



2/17/16

## Land Use Pre-submittal Conference Application

Date: \_\_\_\_\_

### CONTACT INFORMATION

Project Number: 3020328  
 Project Address: 2939 E Madison St., Seattle, WA 98112  
 Contact Person for this project: Chris Davidson  
 Contact Address (include zip): 2001 Western Ave., Suite 200 Seattle, WA 98121  
 Phone No: 206-587-3797 Fax No: 206-587-0588  
 Email: cdavidson@studioms.com

Project Architect/Firm (if applicable): Studio MENG STRAZZARA

### APPLICATION TYPE

Check the box which most closely describes the type of questions you would like to address:

**ZONING REVIEW** – Check this option if you have questions about specific development standards: **height, yards, setbacks, parking**, etc. If you select this option **STOP** - you may not need a pre-submittal conference. Please complete a Paid Coaching Request form.

Zoning Coaching appointments are available through a Paid Coaching Appointments and are less formal than our pre-submittal conference process. Please see our [Request for Paid Coaching Appointment](#) form. If you are unsure of what type of appointment you need your can submit your question through our online [Land Use Question and Answer](#) or stop by our office for a 20-minute free coaching session with a Land Use Planner and they can assist you with determining if coaching or a Pre-submittal conference is needed.

**LAND USE PRE-SUBMITTAL CONFERENCE:** Check this option for a conference which primarily addresses specific discretionary issues as they relate to the Master Use permits with written decisions, such as SEPA, Administrative Conditional Use, Variances, Rezones, Special Exception, Shoreline Permits, etc. Specific questions must be submitted as part of the pre-submittal application along with the code citation. Zoning questions will generally not be answered in Land Use Pre-submittal Conferences.

**DESIGN REVIEW PRE-SUBMITTAL CONFERENCE: Early Design Guidance:** Check this option for the required Land Use pre-submittal conference for Design Review projects, whether projects will go to the Design Review Boards or through Administrative Design Review.

**DESIGN REVIEW PRESUBMITTAL CONFERENCE: Streamlined Design Review:** Check this option for the required Land Use pre-submittal conference for townhouse projects in Lowrise zones, or exceptional tree removal (unless the Early Design Guidance box is checked above).

**Advice from certain specialties within Seattle DCI:** Check this option if you would like to talk with certain Seattle DCI experts in conjunction with any of the above pre-submittal types. These other Seattle DCI staff will be invited to attend; in some cases, however, you may need to follow up separately if they are unable to attend:

- Priority Green Facilitated:** Speeds up Living Building, Deep Green, Seattle 2030 District, and other innovative projects. You get priority review and processing for master use permits meeting green building standards.
- Priority Green Expedited:** Available for all new construction projects. Gives you faster building permit review and processing for projects that meet green building standards.
- Shoreline or Riparian Corridor Issues**
- Wetland Issues**

**Advice from other City Departments:** Check this option if you would like to talk with experts from SDOT, SCL or SPU about project design issues in conjunction with any of the above pre-submittal types. Specific questions relating to other City department requirements must be submitted as part of the pre-submittal application along with the code citation where applicable. Seattle DCI will invite other Department representatives to attend, however each Department will decide whether they can accommodate this request. In some cases, you may need to follow up separately with representatives from the other Departments.

- SDOT Street Use** (include specific questions with this request)
- SCL** (include specific questions with this request)
- SPU** (include specific questions with this request – Note that standard drainage questions are handled by Seattle DCI staff at our Drainage Counter on a drop-in basis in the Applicant Services Center)

## PROJECT INFORMATION

What are the existing uses on site? Retail store & greenhouse (11,074 GSF)

What is the square footage of the existing use? Retail store & greenhouse (11,074 GSF)

Please provide a list of the proposed uses and associated square footages:

Uses	Square Footage
<u>Retail store &amp; greenhouse</u>	<u>11,074 GSF</u>
<u> </u>	<u> </u>
<u> </u>	<u> </u>
<i>Total Square Footage</i>	<u>11,074 GSF</u>

If the project includes dwelling units, how many units are proposed? 75 Units

How many parking spaces are proposed? 164

Does this project include demolition of any existing structure? Yes  No

Is there new construction or remodel, or both? New  Remodel  Both

Will you be pursuing green certification for your proposal (i.e., BuiltGreen or LEED)? Yes  No

Identify any existing project numbers that may be associated with this project: N/A

**PROJECT ISSUES/QUESTIONS**

Please list all specific questions about your project that you would like to have answered, including the related code citations as applicable. Attach additional sheets as needed.

If you have requested advice from other City Departments include any issues or questions for that City Department. The Conference Lead will evaluate the need for other agency participation in the meeting.

- 1.) Street improvements/ dedications along E Madison St & Dewey Pl. E.
- 2.) Parking garage entrance & waste/recycle pick up- off E Madison St.
- 3.) SDOT, SCL or SPU requirements.
- 4.) Steep slope & liquefaction zone requirements.

**SEATTLE DCI STAFF ONLY – completed by Staff**

Potential MUP Components: \_\_\_\_\_

Zone: \_\_\_\_\_ Shoreline Environment: \_\_\_\_\_

Screening Notes:

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