



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Documents Included Below:

- [file?filename=70b1e5d36b124ddc9e9173c1d89de0bf-Shapiro.pdf](#)

Robert Wallace

I support extending the permit. Please see attached.

Comment submitted on: Wed Mar 04 2026 18:06:27 GMT-0600 (CST)



WALLACE
PROPERTIES

INVESTMENT/DEVELOPMENT · BROKERAGE · PROPERTY MANAGEMENT

March 4, 2026

Seattle City Council
Seattle, WA via city portal.

Re: 3043809-LU

Dear Councilmembers:

My firm as developed more than 1,000 multifamily units in Seattle over the last few years and hopes to produce as many more once regulatory and financial conditions make it feasible. I can attest to the fact that forces (like those we have suffered in Seattle for the last 5 years) beyond a developers control can and do delay project starts.

My understanding is that the above-referenced project has been delayed to the point where its permits are about to expire. It would seem very reasonable to extend the permit so as not to further delay or even jeopardize the provision of some 111 very much needed housing units in the Rainier Valley.

Given the unprecedented pain the industry has suffered since the pandemic, there are likely thousands of prospective units facing the same problem. I would encourage you to also consider permitting simple five year extensions for all such permits throughout the city.

Sincerely yours,

Robert C. Wallace

RCW:ad

Cc: Scott Shapiro



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Scott Shapiro

I support the extension for project #3043809-LU. We are in a housing crisis and this shovel-ready development will create 111-units of workforce and affordable housing. There is no reason to let the permit for this project expire. Please support! Thank you!

Comment submitted on: Wed Mar 04 2026 07:17:00 GMT-0600 (CST)

Report Generated: 03/04/2026

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Comment Period End Date: 3/11/2026

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Craig Brooks
Dear City Council,

I strongly support extending permit #3043809-LU for the proposed apartment project in Columbia City. Seattle is in the midst of a well-documented housing crisis, and the city urgently needs more housing, including affordable units. Allowing a fully permitted project like this to expire after years of review would work directly against those goals.

An enormous amount of time, effort, and expense has already gone into navigating Seattle's complex permitting process. This development would bring more than 100 homes to the neighborhood and contribute affordable housing through the City's MFTE and MHA programs. Extending the permit simply allows a long-approved project to move forward and deliver the housing Seattle clearly needs.

Please support the extension. Thank you for your consideration.

Comment submitted on: Wed Mar 04 2026 08:57:00 GMT-0600 (CST)

Report Generated: 03/05/2026

Public Comment

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dan Birk

Dear City Council,

I support the extension for project #3043809-LU. Seattle is facing a serious housing affordability crisis, and we should not allow permits for shovel-ready housing projects to expire when they can help address the needs of our community.

This project will provide more than 110 new homes for people in Seattle and will include affordable housing through the City's MFTE and MHA programs. These programs are critical tools for creating housing that working families, essential workers, and longtime residents can afford.

Seattle voters have repeatedly supported new taxes and public funding through ballot measures to address the affordable housing crisis. Residents have made it clear that they want more housing built and more affordable homes available. Allowing a ready-to-build project like this to expire would run counter to the will of the voters and the urgent need for housing in our city.

Extending this permit helps ensure that much-needed housing can move forward and that more Seattle residents have access to stable, attainable homes.

Please support the extension of this project for the benefit of the people of Seattle.

Thank you for your consideration.

Comment submitted on: Wed Mar 04 2026 09:15:49 GMT-0600 (CST)



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michael oaksmith

Dear City Council:

I support the extension for project #3043809-LU. Seattle is in a housing crisis and we need all the entitled projects lined up as possible. I don't see any downside to allowing 102 more years on this permitting for construction to take place during the next development cycle.

Please consider the NET DELIVERABLES in apartments in Seattle over the next 3 years - they are at historic lows!! This is only goign to push rents higher. If you care about rent control, you'd extend this sort of permitting - where work between the owner and city was done during the pandemic years.

The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Michael Oaksmith

Comment submitted on: Wed Mar 04 2026 09:21:17 GMT-0600 (CST)



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Jordan Selig

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 08:18:56 GMT-0600 (CST)



Report Generated: 03/04/2026

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Tarn Sublett
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 08:31:56 GMT-0600 (CST)



Report Generated: 03/04/2026

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Jesse Willard

This project looks great and is badly needed. Please don't expire this permit!

Comment submitted on: Wed Mar 04 2026 09:22:43 GMT-0600 (CST)

Report Generated: 03/05/2026

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Council Action		

Duwamish Tribe

Thank you for the opportunity to comment on the SDCI Permit located at 5201 RAINIER AVE S SEATTLE in Seattle. The Duwamish Tribe understands that this is a Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). The Proposal also includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. As well as parking for 52 vehicles proposed below grade, with the existing structures to be demolished. Based on the information provided and our understanding of the project and its APE, the Duwamish Tribe would recommend an archaeological or cultural resources assessment, especially if any groundbreaking activity occurs below fill, topsoil or other impervious surfaces into native soil. This is an area that the Duwamish Tribe considers culturally significant and has a moderate probability of having unknown archaeological deposits. We note that there are 5 placenames within about two miles of the project location. The DAHP WISAARD predictive model indicates that an archaeological survey is contingent upon project parameters with a moderately low risk for encountering cultural resources. However, we've reviewed bore hole logs from around the area that suggest trace organics passing 10ft below surface. For this reason, we'd recommend a cultural resources assessment.

The Duwamish Tribe requests that if any archaeological work or monitoring is performed, we would like notification. Cultural and archaeological resources are non-renewable and are best discovered prior to ground disturbance. The Tribe would also like the opportunity to be present if or when an archaeologist is on site.

In addition, the Tribe strongly recommends only native vegetation be used for any proposed landscaping to enhance habitat for fish and wildlife, and native avian life and native pollinators. The Tribe supports observing critical area tracts and stream buffers to preserve any remaining wetlands and stream buffers. Loss of wetland habitat is known to affect the viability of fish, water quality and increase the effects of seasonal urban flooding.

Finally we request that any permanent lighting associated with the project be dark sky compliant to reduce light pollution. Darkened skies were favorable conditions to practice traditional life pathways.

Thank you,

Duwamish Tribal Historic Preservation

Comment submitted on: Thu Feb 26 2026 17:17:56 GMT-0600 (CST)

Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

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MUP TYPE		
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Council Action	Contract Rezone	

Anonymous

Dear City Council -

I deeply support the extension for project #3043809-LU. Any project that has permitted housing that can get expedited to be delivered should be facilitated, not put back at the starting line to run through the process again at additional time and expense. We do not resolve an affordable housing crisis by adding barriers of time and expense. This project will deliver 100 units of desperately needed housing and is utilizing the MFTE and MHA programs to provide affordability. Please support the extension of this permit. Thank you.

Comment submitted on: Thu Mar 05 2026 08:55:15 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

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Anonymous
Dear City Council:

I support the extension for project #3043809-LU.

Seattle desperately needs housing -- this project provides 100 units, including affordable housing.

Urban development can often be contentious, with complicated cost-benefit calculations. This is the rare case where the benefit to the community is clear and overwhelming.

There is zero reason to let the permit for this project expire.

Thank you.

Comment submitted on: Wed Mar 04 2026 07:43:56 GMT-0600 (CST)



Report Generated: 03/04/2026

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Vafa Fouroohi

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 08:49:51 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

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Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

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Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Erin Scannell

Comment submitted on: Wed Mar 04 2026 08:31:22 GMT-0600 (CST)



Report Generated: 03/04/2026

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Anonymous

Seattle is in desperate need of more housing. Densifying a city is a tricky endeavor but this project is a great solution. The design is beautiful and adds character to the neighborhood. I am all for extended the permit.

Comment submitted on: Wed Mar 04 2026 08:28:03 GMT-0600 (CST)



Report Generated: 02/27/2026

Public Comment

3043809-LU-PC

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BRAD MEACHAM

I'm writing to support the extension for Project Number: 3043809-LU. This project would be very beneficial to the neighborhood between Columbia City and Hillman City. It's far overdue. I strongly support the building up to 65' and a design that activates the street with pedestrians. Please approve this and work to accelerate construction.

Comment submitted on: Fri Feb 27 2026 09:10:30 GMT-0600 (CST)



Report Generated: 03/04/2026

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Michel Girard

Please approve the extension of this MUP. Covid made it impossible to move forward, so please extend so they now can move forward.

Comment submitted on: Wed Mar 04 2026 08:35:52 GMT-0600 (CST)

Report Generated: 03/05/2026

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Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Sharon Goodell
253-686-3952

Comment submitted on: Wed Mar 04 2026 17:27:17 GMT-0600 (CST)

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Anonymous

Please extend the permit for project #3043809-LU. As most people in the US understand by now, existing homeowners have been overly successful at preventing increased housing density. This has resulted in a housing shortage which in turn raises prices to a prohibitive level. Young and lower income individuals & families who provide the energy and diversity Seattle needs cannot afford to live here. To those who are worried about congestion, have they been to Tokyo? It's a clean, organized, wonderful city and we're not talking about Seattle approaching even a fraction of that density. All cities everywhere are becoming more congested, that's what happens in the normal course of time for a healthy, growing and vibrant city like Seattle. As much as we might like, we can't turn the clock back 10, 20 or 30 years . The key is to embrace change in a responsible way without excluding others just because you were here first. Let's keep this project moving forward and provide housing opportunities for people who can bring so much to our city - if only they could afford to live here. Thank you to the City Council, supporting staff and other agencies for your time and effort on this and the many other projects/initiatives you deal with throughout the year. Your civil service is key in making Seattle a great place to live for current and future residents.

Comment submitted on: Fri Mar 06 2026 03:33:37 GMT-0600 (CST)



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Laura Loe
Please move this forward right away.

The job of our city should be to expedite housing in a housing crisis.

History will judge you for delaying housing during a housing crisis. Extend the permit, please.

Comment submitted on: Wed Mar 04 2026 09:13:00 GMT-0600 (CST)

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Anonymous

I am commenting to oppose this project based off the pdf provided reviewing the area for the new apartment being very out of date. The images of the area do not include the two new apartment buildings at 5231 Rainier Ave S. They do not mention all the new construction of new apartments north of the downtown Columbia city area. The pdf provided is almost a decade out of date. It lists the nearby Rainier ave as a 4 lane road. This is incorrect at the location of the building only 1 lane in each direction exists. Area is already near capacity. The nearby apartment buildings at 5231 Rainier ave south have no parking spaces and the new building proposed provides less than half the spaces for the new count of units. It's irresponsible to build new apartments and not foresee street parking nightmares. On top of the proposed apartment complex just across the street to the east.

In conclusion the proposal for this project the board reviewed is VERY out of date. Almost a decade now. The area has changed and the proposal does not consider congestion impacts of traffic, people and parking to the area given all the new projects in the past 10 years.

If the board saw the area how it currently is and experienced it rather than look at outdated documents from afar I'm sure opinions would change.

Comment submitted on: Mon Mar 02 2026 13:55:26 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis and allowing the permits to expire is only going to add more costs to re-entitle and further stress the project's feasibility. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 09:17:01 GMT-0600 (CST)

Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE	Component Detail	Outcome
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Paul Carr

Please extend the permit on this project. 111 units in the Columbia City neighborhood will provide much needed housing supply. This is the right kind of project in the right area. The original permit was issued as the pandemic started so the project was subject to existential headwinds that were impossible to navigate. The environment is now ready for this project to begin.

Comment submitted on: Sat Mar 07 2026 13:26:30 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

The approval process was long and arduous, taking 5 years, with approval coming at the start of COVID. Seattle says it needs housing and this project would provide over 100 units of housing and affordable housing through the MFTE and MHA programs. It seems like there isn't a good reason to let this project expire.

Comment submitted on: Wed Mar 04 2026 09:23:43 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project 3043809-LU. Seattle is in a housing crisis, and this building will provide 100+ units of housing, including affordable housing through the city's existing MTFE and MHA programs. This building is in-line with the character of the neighborhoods, and is along a transit route, allowing its future residents to contribute to decarbonizing Seattle.

Comment submitted on: Wed Mar 04 2026 09:51:38 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

John Stokke

Dear City Council:

I support the extension for project #3043809-LU. This project provides much needed affordable transit oriented housing. It is literally shove ready, and extending the permits will allow it to be built and help our City. There is no reason to let the permit for this shovel-ready project expire. Thank you.

Comment submitted on: Wed Mar 04 2026 09:53:31 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Rebecca MacQuigg

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 10:00:28 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous
Dear City Council:

I support the extension for project #3043809-LU. We must recognize the impacts COVID had on the pipeline of housing projects to help alleviate our city's housing needs.

There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 10:10:45 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no good reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 10:13:18 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

JENNIFER REYES

The housing crisis, both locally and nationally needs more attention and support. This project was proposed many years ago and due to the pandemic and other factors, the project has been delayed. Please consider extending the permit to allow for the completion of this much needed additional housing.

Comment submitted on: Wed Mar 04 2026 11:13:06 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 11:21:40 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Jennifer Creighton

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support this! It's important to the community and important to me. Thank you.

Comment submitted on: Wed Mar 04 2026 11:43:25 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Kevin Johnston
Dear City Council,

I strongly support the extension for Project #3043809-LU.

We are in the midst of a housing crisis, and this is not the moment to let shovel-ready housing projects lapse for procedural reasons. When a project is prepared to move forward, includes over 100 units of housing, and participates in programs like MFTE and MHA that help deliver affordable housing, the City should be working to preserve that opportunity, not lose it.

Every missed project means fewer homes, more pressure on rents and prices, and longer delays for people trying to remain in the community. Allowing this permit to expire would serve no constructive purpose. Extending it, by contrast, would help advance the City's stated housing priorities in a concrete way.

This project represents real housing, real affordability contributions, and a real chance to add needed supply. I urge you to approve the extension for Project #3043809-LU.

Thank you.

Comment submitted on: Wed Mar 04 2026 13:02:12 GMT-0600 (CST)



Report Generated: 03/17/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear Seattle city council,

Developers willing and able to work through the many headwinds currently assailing the local property development market are few and far between. Please do not let the permit for this shovel-ready project that provides affordable housing near transit - the very things the city says it supports and wants more of - expire. Thank you for your support.

Comment submitted on: Tue Mar 17 2026 16:32:31 GMT-0500 (CDT)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 11:49:50 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 11:36:43 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Hello Seattle City Council,

Please extend the permit for project #3043809-LU in Columbia City. Affordable housing is important for Seattle. It's my understanding that these units could provide affordable housing via Seattle's MFTE and MHA programs. Having a permit that's ready to build is half the battle in the residential construction world. It makes no sense to let this permit expire.

My mid-20s sons are both renters in Seattle and it's an expensive place to live for young and low income residents. The future apartment building at 5201 Rainier Ave South is in a great location with attractive services nearby and easy access into downtown and around the city. I'd love to see this building constructed in the near future.

I currently live north of Seattle, but I lived in the city for 32 years and am proud of it. Let's keep it viable for our young people who are the heart and soul, and future of this great city.

Thank you for reading my comments.

-Bryce Stevens

Comment submitted on: Wed Mar 04 2026 14:16:01 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Eric Stringham
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 14:13:29 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment
3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

As this city has a shortage of housing, the need to work with developers to get these projects into a timeline where construction is viable needs to be accounted for by the City Council. It would be wise to enable this project to get to a point of viable investment by extending its permits to enable construction costs and rents to align into an investable development.

Comment submitted on: Wed Mar 04 2026 13:46:14 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment
3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project #3043809-LU.

We are in a housing crisis.

There is no reason to let the permit for this shovel-ready project expire.

The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs.

Comment submitted on: Wed Mar 04 2026 13:16:42 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project #3043809-LU.

We are in a housing crisis and our neighbors are being forced out of their communities.

There is no reason to let the permit for this shovel-ready project to expire, especially when the project will provide over 100 units of housing and affordable housing through the City's MFTE and MHA programs.

Comment submitted on: Wed Mar 04 2026 15:17:57 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Sharon Goodell
253-686-3952

Comment submitted on: Wed Mar 04 2026 17:27:17 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Steven Perovich

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 15:11:31 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Eric Jacobsen
Dear City Council:

I support the extension for this project. I grew up in Seattle, but it is very hard for my children to find housing in this city. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support this extension Thank you.

Comment submitted on: Wed Mar 04 2026 15:47:00 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project #3043809-LU.

We are in a housing crisis!

There is no reason to let the permit for this shovel-ready project expire.

The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs.

Comment submitted on: Wed Mar 04 2026 18:05:00 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous
Dear City Council:

I support permit extension for project #3043809-LU. The developer, Scott Shapiro, is someone Seattle should encourage and assist. He is ethical and honorable, and as a landlord treats tenants fairly. I've known Scott for a long time and have the highest respect for his integrity. Extending his permit would serve everyone's interests. Please do so.

Comment submitted on: Wed Mar 04 2026 17:31:07 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Matt Herron

Scott is an exceptional developer who consistently thinks about the community in which he is developing a project.

I would hope that he would improve my neighborhood with one of his projects!

Comment submitted on: Wed Mar 04 2026 18:08:12 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council Members:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. I hope you'll decide to extend the permit horizon. Thank you.

Comment submitted on: Wed Mar 04 2026 19:10:52 GMT-0600 (CST)



Report Generated: 03/04/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous
Dear City Council:

I fully support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. And it is near the light rail, where we need more housing. Please support! Thank you.

Comment submitted on: Wed Mar 04 2026 21:02:28 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council -

I deeply support the extension for project #3043809-LU. Any project that has permitted housing that can get expedited to be delivered should be facilitated, not put back at the starting line to run through the process again at additional time and expense. We do not resolve an affordable housing crisis by adding barriers of time and expense. This project will deliver 100 units of desperately needed housing and is utilizing the MFTE and MHA programs to provide affordability. Please support the extension of this permit. Thank you.

Comment submitted on: Wed Mar 04 2026 22:25:19 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

I support the extension for project #3043809-LU.

We are in a housing crisis!

There is no reason to let the permit for this shovel-ready project expire.

The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs.

Comment submitted on: Wed Mar 04 2026 23:45:58 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Stephan Roche

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. We really need to support projects like this to increase the housing stock for Seattle's residents. Please support! Thank you.

Comment submitted on: Thu Mar 05 2026 06:05:27 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Thu Mar 05 2026 07:33:18 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Larry Wilcynski

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Thu Mar 05 2026 07:48:22 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council -

I deeply support the extension for project #3043809-LU. Any project that has permitted housing that can get expedited to be delivered should be facilitated, not put back at the starting line to run through the process again at additional time and expense. We do not resolve an affordable housing crisis by adding barriers of time and expense. This project will deliver 100 units of desperately needed housing and is utilizing the MFTE and MHA programs to provide affordability. Please support the extension of this permit. Thank you.

Comment submitted on: Thu Mar 05 2026 08:55:15 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

PLEASE just get this done. We don't need space for cars but for people.

Comment submitted on: Thu Mar 05 2026 09:44:18 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Zahoor Ahmed

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Thu Mar 05 2026 11:23:43 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Thu Mar 05 2026 11:26:31 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Thu Mar 05 2026 11:29:34 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Mary McWilliams

I urge City Council to extend project #3043809-LU. We desperately need more multi-family housing and this project would add 111 units in Columbia City. The project was delayed by the ever changing permitting process and later by COVID and the subsequent rise in construction costs. Do not further encumber this project and delay needed housing growth. Approve the permit extension.

Thank you.

Mary McWilliams

Comment submitted on: Thu Mar 05 2026 12:06:30 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous
Dear City Council,

I support granting the extension for project #3043809-LU. Seattle is facing a serious housing shortage, and it makes little sense to allow a shovel-ready housing project to expire. This development would deliver more than 100 new homes and contribute to affordability through the City's MFTE and MHA programs.

I encourage you to approve the extension. Thank you for your consideration.

Comment submitted on: Thu Mar 05 2026 12:54:18 GMT-0600 (CST)



Report Generated: 03/05/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous
Dear City Council,

I support granting an extension for project #3043809-LU. With the housing shortage our region is facing, it would be unfortunate to see a shovel-ready project like this allowed to expire. The development will deliver more than 100 new housing units, including affordable housing through the City's MFTE and MHA programs. I encourage the Council to support the extension. Thank you.

Comment submitted on: Thu Mar 05 2026 13:17:24 GMT-0600 (CST)



Report Generated: 03/06/2026

Public Comment
3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

David Delfs
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Fri Mar 06 2026 08:01:21 GMT-0600 (CST)



Report Generated: 03/06/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council Representatives: I'm writing to express my support for an extension to project #3043809-LU. For 15+ years, I have purchased several boarded up buildings in the city and transformed them into high quality rental housing. I am familiar with this property developer and can attest to the positive impact his efforts have had on the city. He has delivered quality projects that will outlast us all. I understand that this project will have a hundred units, is part of the MFTE and MHA programs and therefore contains affordable housing units in it. It would be a loss if a shovel-ready project like this does not come to be, because the permit expired.

Comment submitted on: Fri Mar 06 2026 09:54:12 GMT-0600 (CST)



Report Generated: 03/06/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Sachin Kukreja

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Fri Mar 06 2026 10:28:46 GMT-0600 (CST)



Report Generated: 03/06/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Dave Enslow

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Fri Mar 06 2026 14:17:21 GMT-0600 (CST)



Report Generated: 03/07/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Dan Wilcynski

I strongly support the proposed extension of project #3043809-LU. We are in a housing crisis and this brand new community will provide over 100 new housing units of needed housing in the Rainier Valley, including providing affordable housing through the City's MFTE and MHA programs. It would be truly unfortunate to allow all of the time and expense of getting this project to a build-ready state to go to waste simply because the pandemic and macro-economy prevented it from proceeding to construction sooner. There is no reason to let the permit for this project expire. Please support the extension of the permit for this project! Thank you.

Comment submitted on: Sat Mar 07 2026 06:40:31 GMT-0600 (CST)



Report Generated: 03/07/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Jason Munn
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Sat Mar 07 2026 13:46:57 GMT-0600 (CST)



Report Generated: 03/07/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Sat Mar 07 2026 10:58:18 GMT-0600 (CST)



Report Generated: 03/07/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Steve SCHLEMMER

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Sat Mar 07 2026 15:40:12 GMT-0600 (CST)



Report Generated: 03/08/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Japhet Koteen
Dear City Council:

I support the permit extension for project #3043809-LU. As a region, we are in a continual state of housing crisis and we need to produce more housing in dense, transit supportive communities. This is one such project. There is no reason to let this permit expire and when built, this project will provide over 100 units of housing. Please support this extension.

Comment submitted on: Sun Mar 08 2026 14:34:51 GMT-0500 (CDT)



Report Generated: 03/07/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Loren Landerholm

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Loren Landerholm

Comment submitted on: Sat Mar 07 2026 16:49:08 GMT-0600 (CST)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Will Mix

I support the extension for project #3043809-LU. Given the current housing crisis, there is no reason to let this permit expire. Following through with this project will deliver 100 units of desperately needed housing and is utilizing the MFTE and MHA programs to provide affordability. Please support the extension of this permit. Thank you.

Comment submitted on: Mon Mar 09 2026 09:24:55 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment
3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Roger Valdez

I support the extension for project #3043809-LU. This project is a perfect example of the kind of affordable housing Seattle needs, providing a transit oriented, walkable, live-work space for people who want to live in a fast growing neighborhood. The project is shovel-ready. Don't let the project's permits expire. This is over 100 units of much needed housing that will use the City's MFTE and MHA programs. Please be sure this project happens. Thank you.

Comment submitted on: Mon Mar 09 2026 09:21:26 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

David Lieberman
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Mon Mar 09 2026 10:53:48 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Please consider a meaningful extension to the permit life of project 3043809-LU. In the middle of a difficult time to get any new projects started, and since this project had the misfortune of issuing its permits in the first month of COVID (which arguably led to the development doldrums we are in), please consider the investment to date and additional time it would take to get this project re-started from scratch. We are in a housing crisis, which will soon get worse with the dearth of new supply forecasted for the next two years or more, and need as many "shovel ready" projects ready to go the moment it is financially feasible to do so. I think it would do the community a great disservice to eliminate these much-needed housing units simply because a time limit has elapsed, in the midst of these unprecedented economic conditions for development. Thank you.

Comment submitted on: Mon Mar 09 2026 10:47:52 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Roger Long

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Mon Mar 09 2026 11:08:17 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Dayna Dealy
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Mon Mar 09 2026 11:18:25 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Joshua Curtis
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Mon Mar 09 2026 14:05:15 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Mon Mar 09 2026 11:55:09 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Kane Fenner

I support the extension for this project. We need more housing and an extension is a sensible way to enable it. Thank you for your consideration.

Comment submitted on: Mon Mar 09 2026 15:40:38 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council,

I am a small mixed-use developer and writing to support the extension of permits for this project in Columbia City where housing is so badly needed. #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire especially given its central location in proximity to transit. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Thank you.

Comment submitted on: Mon Mar 09 2026 17:07:33 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment
3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

TJ Lehman

Please allow this project to extend their MUP. It's a great project, with great sponsorship, and the neighborhood would be better off with a project like this.

Comment submitted on: Mon Mar 09 2026 16:04:04 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Mon Mar 09 2026 17:19:35 GMT-0500 (CDT)



Report Generated: 03/09/2026

Public Comment
3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council Members,

I strongly support the extension for project #3043809-LU. With the housing shortage Seattle is facing, it makes little sense to let a shovel-ready project lapse. This development will bring more than 100 new homes to the city and provide affordable housing through the MFTE and MHA programs.

I encourage you to approve the extension. Thank you.

Comment submitted on: Mon Mar 09 2026 19:50:27 GMT-0500 (CDT)



Report Generated: 03/10/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Carter Nelson

To Whom It May Concern:

On behalf of NAIOP Washington State, we respectfully encourage you to approve the extension for project #3043809â€LU. As we are all aware of, our region continues to face a significant housing shortage, and every project that can move forward, especially those adding workforceâ€oriented homes, plays a meaningful role in addressing it. Allowing this permit to expire would delay more than 100 muchâ€needed units, including homes made attainable through the Cityâ€™s MFTE and MHA programs.

We are seeing more projects across the region encounter similar timing and financing challenges in todayâ€™s market. A timely extension here helps ensure this housing is delivered, and it signals that the city is committed to keeping viable projects on track. NAIOPWA and our members want to be strong partners in that effort, to ensure more homes reach the finish line.

Thank you for your consideration and for your continued focus on housing delivery,

Carter Nelson

Comment submitted on: Tue Mar 10 2026 15:17:09 GMT-0500 (CDT)



Report Generated: 03/10/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

I support the extension for project #3043809-LU. the city is desperate for lower cost housing in commutable locations. this project is perfect for what the city needs. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you. Murray

Comment submitted on: Tue Mar 10 2026 19:22:31 GMT-0500 (CDT)



Report Generated: 03/10/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period End Date: 3/11/2026

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Anonymous

Dear City Council:

We need low cost housing! this project provides lower cost housing in blue collar neighborhood that is also close to the light rail station so perfect for commuting people.

I support the extension for project #3043809-LU. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Sam

Comment submitted on: Tue Mar 10 2026 19:25:54 GMT-0500 (CDT)



Report Generated: 03/11/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Nate Hickey
Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Please support! Thank you.

Comment submitted on: Wed Mar 11 2026 10:01:24 GMT-0500 (CDT)



Report Generated: 03/11/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

Comment Period Extension End Date: 3/25/2026

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Marcus Jonsson
Dear City Council,

I am writing in support of the permit extension for project #3043809-LU in Columbia City. Seattle is in a housing crisis, and this project is part of the solution – 111 units of new housing, with affordable options built in through the City’s MFTE and MHA programs. The delays were caused by the pandemic and broader economic conditions, not a lack of commitment to the project. Denying this extension doesn’t make housing more affordable – it just means fewer units get built. I hope the Council will support this extension and keep the project on track.

Thank you for your consideration.

Sincerely,

Marcus

Comment submitted on: Wed Mar 11 2026 15:04:09 GMT-0500 (CDT)



Report Generated: 03/12/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Walter Sive

I support the extension for project #3043809-LU. This is a shovel-ready project that will increase the overall supply of housing in Seattle, something which is sorely needed. It also will support the City's affordable housing programs.

Comment submitted on: Thu Mar 12 2026 03:01:28 GMT-0500 (CDT)



Report Generated: 03/13/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Barbara Busetti

I support this project being allowed to extend its MUP. I am a resident, a homeowner and business owner in Columbia City, and I would love to see this development flourish, and bring the much-needed housing units to the neighborhood. Given the market and economic challenges of the last several years, this project's request for a little more time seems more than reasonable.

Comment submitted on: Fri Mar 13 2026 10:37:28 GMT-0500 (CDT)



Report Generated: 03/16/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Steve Price

I strongly support the extension of the master use permit for project 3043809-LU-PC, 111 units in Columbia City. My father was a City of Seattle Employee for 25 years. I suppose municipal government. But permitting has become a mind-numbing death star for residential development. In 2024, after completing a successful townhouse project, I swore I would never do residential development again. The permitting process was beyond atrocious and put the project at a huge amount of risk multiple times. Second on the list of stress inducing and proforma destroying problems was getting the various public and private utility agencies to do what they said they would do or to do it before the next ice age. Permitting and utility work are using up the time, money, and skills of residential developers. It doesn't have to be that way. End of rant. Back to work.

Comment submitted on: Mon Mar 16 2026 12:13:05 GMT-0500 (CDT)



Report Generated: 03/17/2026

Public Comment

3043809-LU-PC

Record Details:

Address: 5201 RAINIER AVE S, SEATTLE, WA 98118

Description of Work: Land Use Application to extend the time limit for Council Land Use Action to rezone a parcel from Neighborhood Commercial 2 with a 40' height limit (NC2 40') to Neighborhood Commercial 3 with a 65' height limit (NC3 65') and the M1 suffix (NC3-65(M1)). Proposal includes a 3-story, 4-unit townhouse structure and a 6-story structure with 104 apartment units, 3 live-work units, and 1,607 sq. ft. of restaurant space. Parking for 52 vehicles proposed below grade. Existing structures to be demolished. Original permit issued under 3018378-LU.

MUP TYPE		
MUP Component	Component Detail	Outcome
Council Action	Contract Rezone	

Dana Behar

Dear City Council:

I support the extension for project #3043809-LU. We are in a housing crisis. There is no reason to let the permit for this shovel-ready project expire. The project will provide over 100 units of housing and provide affordable housing through the City's MFTE and MHA programs. Why would not want this? Please extend.

Sincerely,

Dana Behar

Comment submitted on: Tue Mar 17 2026 11:43:18 GMT-0500 (CDT)