

Master Land Use Application

Staff Use Only:

Project Name:

Mayer Court Apartments

Master Project #:

Sub-Projects #:

SPR22-0001

Pre-Application #/Date:

Check all specific Land Use Actions you are applying for in the boxes provided:

Please note that you do not need to duplicate any of the information requested from the land use action submittal checklists below if you have already provided it in this application.

<input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Code Interpretation <input type="checkbox"/> *Comprehensive Plan Amendment <input type="checkbox"/> *Conditional Use – Minor <input type="checkbox"/> *Conditional Use – Major <input type="checkbox"/> *Development Agreement <input type="checkbox"/> *Development Regulations Amendment <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> *Planned Unit Development	<input checked="" type="checkbox"/> *Preliminary Site Plan Review <input type="checkbox"/> Public Utility Exception <input type="checkbox"/> Reasonable Use Exception <input type="checkbox"/> Request for Zoning Compliance Letter <input type="checkbox"/> Separate Lot Status Determination <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> *Shoreline Substantial Development <input type="checkbox"/> *Short Plat – Preliminary <input type="checkbox"/> *Short Plat – Final	<input type="checkbox"/> *Subdivision – Preliminary <input type="checkbox"/> *Subdivision – Final <input type="checkbox"/> Sign Special Event or Grand Opening <input type="checkbox"/> Sign Variance <input type="checkbox"/> Special Home Occupation (SHOP) <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> *Variance <input type="checkbox"/> Wireless Communication Facility (WCF) <input type="checkbox"/> *Zone Reclassification (Rezone)
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This Master Land Use Application **and** specific Land Use Action(s) (see submittal checklists above) must be completed with all required supplemental documents provided prior to submitting for an application to be considered complete and accepted through the Permit Center. Please note that any land use action above marked with an asterisk (*) will require an intake appointment when ready to submit. Please see the [Land Use Application Intake Appointment FAQ's](#) page for more information.

Additionally, failure to submit all requested items (in legible form) may delay processing of your application. Additional information may be required after review of your proposal.

Application Requirements:

- ☒ Master Land Use Application completed;
- ☒ Specific Land Use Action submittal checklist completed (if available);
- ☐ Payment of applicable fees via Cash, Check or Card (Visa + MasterCard limit of \$2,500).
- ☐ Schedule intake appointment (if applicable).

SITE/PROPERTY INFORMATIONSite Address: 15005 Military Road SouthParcel #: 004100-0390, 004100-0391
004100-0395, 004100-0398

Property's Existing Zoning:

☐ UL ☐ UM ☒ UH ☐ UH-UCR ☐ T ☐ MHP ☐ NB ☐ O/C/MU ☐ O/CM ☐ ABC ☐ CB ☒ CB-C ☐ BP ☐ I
☐ P ☐ AVC ☐ AVO

APPLICANT/OWNER INFORMATION

Applicant's Information:

Name: Mayer Court, LLC☒ Owner ☐ Authorized Agent ☐ PurchaserMailing Address: 845 NE 106th Avenue, Suite 100, Bellevue, WA 98004Phone: (425) 577-8556Email: runeh@kiddermathews.com

Property Owners Information:

*(If an LLC, please provide documentation
of being an authorized signer)*Name: Same as applicant

Mailing Address: _____

Phone: _____

Email: _____

Designated Contact Person:

*(Who will receive and disseminate all
correspondence from the City)*

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

(Contact 1)

PROFESSIONAL CONTACT INFORMATION

Architect:	Name: <u>Partners Architectural Design Group, Inc.</u> Mailing Address: <u>8383 158th Avenue NE, Suite 250, Redmond, WA 98052</u> Phone: <u>Eric Koch - (425) 636-8006 X 105</u> Email: <u>eric@padgi.com</u>
Engineer:	Name: <u>Terraforma Design Group, Inc.</u> Mailing Address: <u>5027 51st Avenue SW, Seattle, WA 98136</u> Phone: <u>Pedro DeGuzman, PE - (206) 923-0590</u> Email: <u>pedro@terraformadesigngroup.com</u>
Surveyor:	Name: <u>Centre Pointe Consultants, Inc., P.S.</u> Mailing Address: <u>14209 29th Street East, Suite 105, Sumner, WA 98390</u> Phone: <u>Norm Larson, PLS - (253) 987-5924</u> Email: <u>norm@cpsurvey.com</u>
Designer/Landscape Architect/etc.:	Name: <u>Terraforma Design Group, Inc.</u> Mailing Address: <u>5027 51st Avenue SW, Seattle, WA 98136</u> Phone: <u>Akemi Sakaida, LA - (206) 795-7901</u> Email: <u>akemi@terraformadesigngroup.com</u>

ACKNOWLEDGEMENTS

1. By signing this application, I authorize employees/agents of the City of SeaTac to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.
2. I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such application. I will comply with all provisions of the law and ordinance governing this type of application. If the scope of work requires a licensed contractor to perform the work, the information will be provided prior to permit issuance.
3. I CERTIFY THAT THE INFORMATION FURNISHED BY ME AS PART OF THIS APPLICATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

I am the: ☒ Owner ☐ Authorized Agent

Applicant Signature: _____

Rune Harketad

Date: 4-12-2022

Printed Name: _____

RUNE HARKETAD

Preliminary Site Plan Review Submittal Checklist

Staff Use Only:

SPR #:

Project Name:

DEFINITION AND PURPOSE

Preliminary Site Plan Review provides an administrative process by which a development project is reviewed to ensure conformance with applicable policies, codes and development standards. The process is separate from and precedes initial building or engineering permit review and issuance.

AUTHORITY AND APPLICATION

- ✓1. **Projects That Require SEPA.** At a minimum, Preliminary Site Plan Review is required for all projects subject to SEPA review per Chapter 16A.23 SMC; provided, that no other land use approval is required. SEPA review shall occur concurrently with the Preliminary Site Plan Review process.
2. **Projects That Do Not Require SEPA.** The Director may establish administrative standards for projects to be subject to Preliminary Site Plan Review versus those more minor projects that can be approved through standard permit review/issuance.

The following project types shall be required to submit for Preliminary Site Plan Review prior to submittal of construction permits (if applicable):

- Townhouse projects.
- Multi-family housing projects.
- All projects within Overlay Districts and Zones (see SMC Title 15, Division III), except for single-family residences.

Please Note: Any project that is subject to a Conditional Use Permit or Shoreline Substantial Development Permit may be exempt from a Preliminary Site Plan Review application; however regulations shall still apply and be reviewed.

REVIEW PROCESS AND PROCEDURES

All projects subject to Preliminary Site Plan Review shall be considered in accordance with SMC 15.115.055 and be processed as Type II Permits per SMC Title 16A.

1. Your submittal will NOT be accepted for intake if your project has not had the required Pre-Application meeting. To schedule the required meeting, you must complete the required Pre-Application meeting request found here: (<http://www.seatacwa.gov/home/showdocument?id=4779>) and submit it to the Permit Center.
2. A Determination of Completeness (DOC) will be made within twenty-eight (28) days of the application submittal stating whether the application is complete or if additional information is required.
3. A Notice of Application (NOA) will be published and sent to adjacent property owners. The NOA will be issued within fourteen (14) days after a DOC is made.

- a. A notice board is required to be posted on said property on or before the publish date of the NOA. An Affidavit of Installation shall be submitted to the City that the notice board has been installed on the property.
4. Once a DOC is issued, the City has one hundred twenty (120) days to make a decision regarding the application. A Notice of Decision (NOD) will be sent to the applicant/property owner and to all parties of record.
5. The decision on a Preliminary Site Plan Review may be appealed to the Hearing Examiner within fourteen (14) days of the issuance of such decision. The appeal must be filed with the City Clerk on a form supplied by the City Clerk along with a filing fee.
6. A Preliminary Site Plan Review approval shall become null and void if a complete application for a building permit, or engineering permit when no building permit is required, is not filed within one (1) year of the date of approval.
7. Upon written request of the property owner or his/her authorized representative, the Director may grant an extension of time up to but not exceeding six (6) months. Such extension shall be based upon finding that there has been no material change of applicable policies, codes and development standards, and that granting an extension would not be detrimental to the public health, safety or general welfare.

Application Checklist

The following materials are the minimum that must be submitted to review your application. **Please do not turn in your application until all items listed below have been checked off.** Submittals will not be accepted unless complete. Return completed checklist with application.

** Additional detailed specifications will be required in the plan submittal requirements at time of BLD and/or STE stage.*

*** Refer to current fee schedule, and/or contact a permit coordinator @ 206-973-4750 for information regarding required fees at the time of application submittal.*

****Detailed landscape and architectural plans will be reviewed and approved through the building permit.*

SUBMITTAL REQUIREMENTS		APPLICANT	STAFF
✓ 1	Master Land Use Application form, completed.	✓	
2	Required fee(s) paid. amount?		
3	Original, plus four (4) copies of all documents. thumb drive	✓	
4	An environmental (SEPA) checklist, if applicable.	✓	
5	Water and Sewer availability letter.	✓	
6	Project description: In a separate written attachment, please provide the following: <ul style="list-style-type: none"> • Description of the current property, noting any critical areas. • Scope of the project: <ul style="list-style-type: none"> ○ Physical / Spatial changes (i.e. additions, lot coverage, gross floor area, unit counts, and underground space). ○ Land use (i.e. business type, uses proposed). ○ Parking stalls. ○ Open space, landscaping and amenities. 	✓	
7	Vicinity map.	✓	
8	Plan set requirements (see below).	✓	

SUBMITTAL REQUIREMENTS		APPLICANT	STAFF
	<ul style="list-style-type: none"> Existing Site Plan Proposed Site Plan Conceptual Landscaping Plan Conceptual Architectural Plan 	✓	
9	Additional items as identified in a pre-application meeting, if applicable.	✓	

incl. Recology approval

PLAN REQUIREMENTS		APPLICANT (List sheet number for each item)	STAFF
Unless otherwise noted, all plans shall have the following: Scale, north arrow and date drawn. Scale shall be standard engineering or architectural. The scale must allow clear depiction of all required information, typically between 1" = 10' and 1" = 40'.			
✓ 1	Existing Site Plan	C1.2	
	Location, dimensions, and use of existing structures on site (includes fences, accessory buildings, temporary structures such as trailers/mobile homes, and retaining walls).	↓	
	Indicate all structures to be removed / demolished.		
	Distances between structures and property lines.		
	Land uses, lot lines, and approximate location of structures and pavement on abutting properties.		
	Location of existing easements.		
	All existing street and alley rights of way abutting the site. Include street name, width of right of way.		
	On-site vehicular ways such as driveways, drive lanes, auto courts, or private roads, including dimensions and materials.		
	Tree survey including: <ul style="list-style-type: none"> Size, type, and location of all significant trees on site; Indication of which trees are "to remain" or "to be removed"; and Replacement ratio detail, if required. 		
	If applicable, a Critical Area(s) Report & Critical Area Map, including: N/A <ul style="list-style-type: none"> Location of critical area(s) on site or in the vicinity; and Buffer area. See Critical area code SMC 15.700 for specific detailed requirements.		
✓ 2	Proposed Site Plan	C1.4	
	Location, dimensions, and use of proposed structures on site (includes fences, accessory buildings, temporary structures such as trailers/mobile homes, and retaining walls).	↓	
	Distances between proposed structures, existing structures and property lines.		
	Proposed lot lines.		
	Proposed easements.		
	Location of all paving (proposed and existing) – including sidewalks, driveways, pedestrian and bicycle paths, on site and within the adjacent right-of-way.		

PLAN REQUIREMENTS		APPLICANT (List sheet number for each item)	STAFF
✓	Existing and proposed elevation contours at intervals of not greater than 5 feet.	C1.5	
	Location, height, top elevation and width of existing and proposed retaining walls and rockeries, if applicable.	↓	
	Location of existing and proposed utilities within the site such as sewer, water, gas and electricity.	C1.7	
	Location of existing fire hydrants.	C1.7	
	Proposed garbage/recycling collection areas and dimensions, including enclosure-screening method.	C1.5	
	Mechanical/Utility equipment locations.	C1.7	
	Location and type of proposed exterior lighting.	A1.0	
	Parking ratio detail provided on plans, including: <ul style="list-style-type: none"> Required parking unit count; and Proposed parking unit count. Location, dimension and number of parking spaces (including accessible spaces), bicycle parking, drop-off areas and driveway access.	A1.0	
	Required Open Space areas delineated on plans and ratio detail including: <ul style="list-style-type: none"> Required open space square footage; and Proposed open space square footage. 	A1.0	
	If property is comprised of multiple lots, provide description of current status and/or explain proposed intent, i.e. lot line adjustment, lot consolidation, binding site plan, etc.	A1.0	
✓	3 Conceptual Landscaping Plan	L1.1	
✓	Existing trees & vegetation to be retained.	L1.1, C1.4	
	Type (e.g. Type I, Type II, etc.) and width of proposed landscaping areas. Refer to SMC 15.445.110 & 15.445.210 for further detail.	L1.1	
	Right-of-way landscaping, if applicable.	L1.1	
	Surface storm water facilities. N/A	—	
✓	4 Conceptual Architectural Plan		
	Building facades drawn at 1/4", 1/8" = 1' or comparable scale showing: <ul style="list-style-type: none"> Elevations; Building height; Entrances. 	A2.1,2.2,2.3 A5.1,5.1	
	Floor plans with uses labeled. Include parking garage layout if applicable.	A2.1-2.3	

April 8, 2022

PROJECT: Mayer Court Apartments Mixed-use Property

RE: Project Narrative

I. Subject Site / Properties Information

Tax Parcel Number(s): 004100-0390, -0391, -0395

Address: 15005, and 15025 Military Road South, 3239 South 150th Street

Zoning: CB-C, UH-1,800

II. Project Description

The proposed development is to construct a new 62,881 SF mixed-use building with daylight basement structured parking. The building will be classified as a type A3, B, M, S-2 and R2 occupancy and be constructed in accordance with Type VA construction. It will be equipped with an automatic fire sprinkler system.

Proposed building materials are horizontal siding, fiber cement and/or metal wall panels, metal roof canopies, metal coping/cornice and an anodized aluminum storefront system at the ground floor. These materials along with proposed building massing and articulation are consistent with the requirements described in the City of SeaTac design guidelines for the 154th Street Overlay District.

Exterior wall sconce lighting and under canopy lighting will cast light down towards the adjacent sidewalk contributing to the character of the streetscape, not disturbing adjacent developments and residences.

The project will provide approximately 6,447 SF of ground level commercial space and approximately 48 residential units. Parking requirements are 1 stall per 250 square feet of commercial space and 1 stall/ studio unit, 1.5 stalls/ one-bedroom and 2 stalls/ two-bedroom units for the residential portion of the building. In both cases, the parking required will be reduced by an allowable limit of 30% for commercial uses and 35% for residential uses. With this exception, 68 parking stalls are required. Approximately 77 stalls will be provided.

III. Building Design Intent

The proposed project is in the South 154th Street Overlay District. As a result, the project is subject to the design standards referenced in SMC section 15.305. The Standards and Guidelines identify several characteristics that must be met with the project design. The following is a list of each applicable standard with an accompanying discussion of how the building or site design meets the intent.

Unlike some areas of SeaTac, the design context in this part of the City is not well defined; surrounding buildings include residential homes, commercial buildings from the '50s, '60s and '70s, and more modern commercial buildings with a variety of styles and designs. Many structures have flat

or single sloped roofs, and utilize materials such as metal, glass and other non-traditional finishes, as well as brick and stucco. As designed, the building and site are consistent with the majority of the Urban Village design criteria, particularly those related to bulk, mass, building modulation, building location on the lot, orientation to the street, entry definition, window placement, lighting and other criteria.

During the preliminary design of the project, the applicant will discuss with City Planning staff what it identifies as design concerns and understand how to best meet the Guidelines.

A. Massing and Articulation

The proposed building is within the scale identified for the overlay zone and is not built to the maximum allowable height. The building is oriented toward Military Road and South 150th Street. Canopies are at 12 feet will vary the height to help avoid long, straight lines. The façade will have modulation and a change in material types. Parapets vary in height to enhance the horizontal modulation. The rear (west) side of the building adjacent to the residential is setback approximately 57 feet for the garages and 155 feet for Building C.

B. Ground Floor Use

77% of the commercial lease space set at the back-property line (pedestrian zone) along Military Road. The remaining 23% is setback approximately 10', excluding the garage entry. The ground floor ceiling height will be 13 feet.

C. Ground Floor Depth

The leasable ground floor use depth will typically be 56 feet from the exterior building façade.

D. Pedestrian Oriented Uses

A minimum of 50% of the ground floor uses will be designated as pedestrian oriented uses. The west side of Military road South is designated a Secondary Pedestrian Street which shall have a minimum of 50% of the length of the exterior ground floor facing the street, excluding vehicle entrances, exits, and alleys for pedestrian-oriented uses. The driveway has been excluded from the length which results in 50% pedestrian oriented uses. The retail are all pedestrian oriented uses on this project.

E. Pedestrian Entries

The residential buildings are all walk-up 3-story buildings with two primary pedestrian entries for each separate structure. All entries are at the ground level and face the adjacent auto-court for access. The site access to the residential units is from S 150th Street. The existing road averages over 14% which is nearly double the maximum accessible route of travel for ADA access. ADA access begins at the ADA parking stalls at every level.

F. Structured Parking

Parking levels are architecturally screened from the street

G. Building Material

The proposed exterior finish materials such as composite wall panels and bevel siding are durable and provide visual detail. Buildings in this area do not have consistent exterior finish materials, with wood siding, stucco, metal and other materials utilized. The proposed materials draw influence from the surrounding buildings but do not mimic any one style.

H. Ground floor transparency

Windows are proposed along the building's frontage on Military Road to enhance the visual interest at the pedestrian level. Commercial storefront will cover approximately 50% of the street facing ground floor wall area.

I. Weather Protection

Canopies are provided over the sidewalk at 12 feet above the walkway along Military Road. This will provide at least 75 percent of the street level frontage for 6 feet of the sidewalk width.

J. Blank Walls

The proposed building facades will be modulated with different building materials, color and storefront area to alleviate blank walls at the pedestrian level.

K. Public Open Space

326 SF of public open space will be provided along military road. This will not fully comply with the required area, therefore a waiver will be required per SMC 15.510.700(B).

L. Residential Recreation Space

The residential recreation space includes both indoor and outdoor spaces. The indoor recreation space of 365 s.f. is located in the north end of building C. Exterior recreation space of 2,675 s.f. is located midpoint of the building and parking area. The total space is 3,040 s.f. exceeding the opens space requirement of 60 s.f. per unit x 48 of 2,880 s.f. A minimum of 75% of the open space must be exterior. $2,880 \times .75 = 2,160$. The 2,675 s.f. exceeds this amount and is compliant. The remaining 25% of 720 s.f. is exceeded by the combination of interior and exterior open space provided. This mix provides for a variety of uses between the buildings and are accessible to all residents.

M. Projections onto the Public Right-of-Way

Canopies oriented to Military Road will not interfere with street amenities.

N. Signs

Ground floor commercial identity signs will fit the architectural character of the building. Tenant signage to be provided per code.