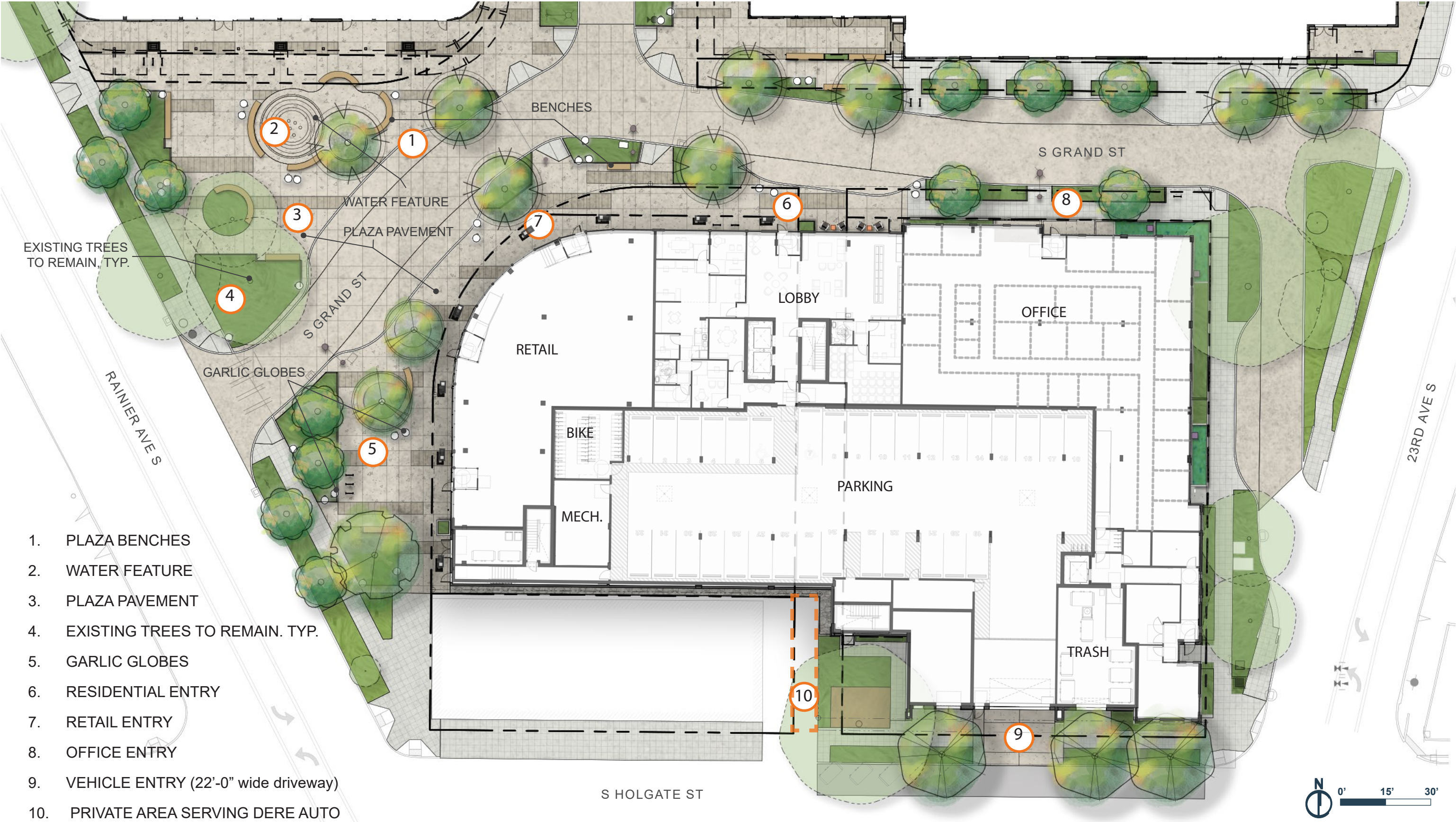
Parcel #s: 388190-0515, 388190-0540, 388190-0550, 388190-0560  
Parcel SF: 36,760

Contract Purchase Price: \$5,054,880 (\$138 / SF)

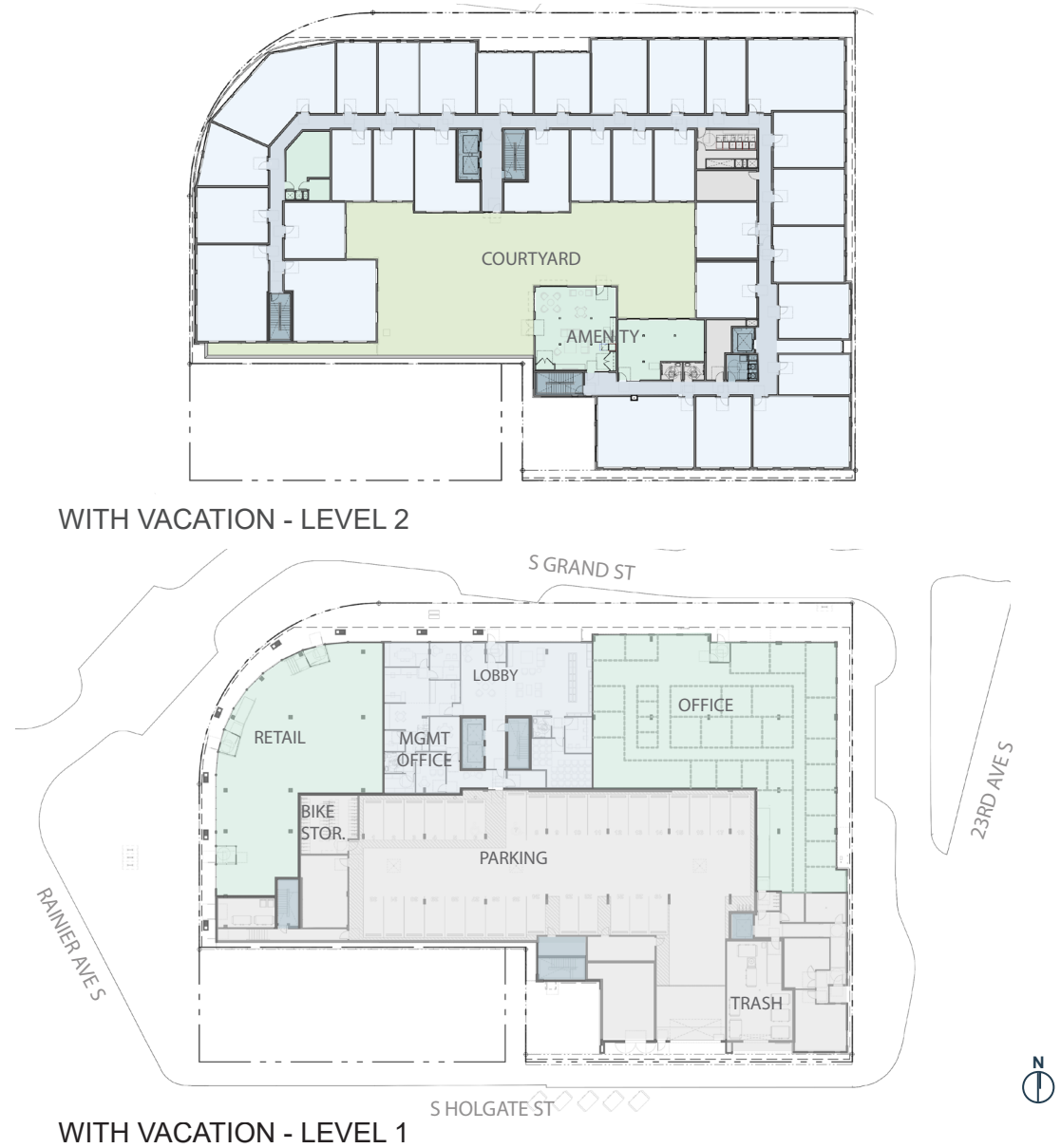
PROPOSED DEVELOPMENT TIMELINE

20 months entitlement, 22 months construction.









	WITHOUT ALLEY VACATION	WITH ALLEY VACATION	RESULT OF ALLEY VACATION
# OF BUILDINGS	2	1	One less building <b>eliminates redundancy in building services, consolidates parking and loading access points, reduces operation costs and improves security.</b>
COST OF CONSTRUCTION	\$77,198,455	\$84,626,679	More efficient construction and elimination of redundant services such as vertical circulation, lobbies and trash space reduces the total cost of construction by approximately \$70,000/unit.
# OF APARTMENTS	157	202	Provides <b>45 additional units</b> of affordable housing. In addition, the percentage of family sized units increases from 21% to 29% in the single building configuration.
OH / COST PER UNIT	\$137,345	\$80,100	<b>42% reduction</b> in cost per unit for the Office of Housing funding. This generates 45 additional housing units while simultaneously saving over \$4.7 million in Office of Housing costs.





A RAINIER AVENUE OPPORTUNITY AREAS (EAST SIDE)



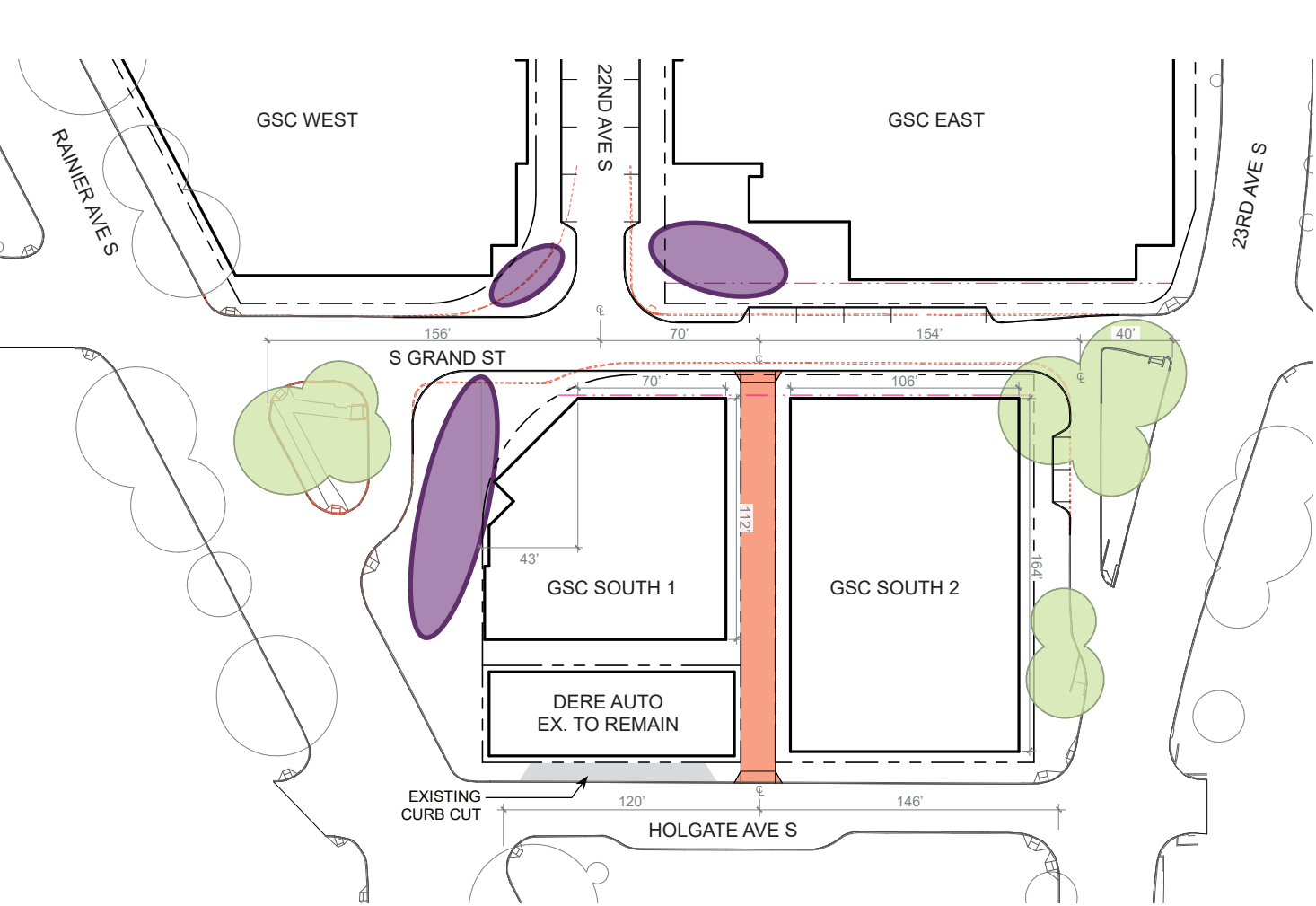
B RAINIER AVENUE OPPORTUNITY AREAS (WEST SIDE)



C 23RD AVE S AND GRAND ST INTERSECTION










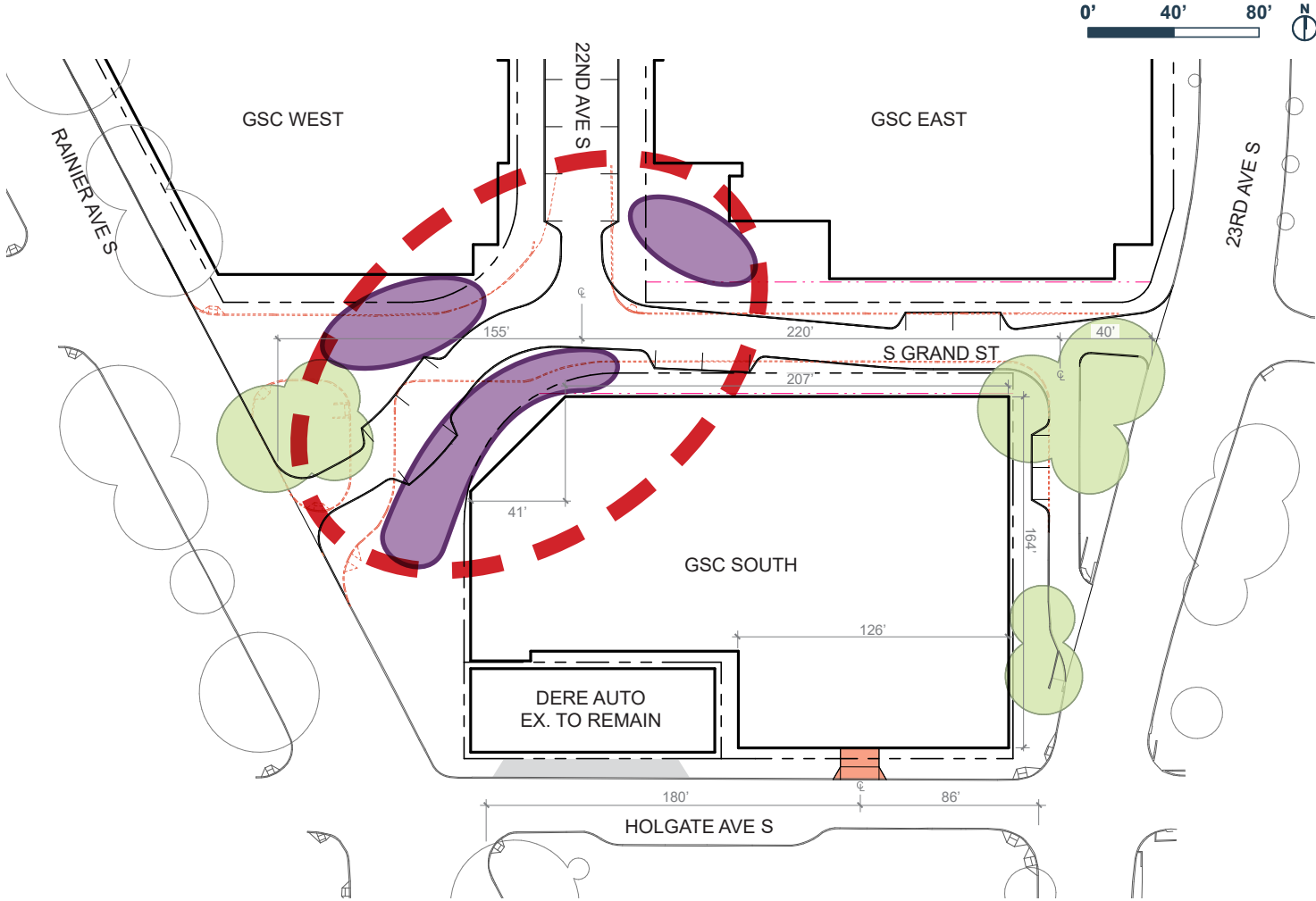


NO ALLEY VACATION

- CONSIDERATIONS:
- Less desirable open space orientation: Rainier Ave frontage has limited connectivity to Grand St.
  - Disconnected “Commons”: Connection to other open space opportunity areas is reduced.
  - Compromised pedestrian access: Two road crossings to GSC south area reduce safety.

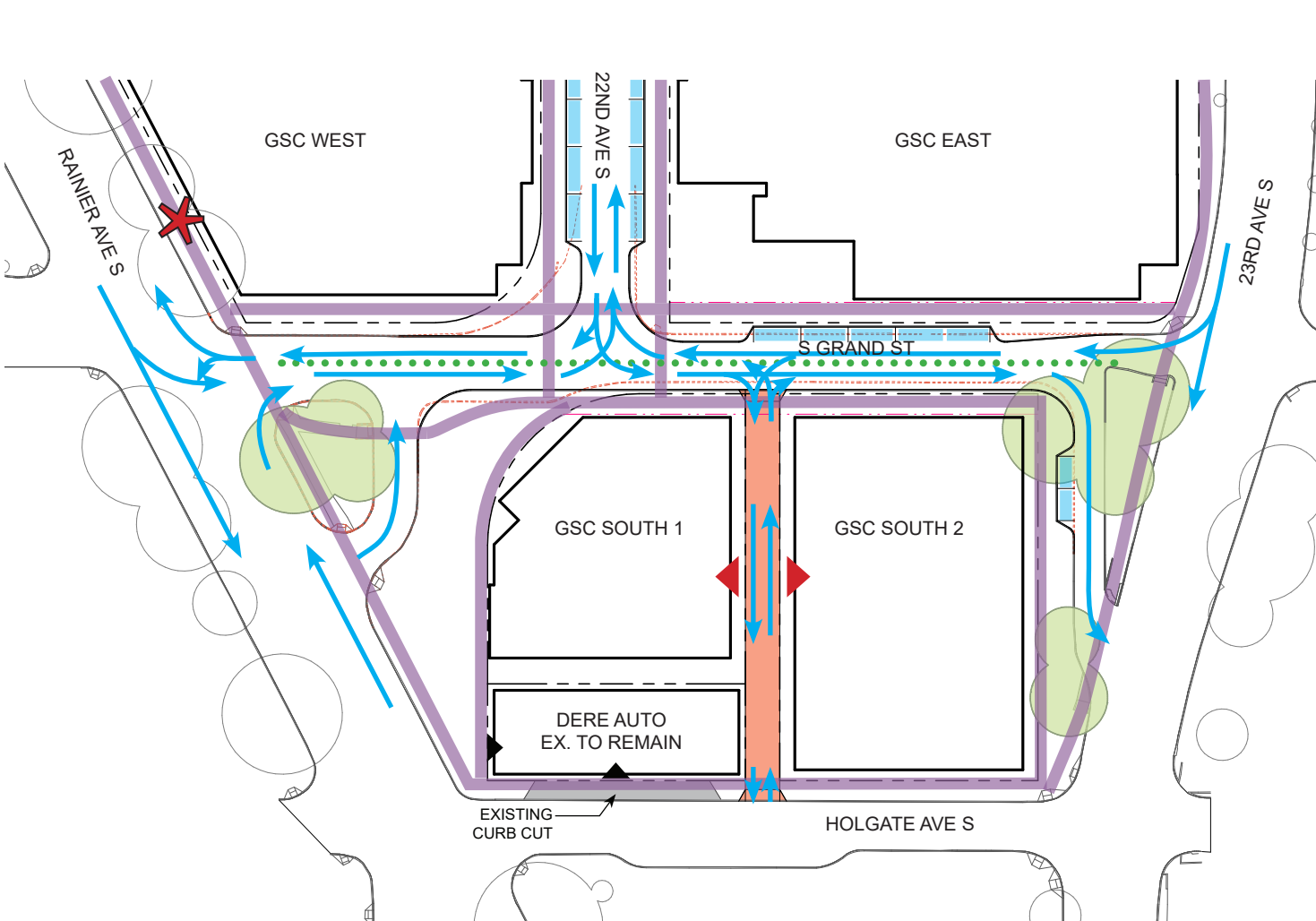
LEGEND

-  PEDESTRIAN OPEN SPACE OPPORTUNITY
-  VEHICULAR ALLEY / ACCESS
-  EXISTING CURB
-  PROPERTY LINE
-  EXISTING TREES TO REMAIN



ALLEY VACATION

- CONSIDERATIONS:
- Improved open space orientation: Open space along Rainier Ave and Grand St is more usable.
  - A connected “Commons”: Creates a variety of open spaces that relate to each other and the building adjacencies will result in a more unified space.
  - Safer pedestrian access: Reduced road crossings will increase safety.

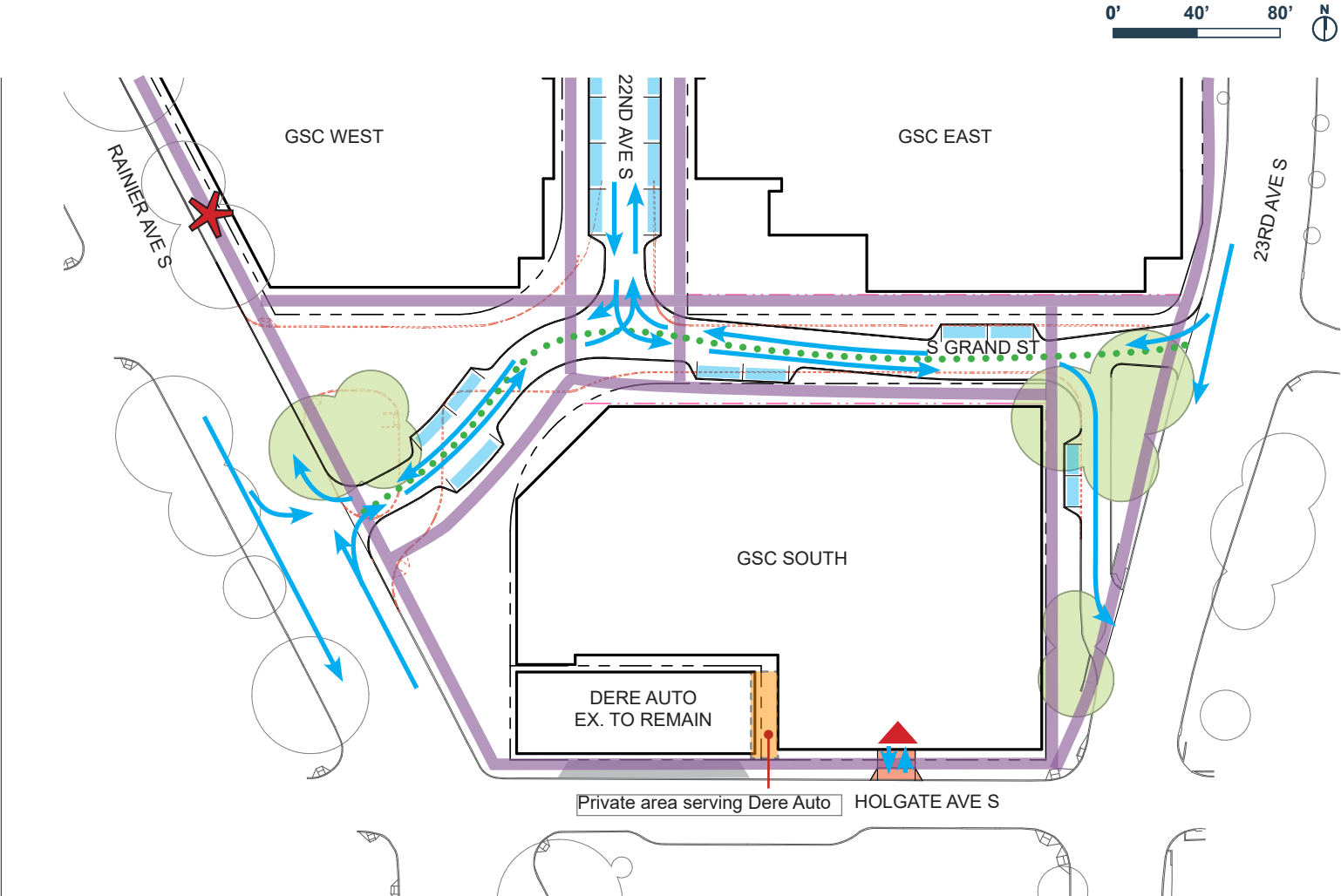


NO ALLEY VACATION

- CONSIDERATIONS:
- Increased pedestrian+bicycle+vehicle conflicts: Alley at Grand St. introduces vehicular conflicts that don't currently exist.
  - Intersection/alley separation: Turning movements into & from alley at Grand St. could impact the intersection of 22nd and Grand St.
  - Less safe: Isolated pedestrian island at Rainier Ave. and Grand St. is underutilized and unsafe.
  - Prioritizes vehicles: Wider straight travel ways results in a narrower pedestrian area with limited visual containment and buffering.

LEGEND

- |  |                               |  |                               |
|--|-------------------------------|--|-------------------------------|
|  | VEHICULAR CIRCULATION         |  | GARAGE ENTRY                  |
|  | PEDESTRIAN CIRCULATION        |  | ENTRY INTO EXISTING DERE AUTO |
|  | PLANNED NEIGHBORHOOD GREENWAY |  | EXISTING BUS STOP             |
|  | PARKING / LOADING             |  | EXISTING TREES TO REMAIN      |
|  | EXISTING CURB                 |  |                               |
|  | PROPERTY LINE                 |  |                               |



ALLEY VACATION (entire alley)

- CONSIDERATIONS:
- Reduced pedestrian+bicycle+vehicle conflicts: Grand St. functions better as a Neighborhood Greenway.
  - Traffic volumes reduced : Garage access from Holgate St reduces traffic volumes on Grand St.
  - Increased safety: Consolidated roadway reduces number of pedestrian crossings.
  - Better pedestrian experience: More narrow curved road results in wider pedestrian areas with better place making opportunities.
  - NOTE: The entire alley will be vacated. The southern end of the alley adjacent to neighboring Dere Auto property will be split from the center, with the west half purchased by Dere Auto for private use.

## 3 - LAND USE INFORMATION

SECTION 3 | LAND USE INFORMATION

ZONING DESIGNATION      ZONING SUMMARY

NC3-75 (M)

NEARBY ZONING

North, West and South of Site:

NC3-75(M)

East of Site: MR (M2)

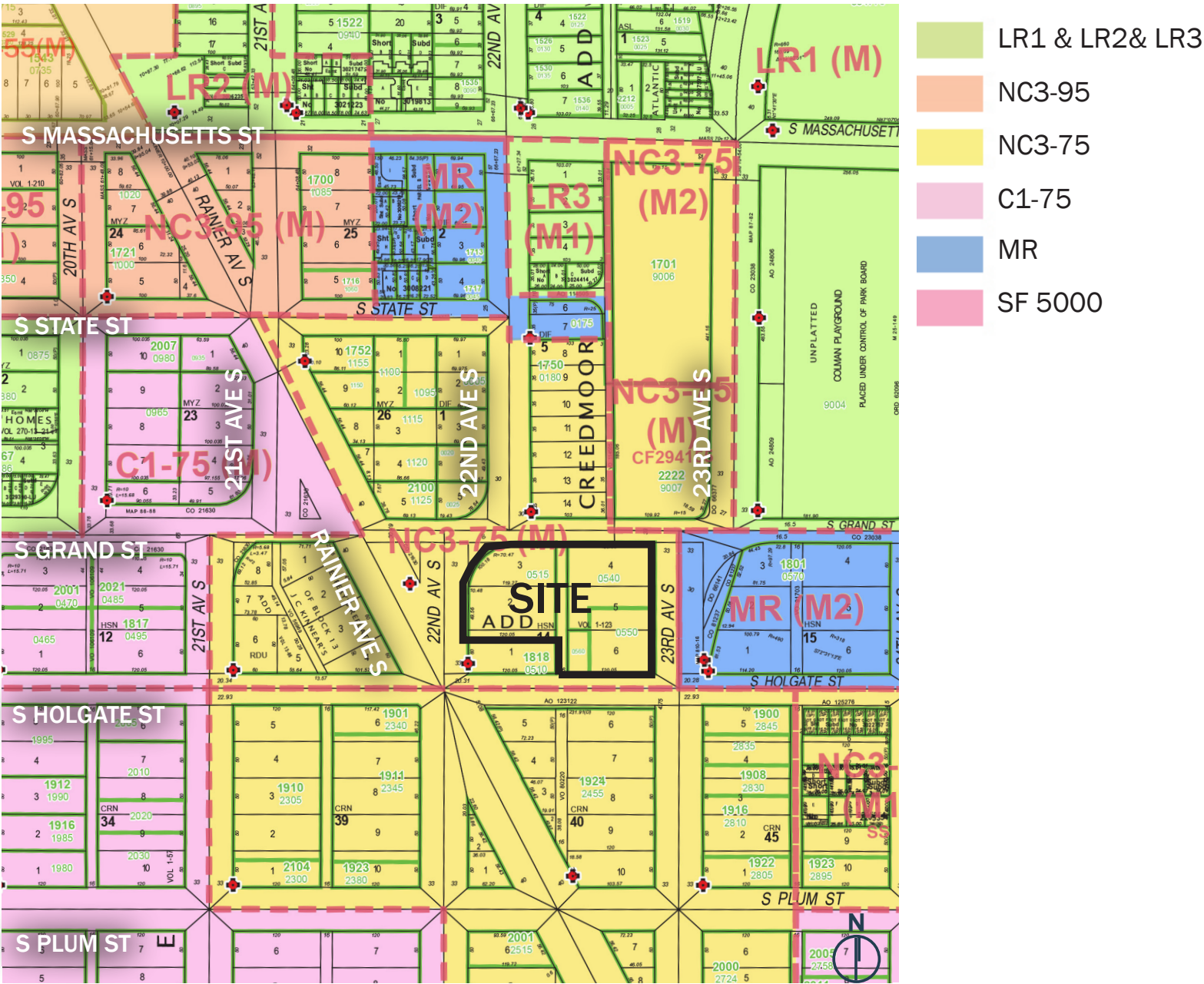
The entire project site (outlined in the map to the right) is zoned NC3-75’ (M). The same zone extends across S Grand Street to the north, Rainer Ave S to the west, and S Holgate Street to the south. The block east of the site on the opposite side of 23rd Ave S is zoned MR (M2). This block is pursuing an alley vacation to eliminate the platted (but unimproved) alley running north/south through the center of this block.

NC3-75'  
Chapter 23.47A - Commercial  
Key Zoning Code Criteria

Code Section	Topic	Summary
23.47A.005.C	Street Level Uses	Limits to residential use at grade do not apply to this project.
23.47A.008.A.2	Blank Facades	Blank Facades may not exceed 20' in width or 40% of the width of a structure along the street.
23.47A.008.B	Non-Residential requirements	60% Transparency required Average depth of 30' and min. depth of 15' Floor to floor height is min. 13'-0"
23.47A.008.D	Residential at grade	At least on street-level, street-facing façade shall have a visually prominent entry The floor of a dwelling unit shall be 4' above or below sidewalk grade or be set back at least 10 feet from the sidewalk.
23.47A.012	Structure Height	Per zone - 75'
23.47A.013	Floor Area Ratio (FAR)	FAR = 5.5
23.47A.014	Setback Requirements	Upper level setback abutting an MR zone - does not apply when MR zone is part of the same building. Upper level setback for street-facing facades - setback of 8 feet is required above 65 feet.
	Façade Modulation	Structures > 250' in width must have one protion of the structure 30 feet or greater setback 15 feet min from the front property line.
	Decks and Balconies	Are permitted within the setback area.
23.47A.016	Green Factor	Green Factor of 0.3 or greater is required.
23.47A.022	Light and Glare	Exterior lighting must be shielded and directed away from adjacent uses. Driveways and parking areas shall be screened from adjacent properties by a fence or wall between 5 feet and 6 feet in height
23.47A.024	Amenity Area	5% total fross floor area in residential use. Amenity areas shall not be enclosed.
23.47A.032	Parking Access	Parking shall be from the alley.
23.54.015	Parking requirements	no minimum parking required for residential or commercial use

FUTURE LAND USE

North Rainier/Mt Baker Hub Urban Village. Seattle’s Comprehensive Plan estimates an additional 1,000 units and 2,100 jobs through 2035. Since the plan’s adoption, 684 units have been built with another 884 issued, not yet complete. There has been a job change of 674.



LAND USE ACTIONS REQUIRED FOR PERMIT

**Design Review:** the project has an approved EDG, and a MUP has been submitted in April 2020.

**SEPA:** A SEPA checklist has been submitted on April 23, 2020.

**Building Permit:** A demolition, shoring and building permit will be needed for the construction of this project. These will be submitted in Oct 2020.

Both MBH and LUP projects are going through the building and SIP permitting process concurrently under separate permits to ensure coordination between both projects, and among City departments.



SUMMARY OF CITY PLANS AND POLICIES

Seattle’s Comprehensive Plan provides an opportunity to envision a more equitable future, one in which “all marginalized people can attain those resources, opportunities, and outcomes that improve their quality of life and enable them to reach their full potential”. The project supports the land use goal for Commercial/Mixed-Use Areas to “Create and maintain successful commercial/mixed-use areas that provide a focus for the surrounding neighborhood and that encourage new businesses, provide stability and expansion opportunities for existing businesses, and promote neighborhood vitality, while also accommodating residential development in livable environments.” The alley vacation allows for the construction of additional affordable housing units which supports the housing affordability goals of the Comprehensive Plan.

The North Rainier Neighborhood Plan envisions a town center that is attractive to pedestrians and that includes concentrated housing and commercial uses that are well served by transit. Under the plan, the neighborhood should include housing with different unit sizes that serves a range of household incomes, a vibrant business district that serves North Rainier residents and is a destination shopping area with stores that serve the greater Rainier Valley, and accommodate a vibrant pedestrian environment in new development projects. The alley vacation will increase the number and variety of affordable units provided and improve the pedestrian environment, both of which implement the neighborhood plan.

Seattle Climate Action plan focuses on city actions that reduce greenhouse emissions and also support vibrant neighborhoods, economic prosperity, and social equity. Actions are focused on areas of greatest need and impact: road transportation, building energy and waste. The plan also includes actions that will increase our community’s resilience to the likely impacts of climate change. The alley vacation will allow for more affordable housing, green space and amenities such as water feature that help reduce heat island effect, and create welcome and inclusive gathering place for all that improve overall vibrancy, prosperity, and equity of the neighborhood.

The Seattle Pedestrian Master Plan (PMP) is a 20-year blueprint to achieve our vision of Seattle as the most walkable and accessible city in the nation. The plan focuses on the safety and well-being of our residents and the vibrancy of our neighborhoods. It calls for improving walkability and accessibility by completing and maintaining Seattle’s pedestrian network, focusing investments on streets near schools and frequent transit. Not only does the PMP aim to increase access and safety for people walking, it also

establishes strategies and actions that prioritize vibrant public spaces and complete streets to make walking a more comfortable and enjoyable experience. This alley vacation supports the PMP goals by improving walkability, accessibility and public spaces.

The Seattle Bicycle Master Plan (BMP)’s goal is to make riding a bike a comfortable and integral part of daily life in Seattle for people of all ages and abilities. Building out a connected network of protected bike lanes and neighborhood greenways will make sure people young and old, the fast and fearless riders, casual riders, and everyone in between can feel safe and comfortable riding a bike. It’s a healthy, affordable, and clean way to get around. By creating safer street/access, this project supports the BMP’s goals and priorities.

The Seattle Transit Master Plan (TMP) is a comprehensive and 20-year look ahead to the type of transit system that will be required to meet Seattle’s transit needs through 2030 including the development of a transit system that supports the mobility needs of Seattle residents and businesses and that serves as a backbone of sustainable urban growth. The TMP addresses many critical issues including identification of the city’s most important transit corridors that carry high ridership today, as well as potential new ridership markets that will emerge as Seattle grows in jobs and new residents; selection of transit modes —such as bus rapid transit, light rail, or street car—that would work best on those corridors; integration of transit capital facilities and services with walking and biking infrastructure, and using transit to make great places; enhancement of bus transit performance through roadway investments such as bus bulbs and traffic signal priority; and coordination with Metro and Sound Transit to create a seamless, fully integrated, and user friendly network of transit services. The project is one-block from frequent transit service, a bus rapid transit line in the same location is planned to begin operating in 2024, and the Judkins Park light rail station is four blocks away and planned to open in 2023, all of which support the goals of the TMP.

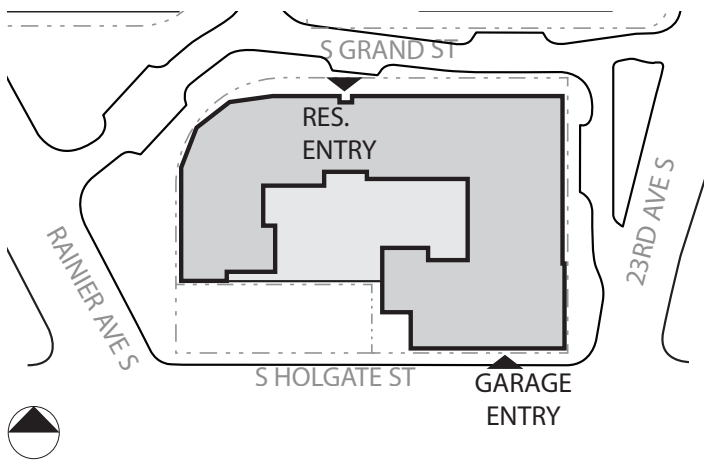
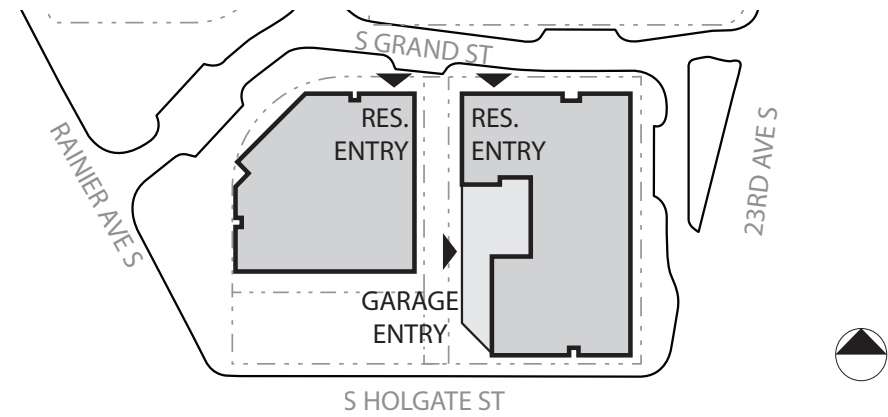
The Freight Master Plan (FMP) addresses the unique characteristics, needs, and impacts of freight mobility. The plan helps us understand why freight is so important to the city and the region, examine the challenges of moving freight, and develop solutions to address the challenges. The FMP primarily focuses on urban truck freight movement to support Seattle’s increasing demand for goods and services in a safe and reliable manner. The plan outlines the critical role that freight movement has on meeting the City’s goals for social equity, economic productivity, sustainability, and livable neighborhoods.



PERSPECTIVE VIEW FROM NORTHWEST CORNER

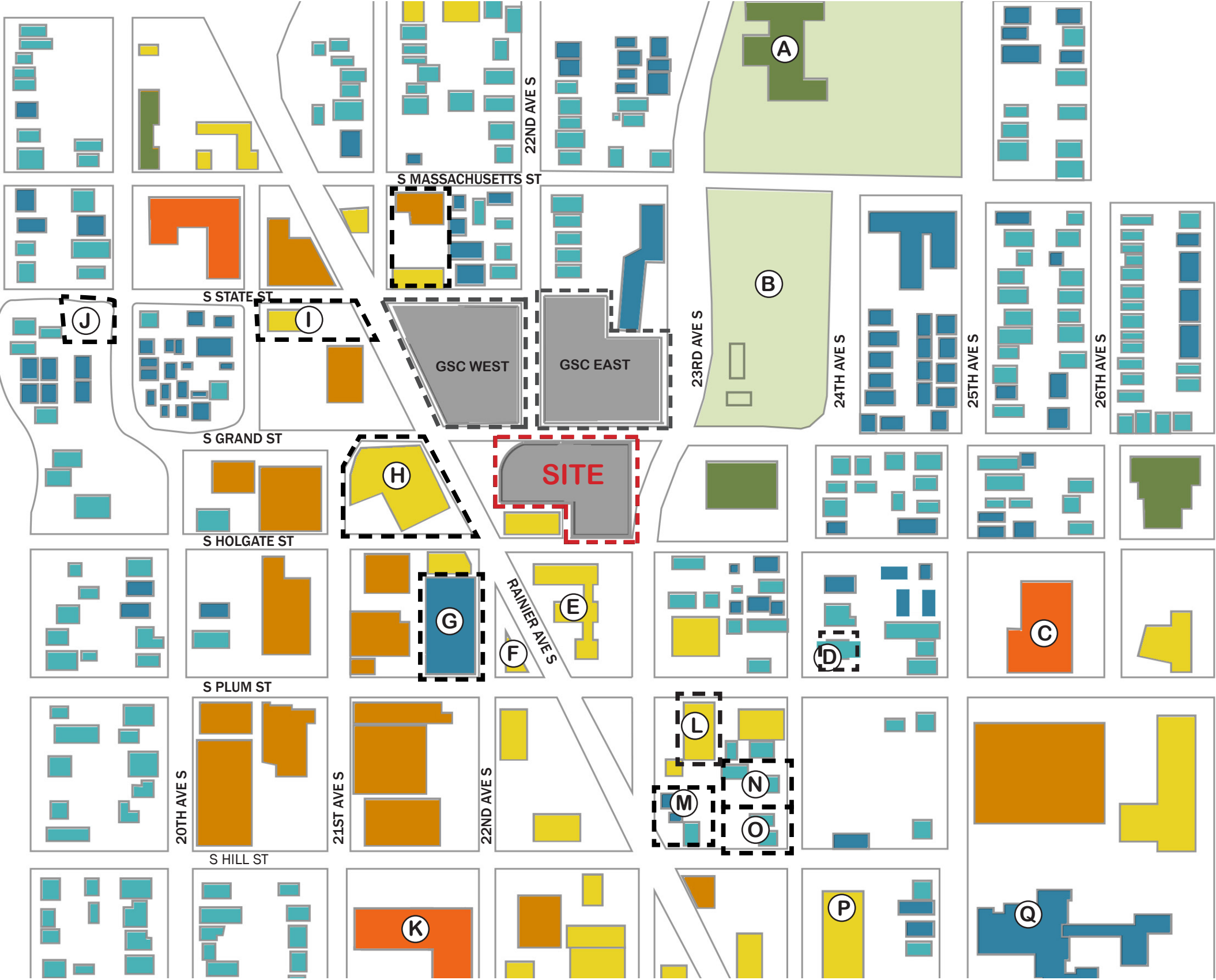


PERSPECTIVE VIEW FROM NORTHWEST CORNER



	WITHOUT ALLEY VACATION	WITH ALLEY VACATION	RESULT OF ALLEY VACATION
# OF BUILDINGS	2	1	One less building eliminates redundancy in building services, consolidates parking and loading access points, reduces operation costs and improves security.
COST OF CONSTRUCTION	\$77,198,455	\$85,377,966	More efficient construction and elimination of redundant services such as vertical circulation, lobbies and trash space reduces the total cost of construction by approximately \$70,000/unit.
# OF APARTMENTS	157	202	Provides 45 additional units of affordable housing. In addition, the percentage of family sized units increases from 21% to 29% in the single building configuration.
OH / COST PER UNIT	\$137,345	\$83,309	40% reduction in cost per unit for the Office of Housing funding. This generates 45 additional housing units while simultaneously saving over \$4.7 million in Office of Housing costs.





- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Future Development



(A) Northwest African American Museum



(B) Colman Park / Seattle Children's Playgarden



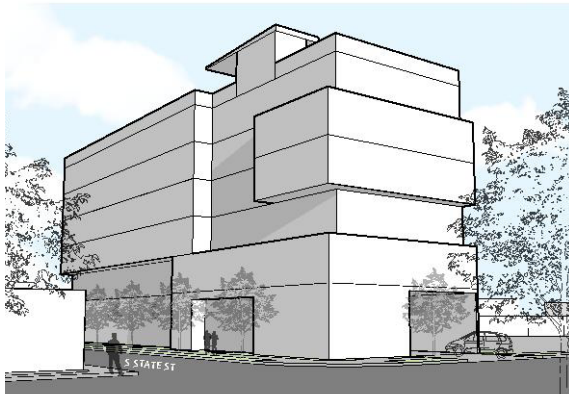
SECTION 3 | LAND USE INFORMATION URBAN DESIGN ANALYSIS



Ⓒ American Red Cross



Ⓕ Dixon's Used Furniture



Ⓘ Proposed 6 story apartment building



Ⓛ Proposed 5 Story Apartment



Ⓞ Proposed 4 story apartment building



ⓓ Proposed Townhouses



ⓖ Proposed 6 story Mix-use building



ⓙ Proposed SEDU building



Ⓜ Proposed 6 story apartment building



Ⓟ FareStart, Youth in Focus, Treehouse, + WA Womens Foundation



Ⓔ Wellspring Family Services



ⓗ Proposed 7 story apartment building



Ⓚ Proposed 3 story private school



Ⓝ Proposed 4 story apartment building

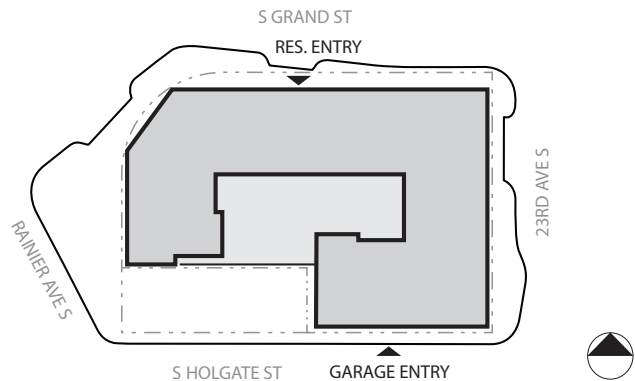


ⓐ Center Park Apts (SHA), STAR Public Computer Center

\*With the alley vacation, the project is consistent with the scale of other developments in the area



OPTION A (CODE COMPLIANT)



PROPOSED GROSS RESIDENTIAL: 200,132 SF

- Total Residential Units: 202
- Total Parking: 41
- Total Commercial Area: 10,282 SF

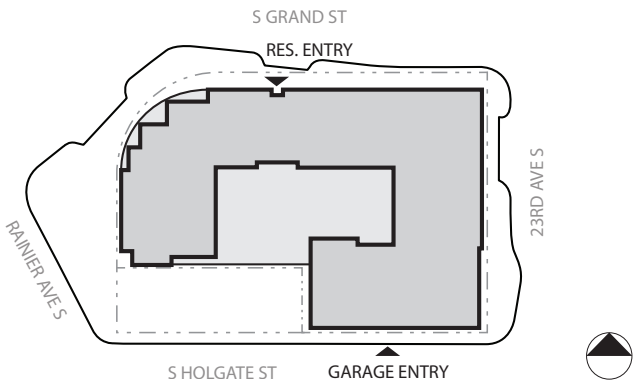
PROS

- Code compliant scheme.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

CONS

- Minimal modulation on all sides.
- No relationship between massing and ground plane concepts.
- No setbacks at grade for exterior commercial use or to denote prominent entry points.
- Angled massing at northwest corner provides a softer transition between the west and north facades, but is less successful than the preferred option.

OPTION B



PROPOSED GROSS RESIDENTIAL: 195,436 SF

- Total Residential Units: 202
- Total Parking: 40
- Total Commercial Area: 9,791 SF

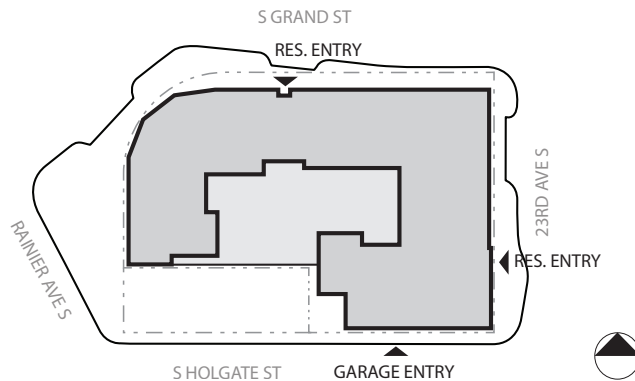
PROS

- Code compliant scheme.
- Massing erosion at northwest corner responds to West building massing and creates interest at the proposed public plaza.
- Prominent entries are set back at grade, though other portions of the facade are not.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

CONS

- Commercial spaces are not set back to provide space for exterior function or engage the right of way.
- Eroded building massing at upper levels may prove impractical to build and does not greatly enhance the pedestrian experience at grade.

OPTION C (PREFERRED)



PROPOSED GROSS RESIDENTIAL: 195,526 SF

- Total Residential Units: 202
- Total Parking: 40
- Total Commercial Area: 9,361 SF

PROS

- Code compliant scheme.
- Faceted corner provides massing continuity between west and north facades, reinforcing the open space pattern created by the new street geometry.
- Faceted corner responds to West Building and the proposed public plaza.
- Mid-block building modulation acknowledges the intersection of S. Grand St and 22nd Ave S. further breaking down the scale of the building.
- Facade modulation relates to ground plane concepts and streetscape.
- Setbacks at grade enhance streetscape concepts and mark prominent entries.
- Resident courtyard opens to south.
- Service functions consolidated to a single curb cut on Holgate, no curb cuts along other streets.

SECTION 3 | EDG MEETING MINUTES

ADMINISTRATIVE EARLY DESIGN GUIDANCE SOUTHEAST	
Record Number:	3035318-EG & 3035499-EG
Address:	1815 23 <sup>rd</sup> Avenue South & 2201 S Grand Street
Applicant:	Runberg Architecture Group
Report Date:	Friday, April 10, 2020
SDCI Staff:	Brandon Cummings, Senior Land Use Planner

SITE & VICINITY	
Site Zone:	NC3-75 (M) & MR (M2)
Nearby Zones:	(North) NC3-95 (M), LR3 (M1) & NC3-75 (M2) (South) C1-75 (M) & MR (M2) (East) MR (M2), NC3-75 (M2) & LR1 (M) (West) C1-75 (M)
Lot Area:	36,715 sq. ft.
Overlays:	Mt. Baker Hub Urban Village Frequent Transit Service Area Central Area Design Review Guideline Area Design Review Equity Area
Current Development:	



Surrounding Development and Neighborhood Character:

The proposed project involves four development sites designed together to form a development, referred to as the Grand Street Commons, in the Mt. Baker Hub Urban Village. The West Block (3035316-EG, 1765 22<sup>nd</sup> Avenue South) occupies a full block, bordered by S State Street to the north, 22<sup>nd</sup> Avenue South to the east, S Grand Street to the south, and Rainier Avenue South to the west. The East Block (3035317-EG, 1750 22<sup>nd</sup> Avenue S) is located at the northwest corner of 23<sup>rd</sup> Avenue South and Grand St. The South Block (3035318-EG, 1815 23<sup>rd</sup> Avenue South & 3035499-EG, 2201 S Grand Street) occupies nearly a full block and is comprised of two development sites separated by an alley, and is bordered by S Grand Street to the north, 23<sup>rd</sup> Avenue South to the east, S Holgate Street to the south, and 22<sup>nd</sup> Avenue South to the west. Adjacent developments include a lowrise structure, townhomes, a single-family residence, and a multifamily residential development to the north; a multifamily residential development, Seattle Children's Play Garden, and a religious institution to the east; a mechanic shop and a service center to the south; and warehouses to the west. Immediately west of the proposed developments, principal arterial Rainier Avenue South runs northwest to southeast, bisecting the neighborhood. I-90 is two blocks to the north. The subject sites are situated on a zone boundary: most of the sites were upzoned from Commercial 1-65 to Neighborhood Commercial 3-75 (M) on 4/19/19, while the northern 50 feet of the East Block were upzoned from Low Rise 2 to Midrise (M2) on 4/19/19.

Industrial, warehouse, and commercial uses flank both sides of Rainier Avenue South. A wide right-of-way surrounded by surface parking lots and lowrise structures lend an auto-centric character with limited open space designated for pedestrians. Moving one to two blocks east and west away from Rainier Avenue South, uses shift to multifamily residential, mixed-use residential, and single-family residential. The neighborhood is transitioning, as existing one- and two-story structures are being replaced with six plus story mixed-use structures along Rainier Avenue South and townhouses between the industrial and residential uses. East of the subject sites, the principal arterial 23<sup>rd</sup> Avenue South intercepts Rainier Avenue South two blocks to the south, then abuts Seattle Children's Play Garden, Colman Playground, the Northwest African American Museum, and Jimi Hendrix Park moving northward, connecting a network of recreational and open spaces which continue north of I-90 into the Judkins Park neighborhood. Multiple projects in the vicinity are currently in review or under construction for proposed development, including 1801 Rainier Avenue S, 2104 S Plum Street, and the future Judkins Park Link light rail station.

Access:

Vehicular access is proposed from S Holgate Street. Pedestrian access is proposed from S Grand Street and 23<sup>rd</sup> Avenue South.

Environmentally Critical Areas:

3035318-EG, 1815 23<sup>rd</sup> Avenue South (South Block-East): A mapped liquefaction zone is located on the southwestern corner of the site.

3035499-EG, 2201 S Grand Street (South Block-West): A mapped liquefaction zone is located on the southwestern half of the site.

PROJECT DESCRIPTION

Administrative Design Review for a 7-story, 202-unit apartment building with retail and office. Parking for 40 vehicles proposed. Proposed design contingent on alley vacation approval. Site consists of two development parcels: 3035499-EG is the west site and 3035318-EG is the east site. Existing building to be demolished.

The design packet includes materials that are available online by entering the record number at this website: <http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

**Mailing Public Resource Center**  
**Address:** 700 Fifth Avenue., Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019  
**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

SEATTLE DESIGN COMMISSION MEETING SUMMARY- November 21, 2019

Agency Comments

Beverly Barnett, SDOT, stated that while they were still in the pre-submittal process with Seattle Department of Construction and Inspections (SDCI) which also includes an early review by Seattle Department of Transportation (SDOT) and Seattle Public Utilities (SPU), they are open to the realignment of S Grand St near Rainier Ave S because it doesn't function well currently. Beverly then stated that because the proposed alignment change is located with the right-of-way, a vacation is not needed. Beverly then mentioned that the alignment changes they make a part of development obligations and need to meet street improvement standards and approved by SDOT.

Summary of Discussion

The Commission organized its discussion around the following issues:

- Necessity of vacation request
- Public trust considerations
- General comments

Necessity of vacation request

The SDC recognized the effect the vacation request will have on the urban form of the surrounding neighborhood. Commissioners stated that the proposed development is located within a transition area from a higher density area along Rainier Ave S to lower density residential areas along 23<sup>rd</sup> Ave and strongly recommended the project show how the form and massing of the development will positively impact that transition.

The Commission also recommended the project team continue to understand how the vacation and realignment of S Grand St will affect transportation and circulation around and through the development as the project evolves.

Public trust considerations

The SDC recognized the limited impacts the proposed alley vacation will have on the elements highlighted in council policies but questioned how the development will engage and relate to the street edge. The commission strongly recommended the project team look at the building perimeter and how it will interact with the surrounding streetscape. Commissioners were specifically concerned with the building facades not facing S Grand St and recommended the project team be attentive to how each façade is treated.

General comments

The SDC commended the project team for providing a traffic analysis for Rainier Ave S and the surrounding streets. Commissioners agreed that the analysis provided better understanding as to how the proposed realignment along Grand St will respond to traffic issues.

The Commission expressed concern about the proposed location of public space along Rainier Ave S. Commissioners recommended the project team provide more information as to how the public space will be used as well as how it will feel public rather than serving as an extension of the commercial and retail space along S Grand St. Commissioners encouraged the project team to think about how to create a public amenity for the entire neighborhood.

The SDC also stressed the importance of meaningful community engagement and strongly recommended the project team to broaden outreach to better reflect the diversity of the larger community. Commissioners requested more information on outreach as the project team moves forward. The SDC also requested more information on how the project is including City

community preference policies as well as more information as to what types of businesses could be located retail spaces, encouraging the project team to consider providing space for locally owned and minority owned businesses.

ADMINISTRATIVE EARLY DESIGN GUIDANCE April 10, 2020

PUBLIC COMMENT

SDCI received the following comments:

- Expressed interest in acquiring a portion of the alley shared with the adjacent property.

The Seattle Department of Transportation offered the following comments: 3035316-EG, 1765 22<sup>nd</sup> Avenue South (West Block):

- Stated that only one off-street loading berth may be required.
- Supported consolidating vehicle access to a single curb cut on S State Street.
- Recommended wider sidewalks on Rainier Avenue South of 8' to 10' to provide additional space for future Rainier RapidRide service.
- Supported that the loading space be designated to accommodate on-site solid waste collection.
- Supported the voluntary curb bulbs onto S State Street, 22<sup>nd</sup> Avenue South, and S Grand Street.

One purpose of the design review process is for the City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/gpd/edms/>

SDCI PRIORITIES & RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

ADMINISTRATIVE EARLY DESIGN GUIDANCE

1. **Massing and Site Configuration:** Staff considered the three massing alternatives, which are very similar in terms of in height and bulk but differ in the proposed modulation and articulation at the north west corner of the structure. Staff also considered the design of the massing if the alley vacation was not permitted and is generally supportive of the preferred massing alternative (Option 3), noting the faceted corner helps to frame the entry portal

into the Grand Street Commons development and the modulation provided on the north and south facades begin to break down the bulk of the massing. Continue to explore how the building massing relates to the adjacent properties and develop a design that alleviates potential massing impacts on properties to the south of the site. **(CS2-A-2. Architectural Presence, CS2-D-1. Existing Development and Zoning)**

- a. Staff is concerned with lack of modulation in the preferred massing along the east property line, which will be prominently visible from 23<sup>rd</sup> Avenue South. Staff recommends breaking down the scale and perceived bulk of the upper level massing through secondary architectural elements/material treatment that help convey the notion of the Japanese engawa. **(CS2-1-b. Transition using Massing and Articulation, DC2-A-2. Reducing Perceived Mass)**
  - b. Staff supports the vertical recess provided along S Grand Street, which begins to break down the scale of the building as experienced from within the development. Continue to explore how the design of the north façade will reinforce the massing modulation and further break down the perceived bulk and scale. **(DC2-A-2. Reducing Perceived Mass)**
  - c. Staff supports the massing modulation along the south façade to allow for a large outdoor amenity space that takes advantage of the solar orientation. **(CS1-B-2. Daylight and Shading)**
2. **Facade Composition:** Staff supports the proposed architectural design concept for the Grand Street Commons development, which embraces the cultural heritage of the community as expressed through the outdoor room. Staff also supports the relationship established between the structures by incorporating the portico, the stoop, and the Japanese engawa across the development. As the project design evolves, explore how the massing and material application can be unique to each building while reinforcing these established relationships. Staff requests elevations/perspectives of all facades be provided at recommendation to clearly illustrate how the buildings relate to one another.

- a. Staff recommends selecting a material palette that fits well into the neighboring context, applied in a manner that helps break down the massing to a more appropriate scale, and reinforces the proposed shifts in the massing along all facades. Staff also recommends the applicant consider how views into the development can influence their application strategy, especially along the north façade, which is prominently visible at the southern terminus of 22<sup>nd</sup> Avenue South. **(CS2-A-2. Architectural Presence, DC4-A-1. Exterior Finish Materials, DC4-2-a. Reinforce Local Cultural References)**
- b. Echoing public comment, staff supports the use of facade articulation as shown on the building facades and recommends the inclusion of secondary architectural elements to provide depth and visual interest to the building. Staff also supports the inclusion of balconies along 23<sup>rd</sup> Avenue South, creating a visual connection

- between the residential units and greenspace to the east of the site. **(DC2-A-2. Reducing Perceived Mass, DC2-C-1. Visual Depth and Interest)**
- c. Staff encourages a high level of transparency be provided on the ground floor at the north west corner of the structure to allow visual connections into the retail space from the public plaza. **(PL3-C-1. Porous Edge)**

3. Primary Entries and Ground Level Uses:

- a. Staff supports the proposed location for the building's residential entries, which locate the primary residential entry on the interior of the site along S Grand Street and a secondary residential entry along 23<sup>rd</sup> Avenue South. To help improve visibility, Staff recommends incorporating additional design elements, signage, and vertical design cues to highlight the residential entries and lobby. Staff also recommends the design of the primary residential entry be easily distinguishable from the entries into the nearby retail and office spaces. **(PL3-A-2. Common Entries)**
- b. Staff supports the proposed layout of the ground level uses for the preferred massing alternative, which creates a strong retail presence along the public plaza at the west end of the structure. Staff also supports locating the office use at the northeast corner of the site which allows for the residential lobby to be prominently visible within the development. **(PL3-C-2. Visibility, PL3-C-3. Ancillary Activities)**

4. Landscaping/Amenity Areas:

- a. Staff supports the design and location of the landscaping and upper level amenity area as shown in Option 3. Staff encourages the use of vegetation to break down the scale of the large amenity area recommends exploring how the intended usability of these areas will continue to influence the design as the project evolves. **PL1-2-f. Rooftop Vegetation, DC3-B. Open Space Uses and Activities, DC3-C-2. Amenities/Features)**
- b. Staff is concerned with the lack of ground level amenity space along S Grand Street and recommends the applicant explore how the design can evolve to introduce more placemaking opportunities at the ground level. **(PL3-2-g. Voluntary Spaces)**

5. Vehicular Access and Service Uses:

- a. Staff supports locating access to the on-site parking and trash storage area of S Holgate Street, minimizing potential conflict between pedestrian traffic on the interior of the development and vehicles accessing the parking. However, Staff is concerned with the design of the loading area near 23<sup>rd</sup> Avenue South and recommends incorporating a combination of design and safety elements to connect the sidewalk adjacent to the building to the sidewalk along 23<sup>rd</sup> Avenue South,

- improving the pedestrian flow in this area. **(DC1-B-1. Access Location and Design, DC1-C-4. Service Uses)**

DEVELOPMENT STANDARD DEPARTURES

At the time of the EARLY DESIGN GUIDANCE review, no departures were requested.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

**CS1-A Energy Use**  
**CS1-A-1. Energy Choices:** At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

**CS1-B Sunlight and Natural Ventilation**  
**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

**CS1-C Topography**  
**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site.

**CS1-D Plants and Habitat**  
**CS1-D-1. On-Site Features:** Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

**CS1-D-2. Off-Site Features:** Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote

continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

**CS1-E Water**  
**CS1-E-1. Natural Water Features:** If the site includes any natural water features, consider ways to incorporate them into project design, where feasible.  
**CS1-E-2. Adding Interest with Project Drainage:** Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Central Area Supplemental Guidance:

CS1-1 Local Topography

**CS1-1-a. Respond to Local Topography:** Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building facade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.

**CS1-1-b. Step Fencing and Screening:** If fencing or screening is included in the design, it should step along with the topography.

CS1-2 Connection to Nature

**CS1-2-a. Impact on Solar Access:** Be sensitive to the project's impact on solar access to adjacent streets, sidewalks, and buildings. Where possible, consider setting taller buildings back at their upper floors, or pushing buildings back from the street and providing wider sidewalks so sunlight can reach pedestrian level spaces and neighboring properties. Ensure sunlight reaches building entrances whenever possible.

**CS1-2-b. Provide Vegetation:** Provide vegetated spaces throughout the project. Vertical green walls are encouraged in addition to landscape beds.

**CS1-2-c. Gardens and Farming Opportunities:** Incorporate edible gardens and urban farming opportunities within the design, both at grade, and on the roof for larger buildings.

**CS1-2-d. Unify with Landscaping:** Unify streets through street trees and landscaping.

- a. Consider tree species as a unifying feature to provide identifiable character to a street or project.
- b. Incorporate an irrigation plan for the trees and other landscaping proposed to ensure maintainability of the plants, or include low-maintenance, drought-resistant species.

**CS1-2-e. Protect Sidewalks:** Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a "room" between the street and the building.

CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

CS2-A Location in the City and Neighborhood

**CS2-A-1. Sense of Place:** Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

**CS2-A-2. Architectural Presence:** Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

**CS2-B Adjacent Sites, Streets, and Open Spaces**  
**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

**CS2-B-3. Character of Open Space:** Contribute to the character and proportion of surrounding open spaces.

CS2-C Relationship to the Block

**CS2-C-1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

**CS2-C-2. Mid-Block Sites:** Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

**CS2-C-3. Full Block Sites:** Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

**CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**CS2-D-2. Existing Site Features:** Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

**CS2-D-3. Zone Transitions:** For projects located at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.

**CS2-D-4. Massing Choices:** Strive for a successful transition between zones where a project abuts a less intense zone.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Central Area Supplemental Guidance:

CS2-1 Transition and Delineation of Zones

**CS2-1-a. Provide Privacy Layering and Scale:** Where denser zones transition to lower density residential zones, provide privacy layering and scale for ground related entrances, porches, and stoops on facades facing the less dense residential zone.

**CS2-1-b. Transition using Massing and Articulation:** In addition to building height, use building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, façade modulation, and roof line articulation.



**CS2-1-c. Relate to Human Scale:** The use of appropriately scaled residential elements, such as bay windows and balconies, on larger buildings next to single-family zones are encouraged to better relate to the human scale. This is especially important for buildings four stories and lower.

**CS2-1-d. Reduce Building Mass Using Passageways:** Along with smaller building massing, the use of breezeways, portals, and through-block connections help to lessen the mass of the overall building, and add to the existing network of pedestrian pathways.

**CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

**CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-1. Fitting Old and New Together:** Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

**CS3-A-2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**CS3-A-3. Established Neighborhoods:** In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

**CS3-A-4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

**CS3-B Local History and Culture**

**CS3-B-1. Placemaking:** Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

**CS3-B-2. Historical/Cultural References:** Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

**Central Area Supplemental Guidance:**

**CS3-1 Neighborhood Context**

**CS3-1-a. Retain Neighborhood Character:** Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.

**CS3-1-b. Continue Existing Neighborhood Fabric:** Where appropriate, encourage the preservation, rehabilitation, adaptive reuse, and/or addition to existing structures as a way to continue the existing neighborhood fabric.

**CS3-1-c. Include High Ceilings at Ground Level:** Include high ceilings in ground floor spaces of new structures consistent with older character structures in the vicinity. Floor to ceiling heights of at least 15 feet with clerestory windows are encouraged for commercial ground floors.

**PUBLIC LIFE**

**PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.**

**PL1-A Network of Open Spaces**

**PL1-A-1. Enhancing Open Space:** Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

**PL1-A-2. Adding to Public Life:** Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

**PL1-B Walkways and Connections**

**PL1-B-1. Pedestrian Infrastructure:** Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

**PL1-B-2. Pedestrian Volumes:** Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

**PL1-B-3. Pedestrian Amenities:** Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

**PL1-C Outdoor Uses and Activities**

**PL1-C-1. Selecting Activity Areas:** Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

**PL1-C-2. Informal Community Uses:** In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

**PL1-C-3. Year-Round Activity:** Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

**Central Area Supplemental Guidance:**

**PL1-1 Accessible Open Space**

**PL1-1-a. Safety & Connectivity:** Provide safe and well connected open spaces. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects, shared space and public spaces such as streets. Use linkages to create and contribute to an active and well-connected open space network.

**PL1-1-b. Neighborhood Nodes & Business Corridors:** Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining the streets. Projects along dense business corridors should maintain a continuous street wall definition contributing to the area's urban feel.

**PL1-1-c. Transparent Indoor Community Spaces:** Incorporate transparent and open indoor community meeting spaces at the ground level of larger projects. Avoid having any window coverings or window film that permanently obscure views into or out of the space.

**PL4-B Planning Ahead for Bicyclists**

**PL4-B-1. Early Planning:** Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

**PL4-B-2. Bike Facilities:** Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

**PL4-B-3. Bike Connections:** Facilitate connections to bicycle trails and infrastructure around and beyond the project.

**PL4-C Planning Ahead For Transit**

**PL4-C-1. Influence on Project Design:** Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

**PL4-C-2. On-site Transit Stops:** If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

**PL4-C-3. Transit Connections:** Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.

**DESIGN CONCEPT**

**DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.**

**DC1-A Arrangement of Interior Uses**

**DC1-A-1. Visibility:** Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

**DC1-A-2. Gathering Places:** Maximize the use of any interior or exterior gathering spaces.

**DC1-A-3. Flexibility:** Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

**DC1-A-4. Views and Connections:** Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

**DC1-B Vehicular Access and Circulation**

**DC1-B-1. Access Location and Design:** Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

**DC1-B-2. Facilities for Alternative Transportation:** Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

**DC1-C Parking and Service Uses**

**DC1-C-1. Below-Grade Parking:** Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

**PL1-2 Connection Back to the Community**

**PL1-2-a. Multi-Purpose Gathering Spaces:** Provide cultural and place-specific open spaces that can be used for a variety of uses including social gathering, festivals, and other larger celebrations.

**PL1-2-b. Weather Protection:** When providing open gathering spaces for the community, include weather protection to ensure the space can remain active all year long.

**PL1-2-c. Lighting, Art and Special Features:** Enhance gathering places with lighting, art and features, so that the scale of the art and special features are commensurate with the scale of the new development.

**PL1-2-d. Common & Accessible Open Spaces:** Ensure exclusive rooftop, private, or gated open spaces are not the only form of open space provided for the project. Prioritize common, accessible, ground level open space at the building street fronts and/or with courtyards that are not restricted or hidden from street views.

**PL1-2-e. Hardscapes:** Not all open spaces need to be landscaped; hardscapes are encouraged when sized and designed to encourage active usage. At these locations, building edges should be inviting while creating well defined open spaces for common use. These spaces are especially important close to prominent intersections, streets, and Cultural Placemaker locations. In areas where it is not feasible to be open to physical pedestrian access, visual openness should be provided.

**PL1-2-f. Rooftop Vegetation:** When providing vegetation at the roof level, consider urban agriculture instead of a passive green roof to provide residents access to fresh produce.

**PL1-3 Livability for Families and Elderly**

**PL1-3-a. Safe Play Areas:** Provide safe areas for children to play where they can be seen. Incorporate seating areas nearby for parents, guardians, and other community members to congregate.

**PL1-3-b. Rooftop Gathering Spaces:** Consider utilizing building rooftops as an opportunity for family gathering and gardening.

**PL1-3-c. Preserve Alleys for Access and Use:** Where applicable, preserve alleys for pedestrian access and service use. Provide adequate lighting, transparency and entrances to ensure active usage.

**PL1-3-d. Multi-Generational Gathering Spaces:** Provide multi-generational community gathering spaces for young and old to recreate and converse together.

**PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

**PL2-A Accessibility**

**PL2-A-1. Access for All:** Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

**PL2-A-2. Access Challenges:** Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

**PL2-B Safety and Security**

**PL2-B-1. Eyes on the Street:** Create a safe environment by providing lines of sight and encouraging natural surveillance.

**PL2-B-2. Lighting for Safety:** Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

**PL2-B-3. Street-Level Transparency:** Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

**PL2-C Weather Protection**

**PL2-C-1. Locations and Coverage:** Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

**PL2-C-2. Design Integration:** Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

**PL2-C-3. People-Friendly Spaces:** Create an artful and people-friendly space beneath building.

**PL2-D Wayfinding**

**PL2-D-1. Design as Wayfinding:** Use design features as a means of wayfinding wherever possible.

**PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

**PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

**PL3-A-3. Individual Entries:** Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

**PL3-A-4. Ensemble of Elements:** Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

**PL3-B Residential Edges**

**PL3-B-1. Security and Privacy:** Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

**PL3-B-2. Ground-level Residential:** Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work/residential. Design the first floor so it can be adapted to other commercial use as needed in the future.

**PL3-B-4. Interaction:** Provide opportunities for interaction among residents and neighbors.

**PL3-C Retail Edges**

**PL3-C-1. Porous Edge:** Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

**PL3-C-2. Visibility:** Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

**PL3-C-3. Ancillary Activities:** Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

**Central Area Supplemental Guidance:**

**PL3-1 Frontages**

**PL3-1-a. Design Elements:** Encourage color, material, and signage variation in storefront design.

**PL3-1-b. Emulate Pedestrian-Oriented Context:** Design ground floor frontages in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian-oriented context, while acknowledging the pedestrian patterns that exist.

**PL3-1-c. Promote Transparency:** Promote transparency and "eyes on the street." No reflective or obscure glass should be used. Discourage retailers from putting display cases or window film up against windows to maintain transparency into commercial spaces.

**PL3-1-d. Step Storefronts Along the Grade:** Avoid grade separations at retail. Storefronts should step along with the grade (ex: 30' max length of any floor level on a sloping frontage) with a focus on accessibility.

**PL3-1-e. Frequent Entrances and Expressed Breaks:** In pedestrian-oriented commercial areas, provide frequent entrances and expressed breaks along storefronts through columns or pilasters at regular intervals of 25 to 30 feet, to accommodate and encourage smaller retailers and community-oriented businesses.

**PL3-1-f. Live/Work Spaces:** Live/work spaces should be designed to activate street frontage, maintain transparent windows, and arrange the interior to place work space at the street windows.

**PL3-1-g. Couple Entries:** At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entry ways. Provide generous porches at these entries to encourage sitting and watching the street.

**PL3-1-h. Exterior Access at Ground Level:** Provide exterior access to ground floor residential units. This interior/exterior connection should occur frequently with entrances placed at a regular interval.

**PL3-2 Streetscape Treatment**

**PL3-2-a. Emphasize Building Relationship to the Street:** Emphasize the relationship between buildings and their entrances to the street, pedestrians, and neighboring buildings both adjacent and across the street. Provide special treatment through paving or building materials to highlight each business's presence along the street.

**PL3-2-b. Recessed Business Entries:** Provide recessed business entries to encourage a slower pedestrian pace where people have time sheltered space to stop and gather.

**PL3-2-c. Overhead Weather Protection:** To protect pedestrians along the sidewalk, provide awnings or overhead weather protection at all non-residential frontages, neighborhood nodes, and on west-facing facades with a minimum depth of 6'. Larger commercial projects should have more deeper coverage, with a minimum depth of 8' at all street frontages, especially street corners.

**PL3-2-d. Pedestrian Environment:** Encourage a quality pedestrian environment that provides safe, comfortable routes for pedestrians that reflect the existing character of the building fabric.

**PL3-2-e. Activate the Planter Zone:** Encourage activation of the planter zone to include community gardens, as well as street trees and pedestrian furniture (with SDOT concurrence).

**PL3-2-f. Limit Solid Barriers and Blank Walls:** Limit the placement of solid barriers or blank walls next to the sidewalk. Consider using landscape buffers instead.

**PL3-2-g. Voluntary Spaces:** Provide voluntary space abutting the sidewalk right-of-way for businesses to utilize (ex: cafes, produce markets, street markets, food vendors, buskers, pop-up shops, etc.).

**PL3-2-h. Complete Streets:** Encourage a safe, comfortable environment for pedestrians with components of complete streets (ex: wide planter zones, wide sidewalks, and/or building setbacks to allow for usable porches, stoops, and outdoor seating).

**PL3-2-i. Porches and Stoops:** Porches and stoops are the life of the street. Encourage human activity by providing opportunities for neighbors to connect, walk, and talk together on the sidewalk.

**PL3-2-j. Buffer Private Outdoor Spaces:** To facilitate usable stoops and patios, and to encourage pedestrian-to-resident interaction, buffer private outdoor spaces from the public sidewalk with low walls, planters and landscape layering that defines the private space yet allows for face to face conversations. Tall "privacy walls" or fences are not acceptable.

**PL3-2-k. Raise Private Stoops Above Sidewalk Grade:** If floor levels and site grading allows, the private stoop at residential units should be raised above sidewalk grade, using 30" as an average height, with universal access to the unit included elsewhere.

**PL3-2-l. Discourage Recessed Residential Patios:** Residential patio levels recessed more than 18" below the adjacent sidewalk grades are discouraged and should be used discerningly, as they can hinder interaction, and may create safety and maintenance issues.

**PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.**

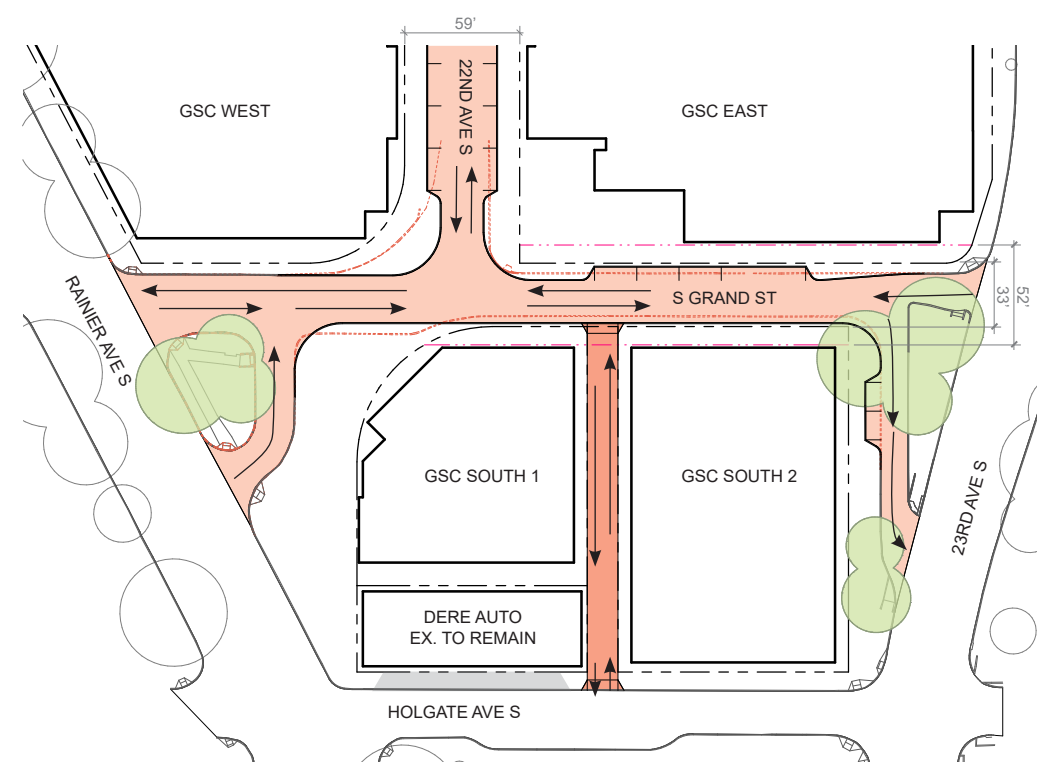
**PL4-A Entry Locations and Relationships**

**PL4-A-1. Serving All Modes of Travel:** Provide safe and convenient access points for all modes of travel.

**PL4-A-2. Connections to All Modes:** Site the primary entry in a location that logically relates to building uses and clearly connects all modes of access.

<p><b>DC3-1-c. Extend the Public Realm:</b> Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm.</p>	<p><b>DC4-1-a. Artistic Opportunity:</b> When screening or fencing is used, it should be designed as an artistic opportunity.</p> <p><b>DC4-1-b. Allow for Views:</b> Design screening height, porosity, and materials to allow for views in and out of the site, and visual interaction with the public realm.</p>	<p><b>A.1-1-g. Local Activities and Interests:</b> Provide amenities appropriate to the activities and interests of the local community, such as basketball hoops, chess boards, tot lots and other family oriented activities.</p> <p><b>A.1-1-h. Encourage Bicycle Use and Parking:</b> Bicycle use and parking should be encouraged to promote a healthy and active neighborhood and to support local businesses. Bicycle racks should be plentiful, and either be from the Seattle Department of Transportation's bike parking program or be an approved rack of similar "Inverted U" or "staple" style. The bicycle racks may also be an opportunity for placemaking, such as having a uniform color for bike racks within the Central District or having distinctive place-names designed into the racks.</p>	<p><b>St.1.</b> Langston Hughes Performing Arts Institute (104 17th Avenue S), and Douglass Truth Library (2300 E Yesler Way).</p>
<p><b>DC4 Exterior Elements and Finishes:</b> Use appropriate and high quality elements and finishes for the building and its open spaces.</p>	<p><b>DC4-2 Building Materials</b></p> <p><b>DC4-2-a. Reinforce Local Cultural References:</b> Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.</p> <p><b>DC4-2-b. Variation and High-Quality Materials:</b> Encourage variation in building materials and employ high quality materials.</p> <p><b>DC4-2-c. Reuse Building Materials:</b> Salvage building materials from the site when possible. If reusable materials, such as brick, are removed from demolished buildings, use them in the new development as visible building components.</p>	<p><b>A.1-2 For 23<sup>rd</sup> and Union Character Area</b></p> <p><b>A.1-2-a. Community Characteristics:</b> Community characteristics that are unique to this area include:</p> <ol style="list-style-type: none"> <li>1. A cohesive neighborhood grain with historic character that establishes the area as a destination for the surrounding community.</li> <li>2. An established, pedestrian-scaled neighborhood-commercial area, with a mix of both commercial and residential uses, grounded by locally-owned businesses and institutions.</li> <li>3. Hub of the African and Black American community.</li> <li>4. Diverse range of shops, restaurants, entertainment, and places of worship.</li> </ol> <p>Specific buildings to note are the Central Cinema (1411 21<sup>st</sup> Avenue) and Katy's Cafe (2000 E Union St).</p> <p><b>A.1-2-b.</b> Provide Accessible Open Space and Community Gathering Opportunities: In this area it is especially important to provide additional accessible open space and community gathering opportunities, for example plazas adjacent to the public sidewalks.</p>	<p><b>Central Area Supplemental Guidance:</b></p> <p><b>A.2-1 Cultural Placemakers</b></p> <p><b>A.2-1-a. Emphasize Cultural Placemakers:</b> Emphasize Cultural Placemakers within the community. The Cultural Placemaker map identifies several key intersections in the Central Area that serve as cultural anchors for their surrounding areas. Projects at these corner locations should stimulate activities and create visual interest to enhance the Central Area's identity and a sense of arrival, such as:</p> <ol style="list-style-type: none"> <li>1. Providing street furniture, public art, landscape elements, pedestrian lighting, mosaics, varied paving patterns, etc.</li> <li>2. Creating façade enhancements at prominent building corners.</li> <li>3. Creating a building layout and setbacks that provide opportunities for open space that expand the usable space beyond the width of the sidewalks.</li> <li>4. Providing larger landscape buffers at placemakers along heavier trafficked streets.</li> </ol>
<p><b>DC4-A Exterior Elements and Finishes</b></p> <p><b>DC4-A-1. Exterior Finish Materials:</b> Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have a texture, pattern, or lend themselves to a high quality of detailing are encouraged.</p> <p><b>DC4-A-2. Climate Appropriateness:</b> Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.</p>	<p><b>DC4-3 Building Details and Elements</b></p> <p><b>DC4-3-a. Natural Ventilation:</b> Provide operable windows in a way that promotes natural ventilation.</p> <p><b>DC4-3-b. Reflect Human Scale and Craftsmanship:</b> Incorporate building materials and details that reflect human scale and the craftsmanship of the building process (ex: use of brick or wood for exterior cladding).</p> <p><b>DC4-3-c. Add Human Scale and Façade Texture:</b> Incorporate elements such as bay windows, columns, and deep awnings which add human scale and façade texture.</p> <p><b>DC4-3-d. Exhibit Rhythm and Transparency:</b> Façades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.</p>	<p><b>A.1-3 For 23<sup>rd</sup> and Cherry Character Area</b></p> <p><b>A.1-3-a. Community Characteristics:</b> Community characteristics that are unique to this area include:</p> <ol style="list-style-type: none"> <li>1. Smaller-scaled fabric with many culturally specific restaurants, as well as community and youth-centered resources.</li> <li>2. Specific places to note are Garfield High School (400 23<sup>rd</sup> Avenue), Garfield Community Center (2323 E Cherry St), Quincy Jones Performing Arts Center (400 23<sup>rd</sup> Avenue), Medgar Evers Park (500 23<sup>rd</sup> Avenue), and Eritrean Community Center (2402 E Spruce St).</li> </ol>	<p><b>RECOMMENDATIONS</b></p> <p>At the conclusion of the Administrative EARLY DESIGN GUIDANCE phase, Staff recommended moving forward to MUP application.</p>
<p><b>DC4-B Signage</b></p> <p><b>DC4-B-1. Scale and Character:</b> Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.</p> <p><b>DC4-B-2. Coordinate with Project Design:</b> Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.</p>	<p><b>DC4-C Lighting</b></p> <p><b>DC4-C-1. Functions:</b> Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.</p> <p><b>DC4-C-2. Avoiding Glare:</b> Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.</p>	<p><b>A.1-4 For 23<sup>rd</sup> and Jackson Character Area</b></p> <p><b>A.1-4-a. Community Characteristics:</b> Community characteristics that are unique to this area include:</p> <ol style="list-style-type: none"> <li>1. Larger-scale, mixed-use commercial district with opportunities for startups, and both large and small scaled businesses.</li> <li>2. Both a local and regional destination due to its commercial developments, social services, community assets, and shops for daily household needs.</li> <li>3. Specific places to note are the Pratt Fine Arts Center (1902 S Main St), Wood Technology Center (2310 S Lane St), Seattle Vocational Institute (2120 S Jackson</li> </ol>	
<p><b>DC4-C Lighting</b></p> <p><b>DC4-C-1. Functions:</b> Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.</p> <p><b>DC4-C-2. Avoiding Glare:</b> Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.</p>	<p><b>DC4-D Trees, Landscape, and Hardscape Materials</b></p> <p><b>DC4-D-1. Choice of Plant Materials:</b> Reinforce the overall architectural and open space design concepts through the selection of landscape materials.</p> <p><b>DC4-D-2. Hardscape Materials:</b> Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.</p> <p><b>DC4-D-3. Long Range Planning:</b> Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.</p> <p><b>DC4-D-4. Place Making:</b> Create a landscape design that helps define spaces with significant elements such as trees.</p>	<p><b>Central Area Supplemental Guidance:</b></p> <p><b>A.1-1 History and Heritage</b></p> <p><b>A.1-1-a. Express African and Black American Presence:</b> Provide design features to express the African and Black American presence within the neighborhood. Create 'pockets of culture' to represent both the Black American identity within the Central Area, as well as other heritages that have a large impact on the Central Area's past.</p> <p><b>A.1-1-b. Include Visual Arts in the Design Concept:</b> Consider including visual arts as an integral part of the design concept along main street building façades, within highly trafficked pedestrian areas, and within open spaces.</p> <p><b>A.1-1-c. Cover Blank Walls with Art:</b> Use any resulting blank walls and surfaces for the visible expression of art that references the history, heritage, and culture of the community.</p> <p><b>A.1-1-d. Interpretive Storytelling:</b> Include interpretive opportunities (through visual art, signage, markers, etc.) that tell the story of the neighborhood's history in engaging ways.</p> <p><b>A.1-1-e. Reflect Racial, Economical and Multi-Generational Character:</b> Encourage the building design to reflect the racial, economical, and multi-generational character of the community.</p> <p><b>A.1-1-f. Support the Black Veteran Community:</b> Developments are encouraged to provide housing and/or amenities for the Black Veteran community.</p>	
<p><b>DC4-E Project Assembly and Lifespan</b></p> <p><b>DC4-E-1. Deconstruction:</b> When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.</p>	<p><b>ADMINISTRATIVE EARLY DESIGN GUIDANCE #3035318-EG &amp; 3035499-EG</b> Page 21 of 24</p>	<p><b>ADMINISTRATIVE EARLY DESIGN GUIDANCE #3035318-EG &amp; 3035499-EG</b> Page 23 of 24</p>	<p><b>ADMINISTRATIVE EARLY DESIGN GUIDANCE #3035318-EG &amp; 3035499-EG</b> Page 24 of 24</p>

## 4 - TRANSPORTATION



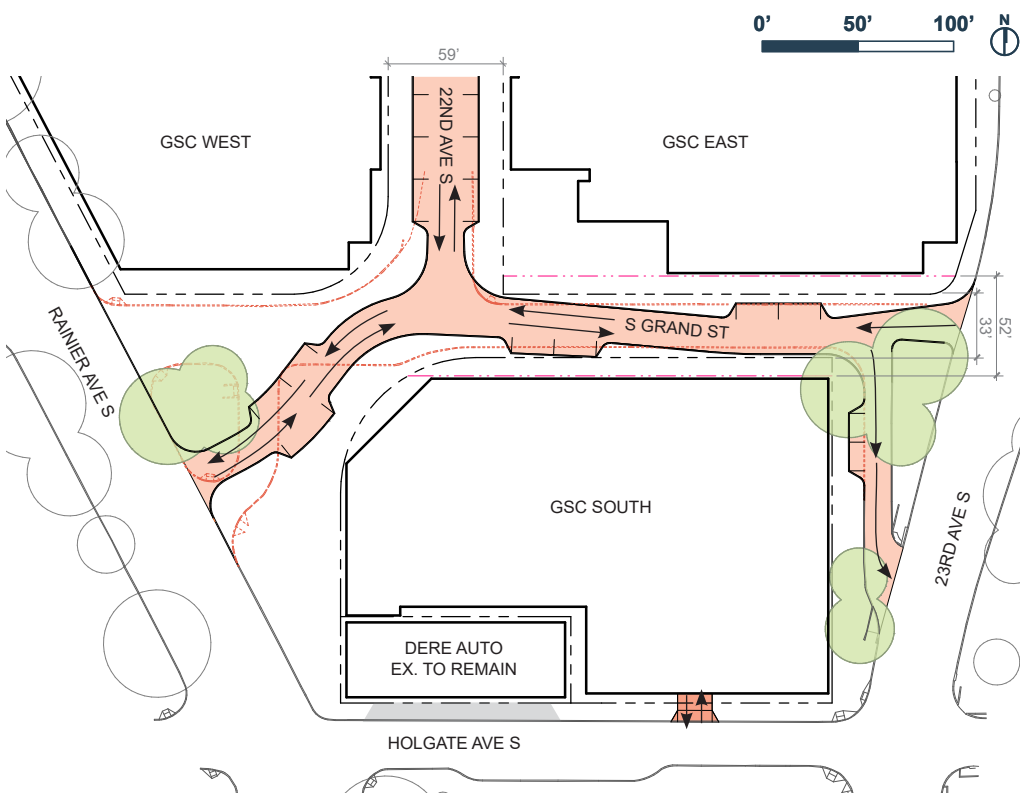
NO ALLEY VACATION  
EXISTING GRAND ST. ALIGNMENT

CONSIDERATIONS:

- Increased traffic flow on Grand St: Alley/garage access will add to traffic volume.
- Traffic calming is limited: Retains straight 22' wide roadway per Streets Illustrated and SDOT base requirements.
- Less desirable for retail tenants: One sided parallel parking/loading.
- Underutilized space: Road geometry of intersection of Rainier Ave and Grand St. is undesirable (per SDOT Judkins Park Station Access Study recommendations).
- Alley does not provide utility access for the site.

LEGEND

- TRAFFIC DIRECTION
- ROADWAY SYSTEM
- VEHICULAR ALLEY
- EXISTING CURB
- PROPERTY LINE
- EXISTING TREES TO REMAIN

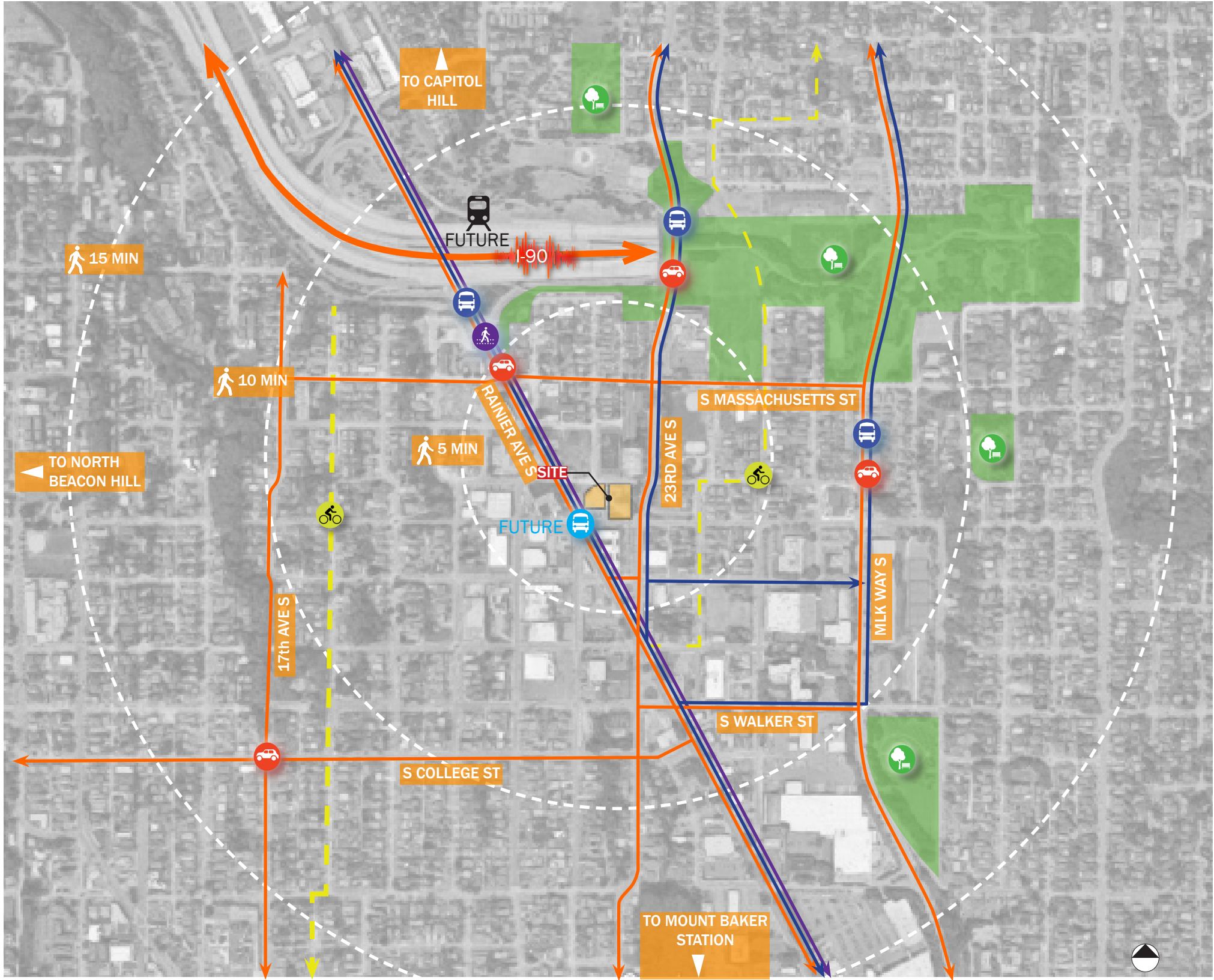


ALLEY VACATION  
GRAND ST. REALIGNMENT

CONSIDERATIONS:

- Reduced traffic flow along Grand St: Functions better as a Neighborhood Greenway.
- Traffic is calmed: Road geometry and SDOT allowable 18' wide travel way slows traffic.
- Better parking/curbside management: East and west bound parking/loading options allows greater retail vitality and further slows traffic.
- Realigns Rainier Ave and Grand St. for safer intersection while maintaining existing trees and maximizing pedestrian area (per SDOT Judkins Park Station Access Study recommendations).





The project is located in an area of the city where North-South movement is accessible and convenient, offering pedestrian and bike paths, vehicle and public transportation routes to Capitol Hill, First Hill, North Beacon Hill, Mount Baker Town Center, and beyond.

CONSTRAINTS

- Noise from nearby light industrial uses
- Noise from Rainier Ave S & I-5
- High voltage power lines on 22nd Ave S for south portion of lot
- Future SDOT plans to narrow 22nd Ave S

OPPORTUNITIES

- Fast transit routes to Capitol Hill, First Hill, North Beacon Hill, & Mount Baker Station as well as future transit station to Eastside
- Corner site can provide visible neighborhood marker
- Transitioning neighborhood design

- Main Vehicular Route
- Bus Route
- Bicycle Route
- Main Pedestrian Route
- Park
- Future BRT Stop\*
- Environmental/Traffic Noise

**Walk Score**  
**73**  
**Very Walkable**  
Most errands can be accomplished on foot.

**Transit Score**  
**67**  
**Good Transit**  
Many nearby public transportation options.

**Bike Score**  
**79**  
**Very Bikeable**

\*Future Bus Rapid Transit Stop as indicated by SDOT Pedestrian Master Plan (July 2016)





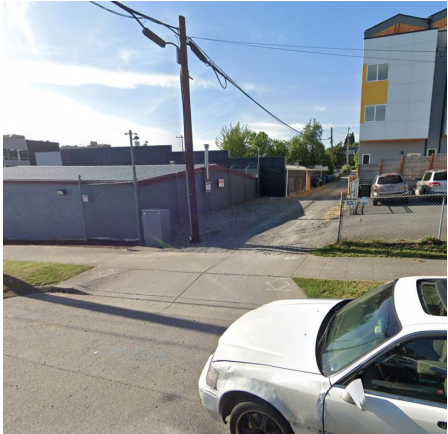
A



B



C



D



E

ALLEY NETWORK CHARACTER



F



ALLEY NETWORK FRAGMENTATION

LIGHT RAIL  
STATION ENTRY

LEGEND

- PROJECT SITE
- ADJACENT ALLEYS
- PROJECT SITE ALLEY PLAT



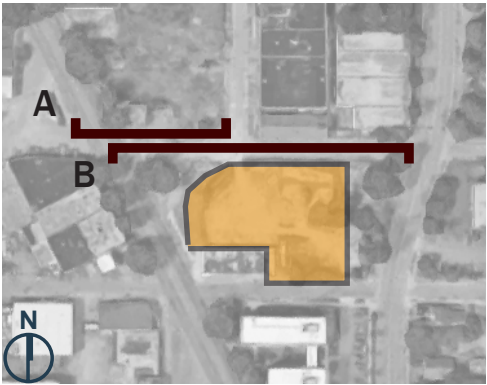
SECTION 4 | EXISTING STREETScape



A. NORTH ELEVATION OF GRAND STREET



B. SOUTH ELEVATION OF GRAND STREET





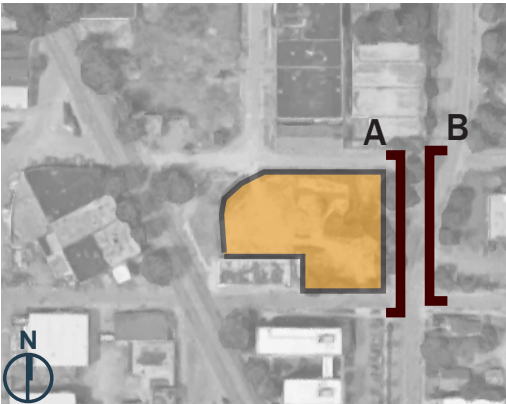
PROJECT SITE



A. WEST ELEVATION OF 23rd AVE S



B. EAST ELEVATION OF 23rd AVE S



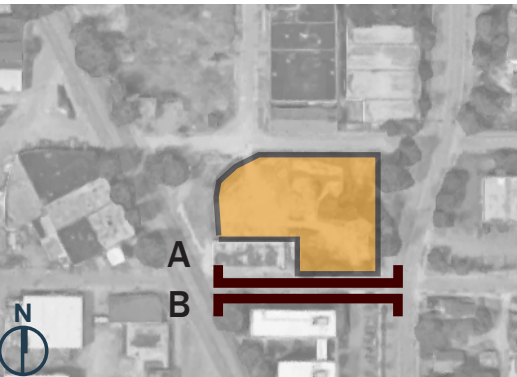




A. NORTH ELEVATION OF S HOLGATE STREET



B. SOUTH ELEVATION OF S HOLGATE STREET





PROJECT SITE



S GRAND ST  
A. EAST ELEVATION OF RAINIER AVE S

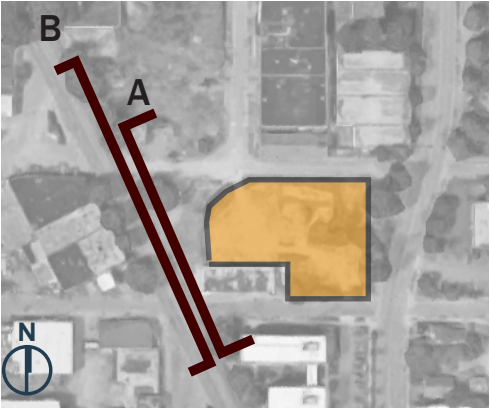
S HOLGATE STREET



S HOLGATE STREET

S GRAND ST

B. WEST ELEVATION OF RAINIER AVE S



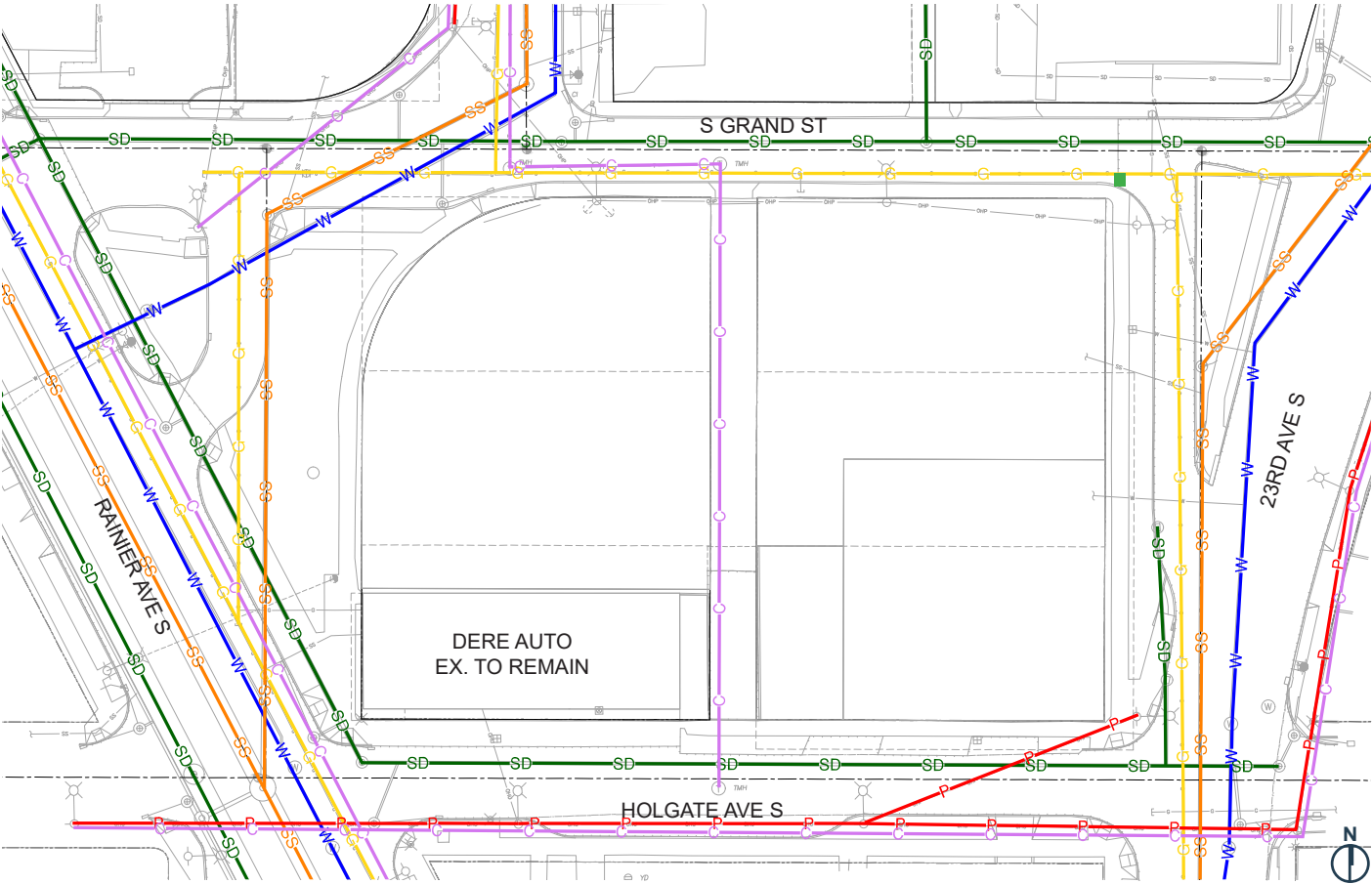


## 5 - UTILITIES



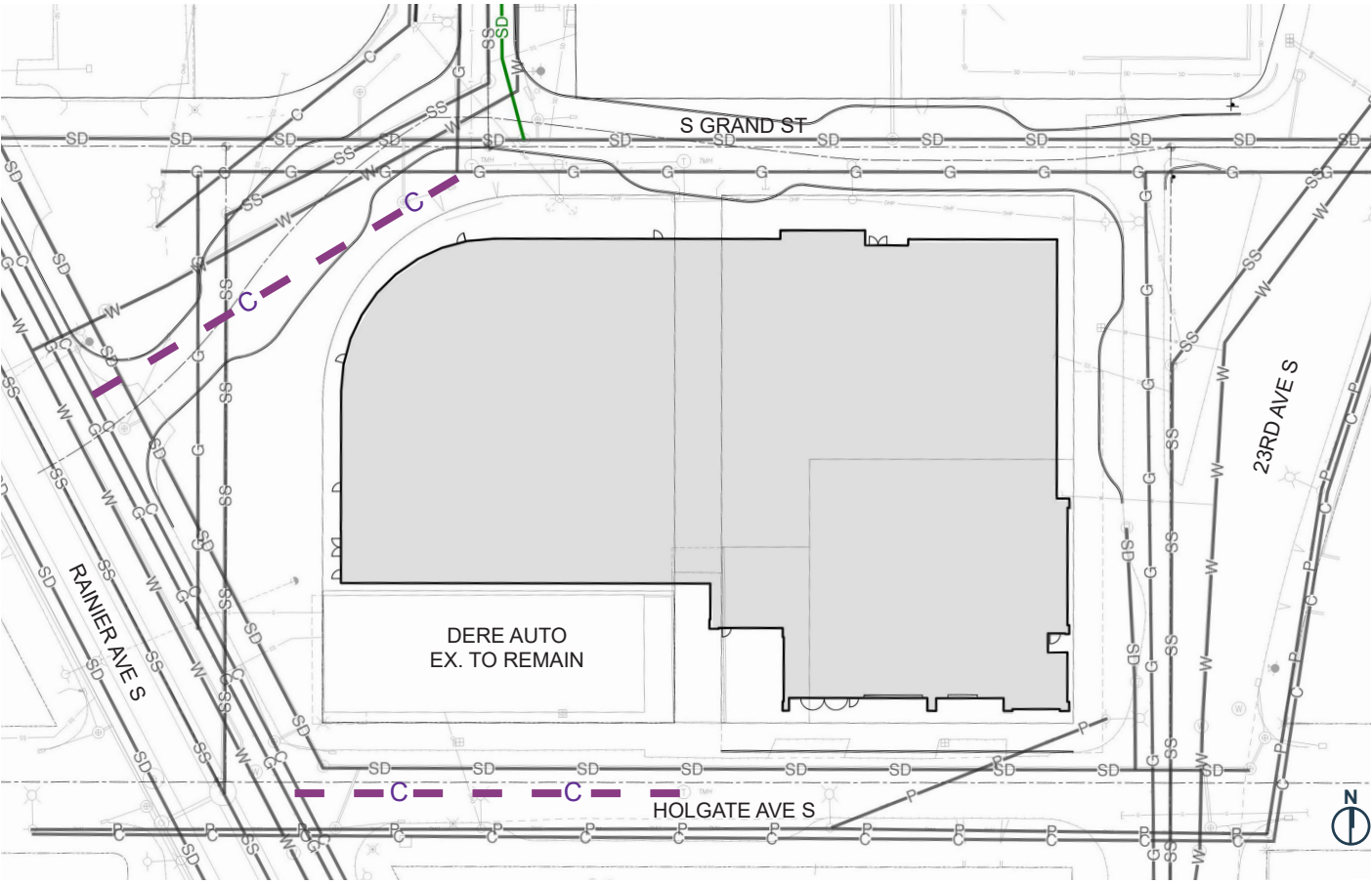
SECTION 5 | UTILITIES

The existing alley contains one active utility, a CenturyLink ductbank. As part of this proposal, the CenturyLink infrastructure is planned to be rerouted west of the project and planned to remain underground. CenturyLink has been engaged and is providing feedback to the project team, including infrastructure requirements and connection locations for the reroute.



EXISTING CONDITION

- SD STORM DRAIN
- SS SANITARY SEWER
- W WATER
- P POWER
- C COMMUNICATIONS
- G NATURAL GAS



PROPOSED CONDITION

- SD STORM DRAIN - RELOCATED
- SD STORM DRAIN - EXISTING TO REMAIN
- SS SANITARY SEWER - EXISTING TO REMAIN
- W WATER - EXISTING TO REMAIN
- P POWER - EXISTING TO REMAIN
- C COMMUNICATIONS - EXISTING TO REMAIN
- C COMMUNICATIONS - RELOCATED
- G NATURAL GAS - EXISTING TO REMAIN

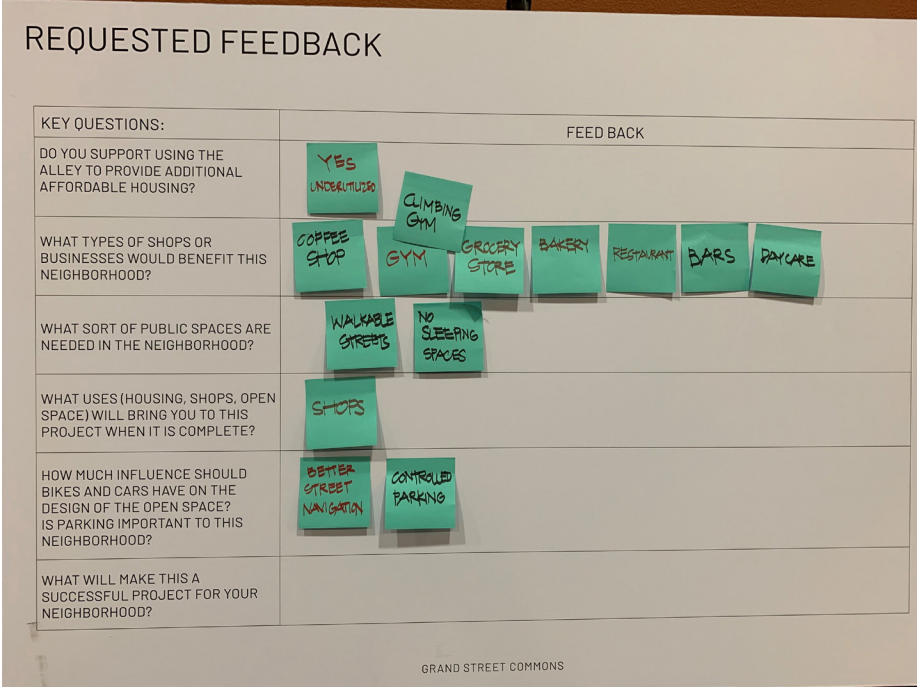
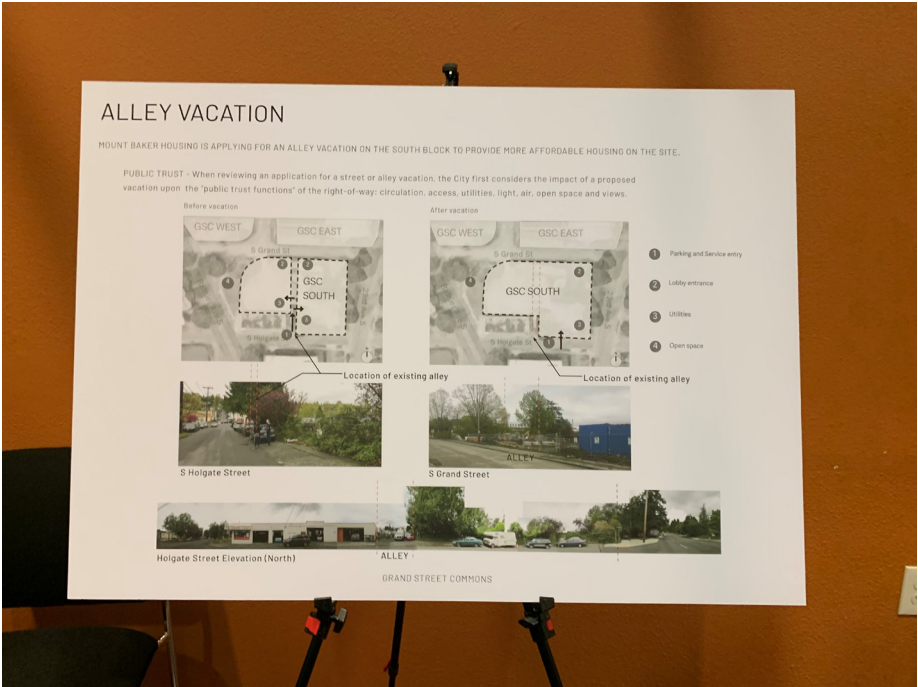
## 6 - HISTORIC SITES or BUILDINGS [not applicable]

## 7 - COMMUNITY ENGAGEMENT PLAN





NEIGHBORHOOD OUTREACH MEETING - OCTOBER 24, 2019



## COMMUNITY ENGAGEMENT PLAN

The Community Engagement Plan for Grand Street Commons was submitted to the Department of Neighborhoods for review and was approval on September 16, 2019. The plan includes both printed and digital outreach to residences and businesses within 500 ft radius of the sites in the languages of - Mandarin, Japanese, Vietnamese, Spanish, English. Project hot line was set up in these languages to provide project information and seek feedbacks. The project team will attend local community meetings throughout the entitlement process to share the project’s progress with the neighborhood. The development team will also host open house events for neighbors to learn more about the project and provide their feedback.

The first open house took place on October 24, 2019 in the Mount Baker Village Apartments Community Room at 2580 29th Ave S. The following is a sampling of comments collected from community members in attendance at that meeting:

- Pedestrian connections are important in and around the blocks.
- Repeated concern about homeless encampments in the neighborhood. Neighbors like the idea of gathering space but are concerned about how it will be used. Several requested it be designed in a way to discourage camping.
- Neighbors would appreciate more retail to walk to in their neighborhood. Requests included new bars and restaurants, retail, dry cleaning, and professional services.
- Liked the idea of townhouse units along 22nd Ave S.





Community feedback has helped inform the site and building design of the project to provide a place for the public to relax and interact. Key considerations below:

- Streetscape improvements along Rainier Ave S and 23rd Ave allow for better pedestrian connectivity
- The Plaza is designed for day and night time activation to improve safety.
- Daytime uses will focus on family friendly amenities within the plaza space; options include play blocks or a possible water feature, should that be feasible and approved by the City for inclusion in the right-of-way, art and seating opportunities.
- Nighttime use and safety will be promoted by inclusion of standard street lighting augmented by enhanced lighting elements. Retail has the opportunity to spill out of the south and west building retail spaces onto the plaza, helping to activate the space. Residential units above directly face the plaza and provide “eyes on the street” to promote a safe environment.
- Community serving retail mix on the ground floor to meet the goods and services needs of the community while activating the public plaza and streets

Community outreach report was approved by the Department of Neighborhoods on November 13, 2019. Early Outreach requirements are complete.

Additional community outreach on the alley vacation and project update has been mailed to residences and businesses within 500 ft radius of the sites, and emailed to key community groups and stakeholders on July 28, 2020. Additional targeted meetings with diverse community groups and stakeholders will be held throughout the process to seek feedback on the updated design and alley vacation. A project website with alley vacation information and feedback section will be released around the end of September 2020 to seek comments on the alley vacation and the project in general.

English Mailing



July 28, 2020

To Our Neighbors:

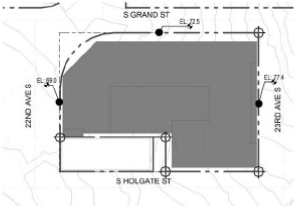
Mt. Baker Housing Association is your local community-based organization whose mission is to provide affordable housing for our South East Seattle community. We are partnering with Lake Union Partners, a local Seattle firm, on the acquisition and development of three parcels of land adjacent to the intersection of S. Grand St. and Rainier Ave. S. This letter describes the proposed project and asks that you send any comments you have about the project to Barry Baker ([barry@mtbakerhousing.org](mailto:barry@mtbakerhousing.org)) or Brendan Lawrence ([brendan@lakeunionpartners.com](mailto:brendan@lakeunionpartners.com)) so that your comments can be included in the public record and considered as the designs and approvals for the project move forward.

**Project Description and Status**

In partnership with Lake Union Partners, Mt. Baker Housing plans to develop a transit-focused multifamily apartment community called Grand Street Commons. Mt. Baker Housing intends to provide 202 multifamily apartment units serving families earning up to 60% of Area Median Income in King County (\$71,640 for a family of four). Lake Union Partners plans to provide an additional 312 units of affordable housing for families at 60%-80% Area Median Income, and 420 market rate apartments. As the property is located less than a quarter of a mile from the future Judkins Park light rail station, Grand Street Commons will be served by transit in addition to other existing neighborhood services. We hope to build a place where people will live, work, raise families and thrive as a community.

The existing buildings on the site have been demolished and the site has been fenced to prepare for the development.

We have started the permitting process and we welcome and appreciate neighborhood input and engagement. You can review project documents at the Seattle Services Portal website (<https://cosacella.seattle.gov/Portal/welcome.aspx>), by entering into the search field Project # 3035498-LU for Mt. Baker Housing's building, and Project # 3035344 for Lake Union Partners' buildings.





As part of this project, Mt. Baker Housing is petitioning the City of Seattle to vacate the alley that divides the parcels between Holgate and Grand Street. With the alley vacation, Mt. Baker Housing will be able to construct a single building of affordable housing, instead of splitting this portion of the site into two buildings. This will allow for a more efficient building design, resulting in approximately 45 additional affordable housing apartment units. We also plan to create a large public plaza along S. Grand Street and 22nd Avenue, which will transform this underutilized intersection into a community gathering space.

**The vision and goals for the alley vacation are:**

1. Create a vibrant and affordable housing community.
2. Create an active pedestrian experience and create a public plaza on S. Grand Street and 22nd Avenue.
3. Integrate this new community with the neighborhood
4. Re-align the 22nd Avenue spur to the intersection of 22nd Avenue and S. Grand Street to improve vehicular and pedestrian safety
5. Eliminate the intersection of S. Grand Street and Rainier Ave. S. to improve vehicular and pedestrian safety.
6. Activate uses on Grand Street.
7. Create a more pedestrian-friendly experience on the way to and from the Eastlink light rail station

We would like to hear any questions or comments you may have regarding the alley vacation and broader project. What would you like to see this project bring to the neighborhood? Will you use the proposed public plaza? How can the project be most successful in your opinion?



You can contact the project managers for these two proposed buildings. Their contact information is listed at the end of this letter. Please note that any information collected may be made public.



We are excited to bring affordable housing to this location, where residents will have access to transportation, services, walkability, and economic opportunity. In the meantime, please contact either of the project managers listed below if you have any questions or comments about this project. We look forward to connecting with you!

Sincerely,

Barry Baker  
Mt. Baker Housing Association  
[barry@mtbakerhousing.org](mailto:barry@mtbakerhousing.org)  
206-725-4152

Brendan Lawrence  
Lake Union Partners  
[brendan@lakeunionpartners.com](mailto:brendan@lakeunionpartners.com)  
206-290-1097

Chinese-Mandarin Mailing



2020年7月28日。

致各位邻居：

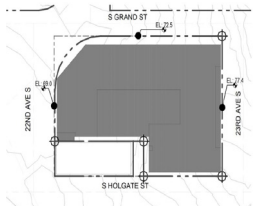
Mt. Baker Housing Association 是一家基于本地社区的组织，其使命是为西雅图东南部社区提供经济适用房。我们将与西雅图本地的 Lake Union Partners 合作，收购并开发毗邻南圣格兰德街（S. Grand St.）和雷尼尔大道南段（Rainier Ave. S.）交叉口的三个地块。本文介绍了此计划并在此邀请您将对该计划的任何意见发送到 Barry Baker ([barry@mtbakerhousing.org](mailto:barry@mtbakerhousing.org)) 或 Brendan Lawrence ([brendan@lakeunionpartners.com](mailto:brendan@lakeunionpartners.com)) 处，以备录入公共档案，为项目的设计和审批提供参考。

**项目介绍及现状**

Mt. Baker Housing 联手 Lake Union Partners 计划一起开发一个以交通为核心的多户公寓社区。名为 Grand Street Commons。Mt. Baker Housing 计划提供 202 套多户型公寓，服务收入不足金县地区收入中值（四口之家 71,640 美元）60% 的家庭。Lake Union Partners 计划再为收入为本地区中值 60% - 80% 的家庭提供 112 套经济适用房，以及 420 套商品房。由于该地区距离未来的 Judkins Park 轻轨站不到四分之一英里，除其他现有的社区服务外，格兰德街居民将拥有良好的交通条件。我们希望能建立一个人们能够安居乐业、养儿育女、兴旺发达的社区。

该地区现有建筑物已拆除，周边建起了围墙以备开发。

公司已经启动了审批程序。对于社区的意见和参与我们将热烈欢迎且不能感谢。您可以在西雅图公共服务门户网站 (<https://cosacella.seattle.gov/Portal/welcome.aspx>) 查看项目文件，在项目搜索栏输入 Project# 3035498-LU，对应 Mt. Baker Housing 项目，Project# 3035344 对应 Lake Union Partners 项目。





作为该项目的一部分，Mt. Baker Housing 正在请求西雅图市厅腾出将霍尔盖特（Holgate）和格兰德街（Grand Street）地块分隔开的小巷。小巷腾出后，Mt. Baker Housing 将只建造一种经济适用房，而不是由于地块分割建造两种。这将提高建筑效率，额外提供大约 45 个经济适用房公寓。我们计划沿南格兰德街和 22 大道打造一个大型公共广场，将这个未被充分利用的十字路口改造成为一个社区聚会活动点。

腾出小巷的愿景和目标：

1. 创建一个充满活力且经济的住房社区。
2. 提高步行体验并在圣格兰德街和 22 大道上创建一个公共广场。
3. 使这个新社区与邻近地区融为一体。
4. 调整第 22 大道支线，达到第 22 大道和南格兰德街的交叉口，以改善车辆和行人的安全。
5. 取消圣格兰德街和雷尼尔大道南段的交叉路口，以提高车辆和行人的安全。
6. 激活格兰德街各项设施使用。
7. 为来往 Eastlink 轻轨车站创造更友好的步行体验。

我们很乐意听到关于小巷腾让和整体项目的任何疑问或意见。您希望这个项目给社区带来什么？愿意使用所提议的公共广场吗？按您的看法，这个项目怎么做才能最成功？



您可以通过联系两项目计划对应的项目经理，他们的联系方式列于文末，请注意，我们可能会把收集到的信息公开。



这里交通便捷，服务周到，步行方便且商机众多，能在此提供经济适用房，我们激动万分。同时，如果您对这个项目有任何疑问或意见，欢迎联系下列项目经理。我们期待与您的相知相惜！

谨上。

Barry Baker  
Mt. Baker Housing Association  
[barry@mtbakerhousing.org](mailto:barry@mtbakerhousing.org)  
206-725-4152

Brendan Lawrence  
Lake Union Partners  
[brendan@lakeunionpartners.com](mailto:brendan@lakeunionpartners.com)  
206-290-1097

Japanese Mailing



2020年7月28日

近隣の方々へ：

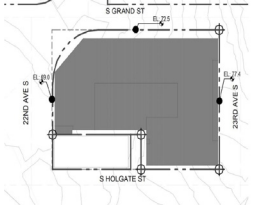
Mt. Baker Housing Association は地域社会密着型の組織で、当社の使命はシアトルの南東地域に手頃な価格の住宅を提供することです。S. Grand St. と Rainier Ave. S. の交差点に隣接する3区画の土地の取得・開発において、シアトルの地元企業 Lake Union Partners と提携しています。本状では提案されているプロジェクトを説明していますが、皆様には Barry Baker ([barry@mtbakerhousing.org](mailto:barry@mtbakerhousing.org)) または Brendan Lawrence ([brendan@lakeunionpartners.com](mailto:brendan@lakeunionpartners.com)) までプロジェクトに関するご意見を送信していただけるようお願いいたします。そうしていただくことで、プロジェクトに対するデザインと承認が進む際に、皆様のご意見を公的記録に含めて検討することができます。

**プロジェクトの説明と状況**

Lake Union Partners と協力し、Mt. Baker Housing は『Grand Street Commons』という名称の、交通機関に焦点を当てた複数世帯集合住宅コミュニティの開発を計画しています。Mt. Baker Housing は、キング郡地域の平均収入(4 人家族で 71,640 ドル)の 60% までの収入世帯に 202 戸の複数世帯集合住宅を提供することを目指しています。Lake Union Partners は平均収入の 60%-80% の世帯向けの手頃な価格の住宅をさらに 112 戸、市街地の集合住宅を 420 戸提供する計画を立てています。物件は将来のライト・レールの Judkins Park 駅から 400 メートルもない所にあるので、『Grand Street Commons』は現在ある近隣の他のサービスに加えて、交通機関を利用するのに便利です。人々が住み、働き、家族を築き、地域社会として繁栄する場所を造り出したいと考えています。

現地にある現在の建物は取り壊され、開発準備のためにフェンスが張られています。

許可された工程を開始しており、近隣の方々のご意見提供や関わりに対して歓迎、感謝いたします。シアトル・サービス・ポータルウェブサイト (<https://cosacella.seattle.gov/Portal/welcome.aspx>) にて、検索欄に「Project # 3035498-LU for Mt. Baker Housing's building」、 「Project # 3035344 for Lake Union Partners' buildings」を入力すると、プロジェクトの文書をご覧いただけます。





本プロジェクトの一貫として、Mt. Baker Housing は Holgate と Grand Street 間の区画を分ける路地の明け渡しをシアトル市に請願しています。路地の明け渡しがあれば、現地の区分を2棟の建物に分けず、1棟の手頃な価格の住宅を建設することができるようになります。1棟の建設の場合、もっと効率的な建物の設計が可能となり、結果として複数世帯集合住宅を大体 45 戸追加することができます。S. Grand Street と 22nd Avenue 沿いには、この活用されていない交差点を地域社会が集まる場所に一度させる大きなパブリックプラザの創制も計画しています。

路地の明け渡しに対するビジョンと目標：

1. 活気に溢れた、手頃な価格の住宅コミュニティを作り出すこと。
2. 歩行者にアクティブな体験を提供すること。S. Grand Street と 22nd Avenue にパブリックプラザを作ること。
3. 近隣地とこの新しい地域共同体を統合すること。
4. 22nd Avenue と S. Grand Street の交差点に 22nd Avenue の活性化を再調整して、車両と歩行者の安全性を高めること。
5. S. Grand Street と Rainier Ave. S. の交差点をなくし、車両と歩行者の安全性を高めること。
6. Grand Street の利用を活性化させること。
7. ライト・レールの Eastlink 駅の行き来の道をもっと歩行者に優しく作り出すこと。

路地の引き渡しやもっと広範なプロジェクトに関するご質問やご意見を伺いたいと思っています。このプロジェクトが近隣地にもたらすことは何でしょうか？提案されているパブリックプラザを利用しますか？あなたの意見としてプロジェクトはどのようにうまく行きますか？



この提案されている2棟の建物に関して、プロジェクトマネージャーにご連絡いただけます。進捗先の情報は、本状の一番下に記載されています。収集されどな情報も公開される場合があることをご留意ください。

この地域に手頃な価格の住宅を提供することに、我々は興奮しています。居住者は交通機関、サービス、歩行しやすい場所、経済機会を利用することができます。それまでの間、本プロジェクトに関するご質問やご意見がございましたら下に記載されているいずれかのプロジェクトマネージャーにご連絡をお願いいたします。皆様とつながることを楽しみにしています！

Barry Baker  
Mt. Baker Housing Association  
[barry@mtbakerhousing.org](mailto:barry@mtbakerhousing.org)  
206-725-4152

Brendan Lawrence  
Lake Union Partners  
[brendan@lakeunionpartners.com](mailto:brendan@lakeunionpartners.com)  
206-290-1097

Grand Street Commons | ALLEY VACATION PETITION | September 4, 2020

41 86





The project is located in the North Rainier/Mt Baker Hub Urban Village. The key goals and policies that the project supports are listed below:

TOWN CENTER GOAL

A town center that concentrates housing, commercial uses, services and living-wage employment opportunities; that is well served by transit and nonmotorized travel options; and that is well-designed and attractive to pedestrians.

TOWN CENTER POLICIES

Recognize the town center as the area where land use designations facilitate transit-oriented development to promote appropriate development around the light rail station.

HOUSING GOALS

Housing in the neighborhood meets community needs for a range of household incomes and unit sizes, and makes a compatible transition from higher-intensity mixed-use and multifamily residential to single-family areas.

HOUSING POLICIES

Encourage additional multifamily or mixed-use development in the following areas: south of the Rainier/Martin Luther King intersection within the urban village, and continue south toward Rainier Valley Square Shopping Center; and in vacant parcels located east to 23rd Avenue South and west to 17th Avenue South around the intersection of Massachusetts Street and Rainier Avenue South.

COMMUNITY LIFE GOALS

North Rainier Valley’s network of parks, recreational facilities, open spaces, and arts and culture programs are functioning and are well utilized.

OPEN SPACE POLICIES

Consider using levy funds, general funds, and partnerships with developers, to create a hierarchy of public and private open spaces that are publicly accessible and address the gaps identified in the Parks Gap Analysis.

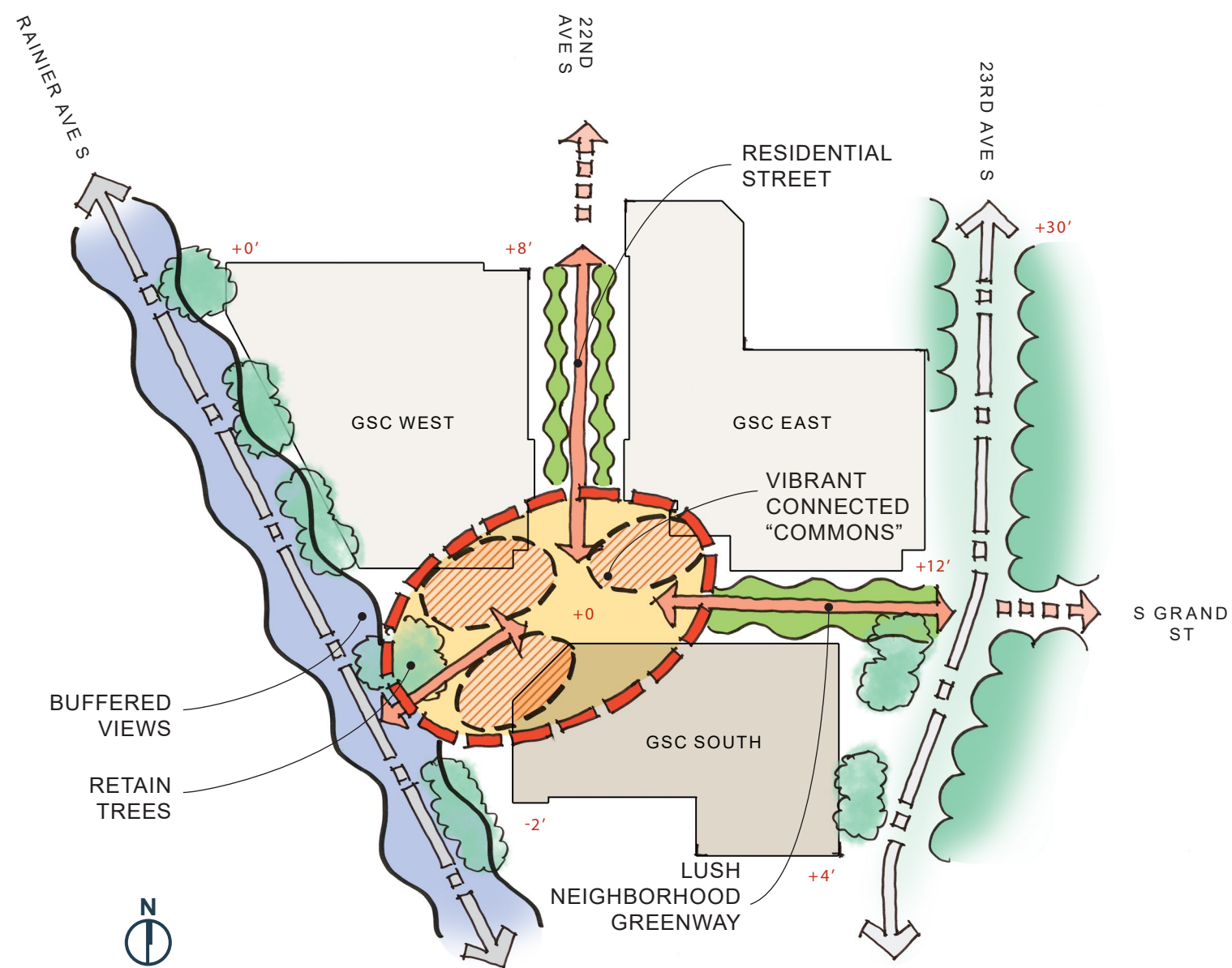
TRANSPORTATION & TRANSIT SERVICE GOALS

Good connections between North Rainier Valley, Mount Baker, and Beacon Hill that encourage use of the Link Light Rail station.

A neighborhood served by a network of safe streets with amenities for pedestrians and bicyclists.

Rainier Avenue South is a highly functioning multimodal “complete street” that serves as the spine of the Rainier Valley and retains its existing vistas of Mount Rainier.

## 8 - VACATION POLICIES



Opportunities | Public Benefit

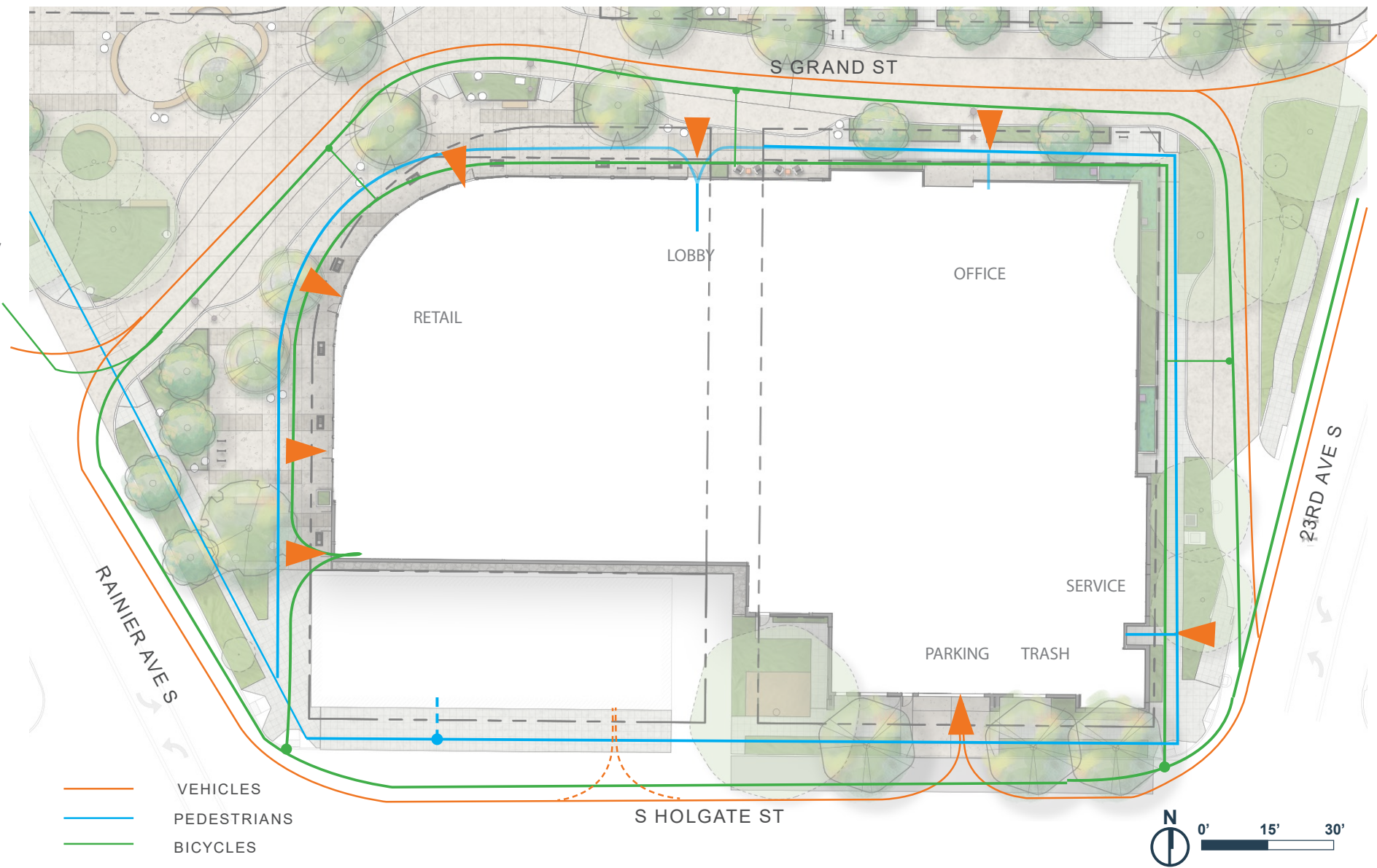
Vacate an **unused alley** to make way for **much needed affordable housing**.

- **Affordable Housing:** 2018 City of Seattle Street Vacation Policies at Section IV.B.1 states: “Public benefits may include, but are not limited to....1. Physical public benefits such as...Spaces that support goals for race and social equity, such as on-site affordable housing....” Here, with the alley vacation, the applicant proposes construction of an additional 45 units of on-site, non-required affordable housing. In addition to supporting the City’s goals for race and social equity, the alley vacation would result in 202 units of non-required affordable housing at a lower cost to public funders.
- **Open Space:** 2018 City of Seattle Street Vacation Policies at Section IV.B.1 states: “Public benefits may include, but are not limited to....1. Physical public benefits such as...Creating or enhancing publicly-accessible plazas, open spaces, or other green spaces” and “Streetscape enhancements beyond that required by codes” and “Enhancing the pedestrian or bicycle environment” and “improvements to the pedestrian...environment...” Here, the applicant proposes construction of an active pedestrian experience with enhanced ROW improvements that will benefit both new residents and the neighborhood at large.



Opportunities | Public Trust

- **Circulation:** The GSC South alley is currently unused, therefore there would be no disruption in current circulation patterns or service access generated by eliminating the alley.
- **Access:** Access for vehicles and trash which would have been provided by the alley is consolidated to a single curb cut along S Holgate Street. This allows for elimination of alley curb cut on S Grand Street, reducing access points from 2 down to 1.
- **Utilities:** Century Link has a duct bank running in the alley that will need to be relocated if the alley is vacated. No other utilities run through the alley.
- **Free Speech and Public Assembly:** The alley is not currently serving any assembly or free speech purposes, so there is no loss or displacement of those important functions. We are increasing public spaces via the plaza and providing more speech and assembly opportunities.
- **Open Space:** The alley vacation supports the urban design vision for a new neighborhood commons along S. Grand Street and its intersection with Rainier Ave S., thereby enhancing that right-of-way’s contribution to Free Speech and Public Assembly.
- **Views, light and air:** Currently, this block is primarily vacant as demo has been completed and remediation analysis is underway. The sole remaining neighbor is located on the SW corner of the block, so their access to views, light and air will be preserved along S Holgate Street and Rainier Ave S.
- **Land Use and Urban Form:** The proposed alley vacation will not alter vehicular and pedestrian movement patterns as it is not currently in use. Development potential is increased by the alley vacation, allowing additional affordable housing to be built to serve the neighborhood.



Proposed Building Access:

- **Residential access:** The residential lobby is located at the center of the frontage along S Grand Street. This would be the primary residential access in and out of the building. Rideshare pick up and deliveries will use the adjacent onstreet parking stall, which the project will request be marked load/unload only. Residential move-ins will access the service elevator lobby off of the 23rd Ave S spur street.
- **Commercial access:** Pedestrian entries for the office and retail uses front the plaza and S Grand Street.
- **Vehicle access:** All parking on site will be accessed via a 22'-0" driveway at S Holgate Street.
- **Trash access:** The trash room is located along the south frontage with direct access to S Holgate Street. Bin staging in the right-of-way will be accessed via the driveway curb cut.



SECTION 8 | PUBLIC BENEFIT PROPOSAL SUMMARY

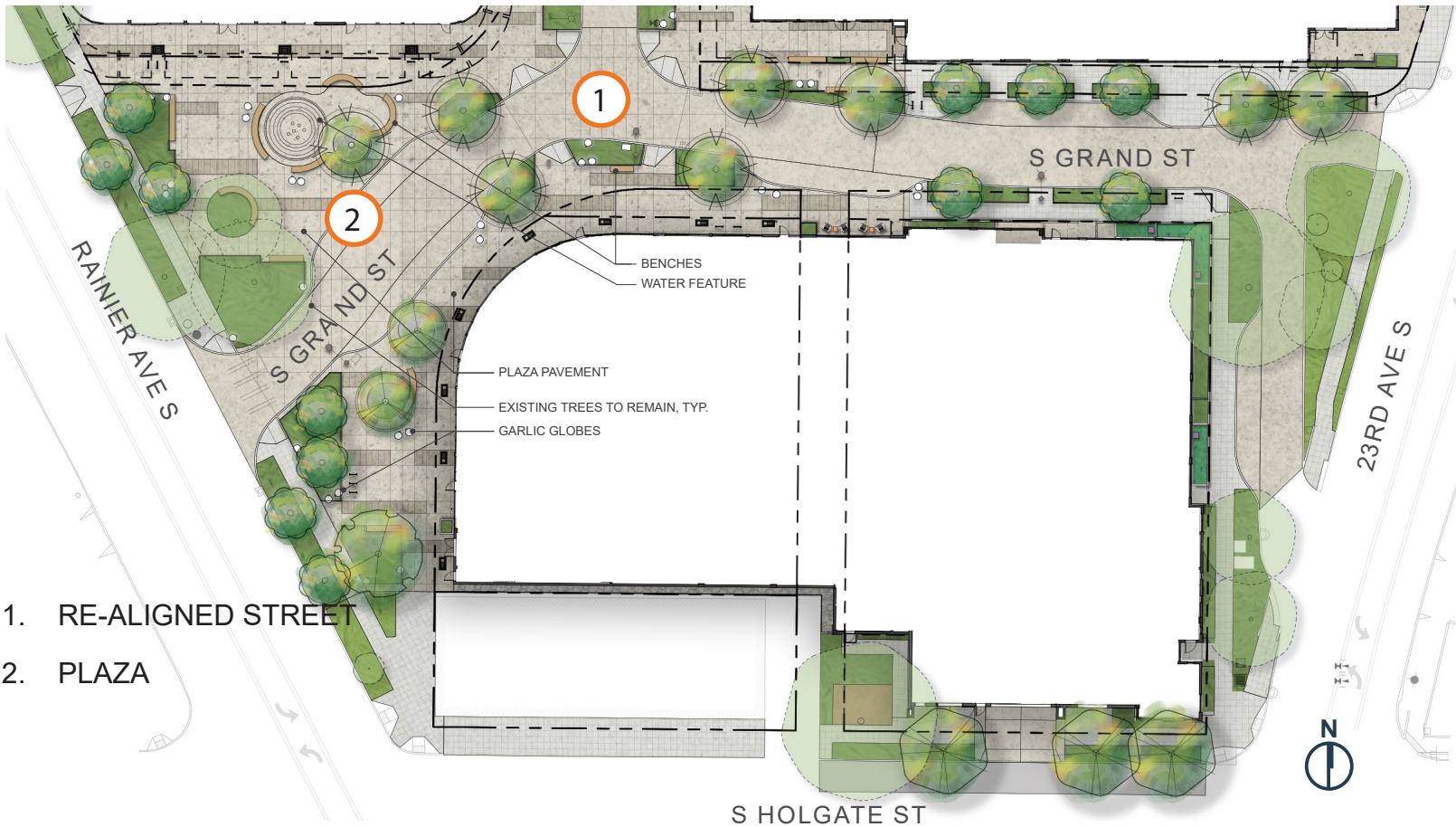
BACKGROUND SUMMARY

The GSC South is comprised of two parcels separated by a north/ south public alley. The alley property is not in public use, nor does it contain public utilities. Vacation of the alley will result in the construction of more affordable housing units, built in a single building. Combining the parcels results in a continuous street frontage along S. Grand Street uninterrupted by curb-cuts to support the overall urban design vision for Grand Street Commons.

A Pre-Petition Meeting was held with the Seattle Design Commission on 11/21/19. At the meeting the applicant demonstrated the potential public trust and public benefits of the alley vacation.

The SDC generally supported pursuit of the proposed vacation and provided the following guidance (summary taken from SDC Meeting Minutes dated 12/13/19):

- 1. Form and massing should reflect transition from high density along Rainier to low density along 23rd Ave.
- 2. Building perimeter should thoughtfully interact with surrounding streetscape.
- 3. Don't neglect facades on streets NOT facing Grand Street.
- 4. Clarify how public plaza space will be used.
- 5. Make sure it feels public, not an extension of private spaces.
- 6. Make sure the public space serves the broader neighborhood.
- 7. Broaden community engagement, incorporate community preferences, and consider including spaces for locally owned and minority owned businesses.



- 1. RE-ALIGNED STREET
- 2. PLAZA

PUBLIC BENEFIT | VISION AND GOALS

- 1. Create a vibrant and affordable housing community.
- 2. Create an active pedestrian experience and create a public plaza on Grand Street and 22nd Avenue.
- 3. Integrate with the neighborhood
- 4. Re-align the 22nd Ave spur to the intersection of 22nd and Grand Street for vehicular and pedestrian safety
- 5. Eliminate the intersection of Grand Street and Rainier Ave. for vehicular and pedestrian safety.
- 6. Activate uses on Grand Street.
- 7. Create a pedestrian gateway to the Eastlink light rail station

#	Public Benefit Component	Costs	Required by Code	Timing of Implementation	Total Cost
1	Re-aligning the streets	Survey, Earthwork, and Paving	Not Required	Upon construction completion	\$ 348,686
2	Grand Street Commons Plaza	"Garlic" Globes: \$156,775 Public Benches: \$116,589 Water feature: \$250,000	Not Required	Upon construction completion	\$523,364
TOTAL COST					\$872,050

The developers have been actively working with various City departments including SDCI, SDOT, SPU, SDC, SCL on the design of the plaza space, and will continue to work with the City on the maintenance and programming of the plaza. The developers will be responsible for the maintenance and programming of the plaza through agreement. The developers are excited to provide a water feature as part of the public benefit package provided it is supported by the community and the City and it remains economically feasible given the project budget.

GARLIC GLOBES: approx 28 globes



BENCHES: approx 110 linear feet



WATER FEATURE EXAMPLE



## 9 - ENVIRONMENTAL REVIEW

A SEPA checklist has been submitted on April 23, 2020

**IN THE MATTER OF THE PETITION OF GRAND  
STREET COMMONS LLC, FOR THE VACATION OF THE  
ALLEY IN BLOCK 14, JOS C. KINNEAR'S ADDITION TO  
THE CITY OF SEATTLE, BEING THE BLOCK BOUNDED  
BY SOUTH GRAND STREET, 22ND AVENUE SOUTH,  
SOUTH HOLGATE STREET AND 23RD AVENUE SOUTH**

CLERK FILE 314459

The City Council hereby grants the petition from Grand Street Commons LLC, now Grand Street Commons MBH LLLP, ("GSC", "Grand Street" or "Petitioner") for the vacation of the Alley in Block 14 Jos C. Kinnear's Addition to the City of Seattle being the alley in the block bounded by S Grand Street, 23 Avenue South, S Holgate Street, and 22<sup>nd</sup> Avenue South in the North Rainier Hub Urban Village, described as:

That certain alleyway, being 16 feet in width, created by Plat, between South Grand Street and South Holgate Street and lying between Lots 1, 2, and 3, and Lots 4, 5, and 6, Block 14, Jos C. Kinnear's Addition to the City of Seattle, according to the Plat thereof, recorded in Volume 1 of Plats, Page 123, records of King County, Washington.

The alley proposed for vacation is approximately 180 feet in length by 16 feet in width for a total of approximately 2,880 square feet of right-of-way.

The vacation is granted upon the Petitioner meeting the following conditions. The Petitioner shall demonstrate that all conditions imposed on the vacation by the City Council have been satisfied and all required fees paid before the street vacation ordinance is passed.

1. The vacation is granted to allow the Petitioner to build a project substantially in conformity with the project presented to the City Council and for no other purpose. This approval constitutes the substantive Council approval of the vacation and the Petitioner may proceed with the permitting and development of the project, consistent with the conditions of this approval.
2. All street improvements shall be designed to City standards, as modified by these conditions to implement the Public Benefit requirements, and be reviewed and approved by SDOT through a Street Improvement Permit, including:
  - Establishing curb lines, sidewalk dimensions and garage entry,
  - Proposed use of pavement scoring in the right-of-way,
  - Design features, dimensions, and material of curbless portion of S Grand Street,
  - Use of bollards,
  - Location of utility facilities, including SCL poles and SPU solid waste bins,
  - Landscaping, and



- Material use, signage, art elements and other public benefit features in the right-of-way.
3. Cooperation between Lake Union Partners and Mt Baker Housing shall continue on the review and implementation of the proposed and required regulatory elements such as the SIP and UMP, the recommendations from the SDC including the Art & Cultural Expression Plan and the vacation conditions. It shall be the responsibility of the development team to provide information to review bodies and make sure that the varying elements can be implemented as required by City Council. If project changes or regulatory provisions impact any vacation conditions, including the public benefit features, SDOT Street Vacations will facilitate a resolution of any conflicts. Lake Union Partners and Mt Baker Housing shall provide information to SDOT about the coordination activities before the passage of the final vacation ordinance.
  4. The utility issues shall be resolved to the full satisfaction of the affected utility before the final vacation ordinance is approved. Before starting any development activity on the site, the Petitioner shall work with the affected utilities and provide protection for the utility facilities. This may include easements, restrictive covenants, relocation agreements, or acquisition of the utilities, which shall be at the sole expense of the Petitioner. The utilities that may be impacted include SCL and SPU.
  5. It is expected that development activity will commence within approximately 24 months after this approval and that development activity will be completed within 7 years. To ensure timely compliance with the conditions imposed by the City Council, the Petitioner shall provide SDOT with regular reports, following City Council vacation approval, providing an update on the development activity, schedule, and progress on meeting the conditions and anticipated date of project completion and opening. This report shall include an update on other elements of the development review. The Petitioner shall not request or be issued a Final Certificate of Occupancy until SDOT determines that all conditions have been satisfied and all fees have been paid as applicable. If development activity has not commenced within 7 years, the Petitioner must seek an extension of the approval from the City Council.
  6. In addition to the conditions imposed through the vacation process, the project as it proceeds through the permitting process is subject to SEPA review and to conditioning pursuant to City codes through the regulatory review processes.
  7. The Petitioner shall work with the Office of Housing to implement the anti-displacement policy to give preference to renters already located in the neighborhood to the extent feasible.

8. Free speech activities such as hand billing, signature gathering, and holding signs, all without obstructing access to the space, the building, or other adjacent amenity features, and without unreasonably interfering with the enjoyment of the space by others, shall be allowed within the on-site vacation public benefit features. While engaged in allowed activities, members of the public shall not be asked to leave for any reason other than conduct that unreasonably interferes with the enjoyment of the space by others. Signage clearly identifying public access and allowed free speech activities shall be required at the public open space elements and shall require the review and approval of SDOT Street Vacations. Signage shall be consistent with signage provided for public amenity spaces. Any violation of this condition by the Petitioner or its successors will be enforced through Chapter 15.90 of the Seattle Municipal Code.
9. Additional review by the SDC shall include the following:
  - If any substantive changes are proposed to elements of the public benefit package, including funding associated with any public benefit feature, removing, relocating, or changing the type of design features for the plaza or related right-of-way improvements, the size and orientation of any spaces provided for cultural or artistic activities, or any changes to the proposed street furniture, paving, landscaping, lighting, or any other similar feature, the revisions shall be brought to the SDC for review and approval. The review and approval by the SDC shall occur before issuing any associated street use permit or a building permit for GSC South needed to install or implement any such elements.
  - Before issuing any Certificate of Occupancy for GSC South, the SDC's Executive Director shall review and approve the agreement to between the Office of Arts & Culture and the Cultural Space PDA to create a condominium of approximately 1,500 square feet for the PDA to use as a community focused space that will help activate the public plaza throughout the year.
  - Within 180 days of issuing a building permit associated with GSC South (MUP 3035498-LU) the SDC shall review and approve the final Cultural Expression and Public Art Plan developed as a part of the vacation public benefit package. A member of the SDC shall be a voting member in the selection of artists.
  - Funds used to create items of cultural expression to be incorporated into the plaza designs shall result in the creation of elements that have a long-term or permanent quality as opposed to items that are temporary in nature.
10. The Petitioner shall develop and maintain the public benefit elements as defined by the City Council. A Property Use and Development Agreement (PUDA) or other binding mechanism shall be required to ensure that the public benefit elements remain open and

accessible to the public and to outline future maintenance obligations of the improvements.

11. Public amenities and nonstandard elements in the right-of-way shall require a binding mechanism to ensure that the features remain open and accessible and to outline future maintenance and insurance provisions. This may, as determined by SDOT, include a City Council Term Permit, a long-term permit from SDOT, a maintenance agreement, provisions in the SIP, or inclusion in the vacation PUDA.
12. Signage clearly identifying public access shall be required at the public open space elements and shall require the review of SDOT Street Vacations. The final design of the public benefit elements shall require the review and approval of SDOT Street Vacations. SDOT Street Vacations may require additional review by the SDC as needed. Changes to the proposed public benefits require SDOT review and may necessitate additional SDC review. The public benefit requirements include the following features including approximate quantities and square footage dimensions, shall be described in the PUDA:

**Public Benefit Matrix:**

PUBLIC BENEFIT		CODE REQUIRED	APPROXIMATE VALUE	RESPONSIBLE PARTY (IMPLEMENTATION AND COST)
<b>ROW Enhancements</b>	Added 12,124 SF of ROW enhancements, for a total of 33,800 SF <ul style="list-style-type: none"> <li>• Nine new bike racks</li> <li>• Two new street lights</li> <li>• Building setbacks</li> <li>• Pre-construction work (surveying, clearing, fencing, staking, erosion control)</li> </ul>	None	\$391,000	Mt Baker Housing
<b>Onsite Art &amp; Cultural Opportunities</b>	Hired local BIPOC art consultant to oversee, manage and implement opportunities for onsite Cultural and Artistic Expression (\$50,000)  Budget for hiring local artists (BIPOC priority) and materials to create art (\$190,000)	None	\$695,000	\$240,000 (Mt Baker Housing)  \$455,000 (Lake Union Partners)

	Cultural and Artistic Expression elements in the public plaza that are part of the artists' scope of work: <ul style="list-style-type: none"> <li>• 150 SF water feature (\$250,000)</li> <li>• 29 artistic plaza pole lights, 12 seats / benches (\$205,000)</li> </ul>			
<b>Arts &amp; Culture Community Space Fronting the Plaza</b>	<i>Contract executed with the Cultural Space Agency (CSA) as year-round programming for the plaza, as well as community-focused opportunities and events</i>	None	N/A	Mt Baker Housing
<b>Arts &amp; Cultural Implementation</b>	<i>Dedicating 1,500 SF of commercial space fronting the public plaza to the CSA for the life of the building</i>	None	\$250,000	Mt Baker Housing
<b>South Public Plaza, Woonerf &amp; Landscaping</b>	<i>11,601 SF of New Plaza and 10,075 SF of woonerf. (\$250,000). 14 new trees, 412 new plants and groundcover plantings (\$47,000)</i>	None	\$297,000	Mt Baker Housing
<b>North Public Plaza</b>	<i>Additional 9,100 SF of extended plaza and special paving within the plaza</i>	None	\$307,000	Lake Union Partners
	<b>TOTAL COST FOR PUBLIC BENEFITS</b>		<b>\$1,940,000</b>	



Granted by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021,  
and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of  
\_\_\_\_\_, 2021.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

**Amendment 1**  
**to**  
**Council Conditions for Clerk File 314459**

**Sponsor: CM Mosqueda**

Remove fee requirement for Mt. Baker Housing

This amendment adds a final condition 13 to the Council's conditional approval of the Grand Street Alley Vacation, as follows:

13. Mount Baker Housing Association, Grand Street Commons GP MBH LLC, and Grand Street Commons MBH LLLP shall be exempt from the required compensation for the appraised value of the right of way, but shall pay to the City all costs incurred by the City in processing the vacation request.

**Effect:**

Under Seattle Municipal Code section 15.62.090, most petitioners for a street or alley vacation are required to compensate the City for the appraised value of the right-of-way to be vacated prior to final approval of the vacation. That section exempts City, State or Federal agencies from the requirement to compensate the City for the value of the property, and the City Council has authority to waive the fees for any project it deems appropriate. This amendment would also exempt the Mt. Baker Housing project, which is receiving City money to build affordable housing, from the compensation requirement. An appraisal has not yet been performed, but looking at the assessed value of the property, the costs to Mt. Baker Housing for the vacated right-of-way could be over \$400,000. If approved, the Seattle Office of Housing would be able to reduce their grants to Mt. Baker Housing by approximately \$400,000 and allocate those funds to another affordable housing project. However, the Seattle Department of Transportation would have fewer dollars to address Transportation needs.

**Amendment 2**  
**to**  
**Council Conditions for Clerk File 314459**

**Sponsor: CM Pedersen**

Provide flexibility in how space is provided to the Cultural Space Agency

This amendment amends condition 9 to the Council's conditional approval of the Grand Street Alley Vacation, as follows:

9. Additional review by the SDC shall include the following:

- If any substantive changes are proposed to elements of the public benefit package, including funding associated with any public benefit feature, removing, relocating, or changing the type of design features for the plaza or related right-of-way improvements, the size and orientation of any spaces provided for cultural or artistic activities, or any changes to the proposed street furniture, paving, landscaping, lighting, or any other similar feature, the revisions shall be brought to the SDC for review and approval. The review and approval by the SDC shall occur before issuing any associated street use permit or a building permit for GSC South needed to install or implement any such elements.
- Before issuing any Certificate of Occupancy for GSC South, the SDC's Executive Director shall review and approve the agreement to between the Office of Arts & Culture and the Cultural Space PDA to create a condominium or otherwise set aside for the life of the building a space of approximately 1,500 square feet for the PDA to use as a community focused space that will help activate the public plaza throughout the year.
- Within 180 days of issuing a building permit associated with GSC South (MUP 3035498-LU) the SDC shall review and approve the final Cultural Expression and Public Art Plan developed as a part of the vacation public benefit package. A member of the SDC shall be a voting member in the selection of artists.
- Funds used to create items of cultural expression to be incorporated into the plaza designs shall result in the creation of elements that have a long-term or permanent quality as opposed to items that are temporary in nature.

**Effect:**

A condition of vacating an alley to facilitate the development of an affordable housing project by Mount Baker Housing Association (MBHA) is to provide a 1,500 square foot space rent free to the Cultural Space Agency (CSA) for cultural activities. The proposed conditions implied that the space would be a condominium. However, MBHA and the CSA are still discussing the best way to transfer the space. In addition to creating a condominium they are also exploring using a structure like a 99-year lease that would ensure that space would be available for the life of the building. MBHA has asked for this amendment to provide flexibility to create the most appropriate structure for both parties.





## Legislation Text

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**File #:** CB 120218, **Version:** 1

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### CITY OF SEATTLE

#### ORDINANCE \_\_\_\_\_

#### COUNCIL BILL \_\_\_\_\_

AN ORDINANCE relating to property at Sand Point; authorizing the Director of Housing to execute an easement agreement for a sanitary sewer main line with the University of Washington; authorizing related agreements and actions to support the development of cottages for people experiencing homelessness on a parcel owned by the City and leased to SP Cottages LLC; and ratifying and confirming certain prior acts.

WHEREAS, The City of Seattle owns real property known as Sand Point Parcel 9 (“Property”), also known as King County Parcel 2409500021 and located at 6343 NE 65th Street, Seattle, Washington, with jurisdiction held by the Seattle Office of Housing; and

WHEREAS, pursuant to Ordinance 125931, the Office of Housing has entered into a lease with SP Cottages LLC (“Lease”) in order to facilitate the development and financing of cottages for people experiencing homelessness on Sand Point Parcel 9 (“Property”), as described in the Lease; and

WHEREAS, in order to reduce development costs, SP Cottages LLC is proposing to connect to an existing sanitary sewer line on property owned by the University of Washington adjacent to the Property; and

WHEREAS, the University of Washington is willing to grant an easement to the City to allow such a connection; NOW, THEREFORE,

#### **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The Director of Housing (“Director”) is authorized to execute, deliver, acknowledge, accept, record, perform, enforce, and administer on behalf of the City the Easement Agreement for Sanitary Sewer Main Line substantially in the form attached to this ordinance as Attachment 1, the Agreement to Grant Easement substantially in the form attached to this ordinance as Attachment 2, as well as any other related

agreements, and to take such other actions as may be necessary or appropriate to facilitate the shared sewer line connection and to implement the intent of this ordinance. The authority given to the Director in this ordinance may be delegated to and exercised by the Director's designee.

Section 2. Any act consistent with the authority of this ordinance taken after its passage and prior to its effective date is ratified and confirmed.

Section 3. This ordinance shall take effect and be in force 30 days after its approval by the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it shall take effect as provided by Seattle Municipal Code Section 1.04.020.

Passed by the City Council the \_\_\_\_\_ day of \_\_\_\_\_, 2021, and signed by me in open session in authentication of its passage this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
President \_\_\_\_\_ of the City Council

Approved / returned unsigned / vetoed this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Jenny A. Durkan, Mayor

Filed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Monica Martinez Simmons, City Clerk

(Seal)

Attachments:

Attachment 1 - Easement Agreement for Sanitary Sewer Main Line

Attachment 2 - Agreement to Grant Easement

**When recorded, return to:**

University of Washington  
Real Estate Office  
Campus Box 352210  
Seattle, WA 98195

**Easement Agreement for Sanitary Sewer Main Line**

<b>Grantor:</b>	<b>Board of Regents of the University of Washington</b>
<b>Grantee:</b>	<b>City of Seattle</b>
<b>Abbreviated Legal Description of Grantor's Property:</b>	<p><b>Parcel 1:</b> Blocks 1 &amp; 2 of Correction Plat of Sand Point Homes, Volume 39, Page 4.</p> <p><b>Parcel 2:</b> Those Portions of a Tract of land in Gilmore's Addition and Evergreen Addition to the City of Seattle as recorded in Volume 32, Page 10 and Volume 12, Page 666, respectively.</p> <p>Full legal description on Exhibit A</p>
<b>Abbreviated Legal Description of Grantee's Property:</b>	<p>EVERGREEN ADD PORTION EVERGREEN ADDITION TGW PORTION VACATED NE 65TH ST AS VACATED BY CITY OF SEATTLE ORD NO 71498 ALL BOUNDED BY FOLLOWING DESCRIPTION: BEGINNING AT SE CORNER BLK 2 SD EVERGREEN ADD TH N 00-48-49 W ON EAST LINE SD BLK 2 DISTANCE OF 239.39 FT TO NORTH LINE SD ADDITION, BEING SECTION LINE COMMON TO SECTIONS 2 &amp; 11-25-04 TH N 89-35-06 W ON SD SECTION LINE 349.10 FT TH S 00-41-00 W 239.34 FT TO SOUTH LINE OF BLK 4 SD PLAT TH S 89-35-06 E ON SOUTH LINE BLKS 4, 3 &amp; 2 SD PLAT 355.36 FT TO BEGINNING</p> <p>Full legal description on Exhibit B</p>
<b>Tax Parcel No.:</b>	<b>7534800005; 2409500021</b>



Reference Number of Related Documents:	N/A
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This EASEMENT AGREEMENT FOR SANITARY SEWER MAIN LINE (“**Agreement**”), is granted this \_\_\_\_ of \_\_\_\_\_, 2021, by the **BOARD OF REGENTS OF THE UNIVERSITY OF WASHINGTON**, an institution of higher education and an agency of the State of Washington (the “**Grantor**”), to the **CITY OF SEATTLE**, a municipal corporation of the State of Washington (the “**Grantee**”).

WHEREAS, Grantee owns certain real property located at 6343 NE 65th Street, Seattle, Washington and legally described on the attached Exhibit B (the “**Grantee Property**”) and is entering into this Agreement in its proprietary capacity as the Grantee Property owner; and

WHEREAS, Grantor owns certain real property immediately adjacent to the Grantee Property, and legally described on the attached Exhibit A (the “**Grantor Property**”).

NOW, THEREFORE, the parties agree as follows:

1. Easement. Grantor hereby grants to Grantee, for the benefit of the Grantee Property, a non-exclusive, easement (“**Easement**”) over, under, across and upon the land described in Exhibit C and shown in Exhibit D (“**Easement Area**”), for the purposes of installing, constructing, operating, maintaining, removing, repairing and connecting a new sewer line (“**Grantee’s Connecting Line**”) to Grantor’s existing sanitary sewer main line (“**Shared Line**”), together with the right of ingress and egress across the Grantor Property adjacent thereto as necessary to conduct any of the activities and uses set forth herein. This Easement is for a sewer line supporting a maximum of twenty-two (22) residential units and Grantee is specifically prohibited from adding additional units to Grantee’s Connecting Line and to the Share Line.

Grantee may permit the tenants or lessees of the Grantee Property to exercise the rights granted to it herein.

2. Compliance with Laws and Rules. Grantee shall at all times exercise its rights herein in accordance with the requirements of all applicable statutes, orders, rules and regulations of any public authority having jurisdiction.
3. Grantee’s Use and Activities. Grantee shall exercise its rights under this Agreement so as to minimize or, when reasonably possible, avoid interference with Grantor’s use of the Grantor Property that is not inconsistent with or unreasonably interferes with the purpose of this Agreement. Grantee shall, at all times, conduct its activities on the Grantor Property so as to not unreasonably interfere with, obstruct or endanger Grantor’s operations or facilities. Grantee agrees to restore the Grantor Property to a condition at least as good as that which currently exists and Grantee shall remove all debris resulting from construction activities. If in the future Grantor requires additional sewer capacity for the Grantor Property and the Shared Line is not sufficient, Grantee will either install its own sanitary sewer main line or pay Grantor the cost for adding sanitary sewer line capacity for the

Grantor Property, or this easement may be revoked by the Grantor with 180 days advance notice.

4. Repairs and Maintenance. Except as provided in this Agreement, Grantee shall maintain, at its sole cost, Grantee's Connecting Line and the connection to the Shared Line in good, safe and clean condition. In connection with Grantee's obligations set forth above, all repairs and maintenance necessary to keep Grantee's Connecting Line and the connection to the Shared Line in a good, safe and usable condition and in compliance with all laws, rules and regulations shall be done reasonably promptly by Grantee, at Grantee's expense. Grantor shall have no obligation to repair or maintain any part of Grantee's Connecting Line or the connection to the Shared Line nor to reimburse Grantee for the costs of any such repairs or maintenance undertaken by Grantee. Grantor shall repair, maintain and replace the Shared Line until the Shared Line reaches the lift station, provided that Grantor shall be responsible for 90% of such repair, maintenance and replacement costs and Grantee shall be responsible for 10% of such repair, maintenance and replacement costs (which the parties agree is a reasonable allocation based upon anticipated use of the Shared Line by the parties). Except in cases of emergency, Grantor shall give prior notice to and consult with Grantee prior to conducting any repair, maintenance or replacement costs exceeding \$5,000 and the parties shall work collaboratively to minimize the costs and disruption associated with any repair, maintenance or replacement activities.
5. Amendment. This Agreement can only be amended, modified or terminated by an instrument in writing signed by both parties.
6. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. Any litigation arising out of, or in connection with this conveyance, shall be conducted in King County, Washington.
7. Counterparts. This Agreement may be signed in counterparts.
8. Reversion. In the event Grantee fails to use, or ceases to use the Easement for the purposes herein specified for a period of one (1) year, the Easement and all of Grantee's rights hereunder shall terminate and revert to Grantor, and its successors and assigns.
9. Indemnity. Each party to this Agreement shall be responsible for injury to persons or property resulting from negligence on the part of itself, its employees, its agents, or its officers, provided, this Agreement is not intended to create any right of action in any third party against any party to this Agreement. Grantee shall indemnify, defend, protect and hold Grantor harmless from and against any and all damages, losses, costs, expenses (including attorney's fees) and liabilities arising from Grantee's use of the Easement or connection of its sewer line to Grantor's main sewer line.
10. Runs with the Land. This Agreement shall run with the land and shall be binding on the parties, their successors and assigns.

**GRANTOR:**

BOARD OF REGENTS OF  
THE UNIVERSITY OF WASHINGTON

By: \_\_\_\_\_  
Name: Jeanette Henderson  
Title: Executive Director of Real Estate

**GRANTEE:**

CITY OF SEATTLE

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_



### ACKNOWLEDGMENTS

STATE OF WASHINGTON            )  
  ) ss.  
COUNTY OF KING                )

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me personally appeared **Jeanette L. Henderson**, to me known as the **Executive Director of Real Estate of the University of Washington**, who on oath stated that she was authorized to execute this instrument and acknowledged it to be the free and voluntary act and deed of said University of Washington as approved by the **BOARD OF REGENTS OF THE UNIVERSITY OF WASHINGTON**, a state institution of higher education and an agency of the state of Washington, for the uses and purposes mentioned in the instrument.

Signature: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: \_\_\_\_\_  
My Commission expires on: \_\_\_\_\_  
**This notarial act involved the use of communication technology.**

STATE OF WASHINGTON            )  
COUNTY OF \_\_\_\_\_        )

On this \_\_\_\_ day of \_\_\_\_\_, 2021, before me personally appeared \_\_\_\_\_, to me known as the \_\_\_\_\_ **of the Office of Housing**, who on oath stated that she was authorized to execute this instrument and acknowledged it to be the free and voluntary act and deed of said City of Seattle as approved by the **City of Seattle**, a municipal corporation of the State of Washington, for the uses and purposes mentioned in the instrument.

Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at: \_\_\_\_\_  
My Commission expires on: \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION OF THE GRANTOR PROPERTY**

**PARCEL 1:**

**Legal Description – Sand Point Homes and Sand Point Addition**

BLOCKS 1 AND 2 OF CORRECTION PLAT OF SAND POINT HOMES, AS PER PLAT RECORDED IN VOLUME 39 OF PLATS, PAGE 4, RECORDS OF KING COUNTY;  
SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

**PARCEL 2:**

**Legal Description – Navy Surplus Parcel**

THOSE PORTIONS OF A TRACT OF LAND IN GILMORE'S ADDITION AND EVERGREEN ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN VOLUME 32 OF PLATS, PAGE 10 AND VOLUME 12 OF PLATS, PAGE 66, RESPECTIVELY, RECORDS OF KING COUNTY, SAID TRACT BEING ACQUIRED BY THE WAR DEPARTMENT THROUGH CIVIL ACTION 388, TOGETHER WITH THOSE PORTIONS OF VACATED NE 65TH STREET AND 63RD AVE N E IN SAID ADDITIONS AS VACATED BY VACATION ORDINANCE NO 71498, BOUNDED BY THE FOLLOWING DESCRIPTIONS

BEGINNING AT THE SE CORNER OF BLOCK 1 IN SAID GILMORE'S ADDITION; THENCE NORTH 89°35'06" WEST ON THE SOUTH LINE OF SAID BLOCK 1, A DISTANCE OF 299.88 FEET TO THE SW CORNER OF SAID BLOCK 1, THENCE NORTH 42°03'59" EAST A DISTANCE OF 320 31 FEET TO THE NORTH LINE OF SAID GILMORE'S ADDITION, BEING THE SAME AS THE SECTION LINE COMMON TO SECTION 2 AND 11, TOWNSHIP 25 NORTH, RANGE 4 EAST, W M ; THENCE SOUTH 89°35'06" EAST ON SAID SECTION LINE A DISTANCE OF 81 87 FEET TO THE NE CORNER OF SAID BLOCK 1, THENCE SOUTH 00°48'49" EAST ON THE EAST LINE OF SAID BLOCK 1, A DISTANCE OF 239 39 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 20.00 FEET THEREOF,

TOGETHER WITH

BEGINNING AT THE SW CORNER OF BLOCK 6 IN SAID EVERGREEN ADDITION; THENCE NORTH 00°48'49" WEST ON THE WEST LINE OF SAID ADDITION A DISTANCE OF 239.39 FEET TO THE NORTH LINE OF SAID ADDITION, BEING THE SAME AS THE SECTION LINE COMMON TO SECTIONS 2 AND 11, TOWNSHIP 25 NORTH, RANGE 4 EAST W M., THENCE SOUTH 89°35'06" EAST ON SAID SECTION LINE A DISTANCE OF 198 15 FEET, THENCE SOUTH 17°27'07" EAST, A DISTANCE OF 251 47 FEET TO THE SOUTH LINE OF BLOCK 5 IN SAID ADDITION, THENCE NORTH 89°35'06" WEST ON THE SOUTH LINE OF BLOCKS 5 AND 6 IN SAID ADDITION, A DISTANCE OF 270 17 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE NORTH 20 00 FEET THEREOF,

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON

**EXHIBIT B**

**LEGAL DESCRIPTION OF THE GRANTEE PROPERTY**

THAT PORTION OF EVERGREEN ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 66, IN KING COUNTY, WASHINGTON, SAID TRACT BEING ACQUIRED BY THE WAR DEPARTMENT THROUGH KING COUNTY SUPERIOR COURT CAUSE NUMBER 388, AND TOGETHER WITH THAT PORTION OF VACATED NORTHEAST 65TH STREET AND UNNAMED STREET IN SAID ADDITIONS AS VACATED BY CITY OF SEATTLE ORDINANCE NUMBER 71498, BOUNDED BY THE FOLLOWING DESCRIPTION, WHICH ATTACHES BY OPERATION OF LAW:

BEGINNING AT THE SOUTHEAST CORNER OF BLOCK 2 OF SAID EVERGREEN ADDITION;  
THENCE NORTH 00°48'49" WEST ON THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 239.39 FEET TO THE NORTH LINE OF SAID ADDITION, BEING THE SAME AS THE SECTION LINE COMMON TO SECTIONS 2 AND 11, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY WASHINGTON;  
THENCE NORTH 89°35'06" WEST ON SAID SECTION LINE A DISTANCE OF 349.10 FEET;  
THENCE SOUTH 00°41'00" WEST DISTANCE OF 239.34 FEET TO THE SOUTH LINE OF BLOCK 4 IN SAID ADDITION;  
THENCE SOUTH 89°35'06" EAST ON THE SOUTH LINE OF BLOCKS 4, 3 AND 2 IN SAID ADDITION, A DISTANCE OF 355.36 FEET TO THE POINT OF BEGINNING.

**EXHIBIT C**

**LEGAL DESCRIPTION OF EASEMENT AREA**

THAT PORTION OF BLOCK 1, CORRECTION PLAT OF SAND POINT HOMES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 39 OF PLATS, PAGE 4, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 25 NORTH, RANGE 4 EAST, W.M.;  
THENCE NORTH 88°26'52" WEST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, SAID LINE BEING THE NORTH LINE OF SAID BLOCK 1, A DISTANCE OF 38.50 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 88°26'52" WEST 139.14 FEET TO THE WEST LINE OF SAID BLOCK 1;  
THENCE SOUTH 00°23'38" WEST, ALONG SAID LINE, A DISTANCE OF 80.02 FEET;  
THENCE SOUTH 88°26'52" EAST 15.00 FEET TO A LINE 15.00 FEET EASTERLY OF AND PARALLEL TO SAID WEST LINE;  
THENCE NORTH 00°23'38" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 63.01 FEET TO A POINT 17.00 FEET SOUTHERLY OF AND PARALLEL TO SAID NORTH LINE;  
THENCE SOUTH 88°26'52" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 123.00 FEET;  
THENCE SOUTH 67°56'09" EAST 36.39 FEET;  
THENCE NORTH 22°15'48" EAST 15.59 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER;  
THENCE NORTH 67°05'47" WEST 41.66 FEET TO THE POINT OF BEGINNING;

CONTAINING 3,920 SQUARE FEET, MORE OR LESS.



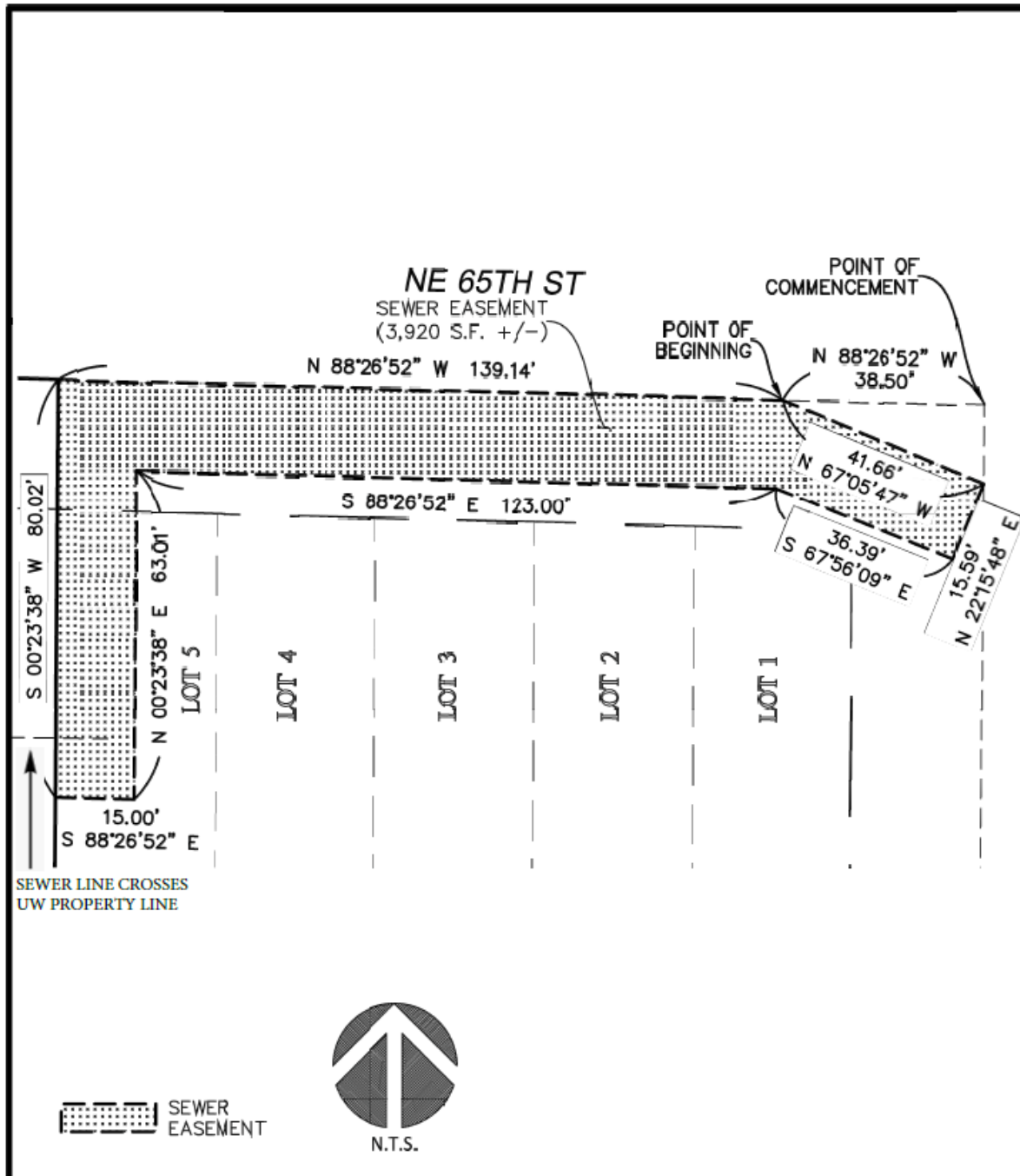
JOB NO. 191143



**EXHIBIT D**

**DEPICTION OF EASEMENT AREA**

**FOR ILLUSTRATIVE PURPOSES ONLY**



## AGREEMENT TO GRANT EASEMENT

This AGREEMENT TO GRANT EASEMENT ("**Agreement**"), is dated as of \_\_\_\_\_, 2021, and is made by and among **CITY OF SEATTLE**, a Washington municipal corporation ("**City**"), **SP COTTAGES LLC**, a Washington limited liability company ("**Lessee**"), and **BOARD OF REGENTS OF THE UNIVERSITY OF WASHINGTON**, an institution of higher education and an agency of the State of Washington ("**University**").

WHEREAS, City owns certain real property located at 6343 NE 65th Street, Seattle, Washington (the "**City Property**") and is entering into this Agreement in its proprietary capacity as the owner of the City Property;

WHEREAS, University owns certain real property immediately adjacent to the City Property (the "**University Property**");

WHEREAS, City has leased the City Property to Lessee, pursuant to that certain ground lease dated January 7, 2020 (the "**Ground Lease**"), and Lessee is developing a cottage community on the City Property (the "**Project**");

WHEREAS, in connection with the Project, Lessee desires to construct, install, and maintain certain underground sewer lines and related improvements (the "**Sewer Improvements**") over, under, upon and across a portion of the University Property;

WHEREAS, University is willing to grant a sewer easement on the terms and conditions set forth below.

NOW, THEREFORE, the parties agree as follows:

1. Grant of Easement. Simultaneously herewith, University will grant City a sewer easement (the "**Easement**") for purposes of the construction, installation, maintenance, repair, and replacement of the Sewer Improvements, in the form attached hereto as Exhibit A.

2. Payment to University. University agrees that Lessee may promptly record the Easement. Lessee will be responsible for all costs of recording the Easement. Prior to the recording of the Easement, Lessee shall pay to University the amount of \$10,000.

3. Costs. Lessee shall bear and properly pay all costs and expenses associated with installing the Sewer Improvements and connecting to University's sanitary sewer main line located on the UNIVERSITY Property as well as all other City costs under the Easement, including but not limited to any share of the repair, maintenance and replacement costs of the University's sanitary sewer main.

4. Indemnification. Lessee hereby agrees to be responsible for injury to persons or property resulting from negligence on the part of Lessee, its employees, its agents, or its officers, in connection with Lessee's installation, maintenance, repair and use of the Easement; provided, this Agreement is not intended to create any right of action in any third party against any party to this Agreement. Lessee shall indemnify, protect, defend and hold University and City harmless from and against any and all damages, losses, costs, expenses (including attorney's fees) and liabilities arising from Lessee's installation,

maintenance, repair or use of the Easement or connection of the Sewer Improvements to University's main sewer line.

5. Termination. This Agreement shall automatically terminate upon the expiration or termination of the Ground Lease, and/or the terms of the Easement Agreement for Sanitary Sewer Main Line and upon such termination, the parties hereto shall have no further rights or obligations under this Agreement.

6. Miscellaneous Provisions. This Agreement shall inure to the benefit of and shall be binding upon the respective heirs, successors, personal representatives and assigns of the parties hereto. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. Venue for any action brought upon this Agreement shall be in the Superior Court for King County, Washington. Time shall be of the essence as to this Agreement. This Agreement may be executed in one or more counterparts.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement as of the date first set forth above.

**CITY:**

CITY OF SEATTLE

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**UNIVERSITY:**

BOARD OF REGENTS OF THE  
UNIVERSITY OF WASHINGTON

By: \_\_\_\_\_  
Jeanette Henderson  
Executive Director of Real Estate

**LESSEE:**

SP COTTAGES LLC

By: Low Income Housing Institute (LIHI)  
Its: Manager

By: \_\_\_\_\_  
Sharon H. Lee  
Executive Director

**EXHIBIT A**

**FORM OF SEWER EASEMENT**

(See Attachment 1 to this ordinance)



## **SUMMARY and FISCAL NOTE\***

<b>Department:</b>	<b>Dept. Contact/Phone:</b>	<b>CBO Contact/Phone:</b>
Office of Housing	Laurie Olson 615-0995	Miguel Jimenez

*\* Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

### **1. BILL SUMMARY**

**Legislation Title:** AN ORDINANCE relating to property at Sand Point; authorizing the Director of Housing to execute an easement agreement for a sanitary sewer main line with the University of Washington; authorizing related agreements and actions to support the development of cottages for people experiencing homelessness on a parcel owned by the City and leased to SP Cottages LLC; and ratifying and confirming certain prior acts.

**Summary and background of the Legislation:** In 1997 and 1998, City Council adopted legislation that authorized acceptance of a deed from the United States to the City for land and buildings at the Sand Point Naval Station and the lease of land to the Sand Point Community Housing Association (SPCHA). A Ground Lease from the City to SPCHA was executed in April 1998 and that Ground Lease was assigned to and assumed by Sand Point Community Connections LLC (SPCC) in 2008.

The Ground Lease has been amended several times to remove parcels, create new Ground Leases between the City and other entities, and authorize deeds to buildings on those parcels for provision of affordable housing for extremely and very low-income households. In 2019, the City Council approved a lease of Parcel 9 between the City of Seattle and the Low Income Housing Institute (LIHI) or its affiliate, to support the development of up to 20-25 cottages for individuals who have experienced homelessness. The parcel was subsequently leased to LIHI's affiliate, SP Cottages, LLC, which is proceeding with the project.

SP Cottages, LLC's development of the cottages can be facilitated if the cottages can connect to the adjacent property owner's sanitary sewer main line. The University of Washington owns the property and has agreed in principle to providing an easement to allow this connection. Under this agreement SP Cottages, LLC would pay the University of Washington \$10,000 for the easement. The easement will require an agreement between the City of Seattle, via its Office of Housing, and the University of Washington. This ordinance provides City Council authorization for the Director of Housing to enter into the easement agreement.

### **2. CAPITAL IMPROVEMENT PROGRAM**

**Does this legislation create, fund, or amend a CIP Project?**      ☐ Yes ☒ No

### **3. SUMMARY OF FINANCIAL IMPLICATIONS**

**Does this legislation amend the Adopted Budget?**      ☐ Yes ☒ No

**Does the legislation have other financial impacts to The City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?**  
SP Cottages, LLC will be responsible for all costs and will hold harmless the City and the University. In the event that SP Cottages, LLC is no longer the tenant or is not able to manage the project, the City will hold overall responsibility to meet the provisions of the easement.

**Is there financial cost or other impacts of *not* implementing the legislation?**  
In order to reduce development costs, SP Cottages LLC is proposing to connect to an existing sanitary sewer line on property owned by the University that is adjacent to the Sand Point Property. If this legislation is not implemented, costs to install a sewer line in a different location are estimated to increase by approximately \$300,000. This in turn could require a redesign of the project which may result in delays and a reduction of units that would be built on the site.

#### 4. OTHER IMPLICATIONS

- a. **Does this legislation affect any departments besides the originating department?**  
The project proposed by LIHI must be approved by SDCI and SPU under the standard permitting process.
- b. **Is a public hearing required for this legislation?**  
No.
- c. **Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?**  
No.
- d. **Does this legislation affect a piece of property?**  
Yes, see attached map.
- e. **Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities? What is the Language Access plan for any communications to the public?**  
High housing costs and homelessness disproportionately affect people of color. The implementation of this legislation supports RSJI principles by facilitating the construction of cottages for people who would otherwise be homeless.
- f. **Climate Change Implications**
  - 1. **Emissions: Is this legislation likely to increase or decrease carbon emissions in a material way?**  
This project is not likely to either increase or decrease carbon emissions in a material way.

- 2. Resiliency: Will the action(s) proposed by this legislation increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way? If so, explain. If it is likely to decrease resiliency in a material way, describe what will or could be done to mitigate the effects.**

This project will neither increase or decrease Seattle's resiliency (or ability to adapt) to climate change in a material way.

- g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s)?**

N/A

**List attachments/exhibits below:**

Summary Attachment A - Map of Property

**Summary Attachment A: Map of Parcel 2409500021 (highlighted in yellow)**

