



City of Shoreline

Planning & Community Development
17500 Midvale Avenue North Shoreline, WA 98133-4905
Phone: (206) 801-2500 Fax: (206) 801-2788
Email: pcd@shorelinewa.gov Web: www.shorelinewa.gov

Print Form

PRE-APPLICATION MEETING REQUEST

PARCEL INFORMATION (Include all parcel(s) information. Attach additional sheets, if necessary.)

Project Address: 2001 NW 195TH ST, Shoreline, WA 98177
(Leave blank if address is not assigned)

Parcel Number (Property Tax Account Number) 728490-0735

PROPERTY OWNER INFORMATION

Name 401JLLC / (Buyer is Harvard Lofts LLC) Email Adam@cre8seattle.com

Address 2212 Queen Anne Avenue North #524 City Seattle State WA Zip 98109

Phone (206) 478-4893 Phone Cell N/A

CONTACT INFORMATION

Name Vandervort Architects (Brian O'Connor) Email BrianO@Vandervort.com

Address 2000 Fairview Avenue East, Suite #103 City Seattle State Wa Zip 98102

Phone (206) 784-1614 EXT 4 Phone Cell N/A

PROJECT DESCRIPTION

DEMO EXISTING COMMERCIAL BUILDING. CONSTRUCT A 4-STORY (26) UNIT APARTMENT COMPOSED OF; (6) 2-BEDROOM UNITS, (10) 1-BEDROOM + DEN UNITS AND (10) 1-BEDROOM UNITS. PROVIDE (24) PARKING SPACES COMPOSED OF; (12) COMPACT STALLS, (10) STANDARD STALLS & (2) ADA STALLS.
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Construction Value \$4.5m

PRE 20-0178

FOR OFFICE USE ONLY:
Meeting Date: C
Meeting Time:
Project Manager: Caleb

TRANSMITTED TO:
Building
Public Works
Shoreline Fire
Ronald Wastewater
North City Water District
Seattle Public Utilities
WSDOT

CRITICAL AREAS WORKSHEET

- Yes No Is there any standing or running water on the surface of the property or on any adjacent property at any time during the year?
- Yes No Does the site have steep slopes with little to no vegetation?
- Yes No Has any portion of the property or any adjacent property ever been identified as a wetland or swamp?
- Yes No Does the site contain high percentages of silt and/or very fine sand?
- Yes No Are any willows, skunk cabbage, alders, cottonwoods, or cattails present on your property or adjacent properties?
- Yes No Does the site contain ground water seepage or springs near the surface of the ground?
- Yes No Are there any indications on any portion of the property or on any adjacent property of rockslides, earthflows, mudflows, landslides, or other slope failure?

Please indicate which line best represents the steepest slope found on your property.

- 0%-5%
 5%-10%
 10%-15%
 15%-20%
 20%-25%
 25%+

Please describe the site conditions for any "yes" answer:

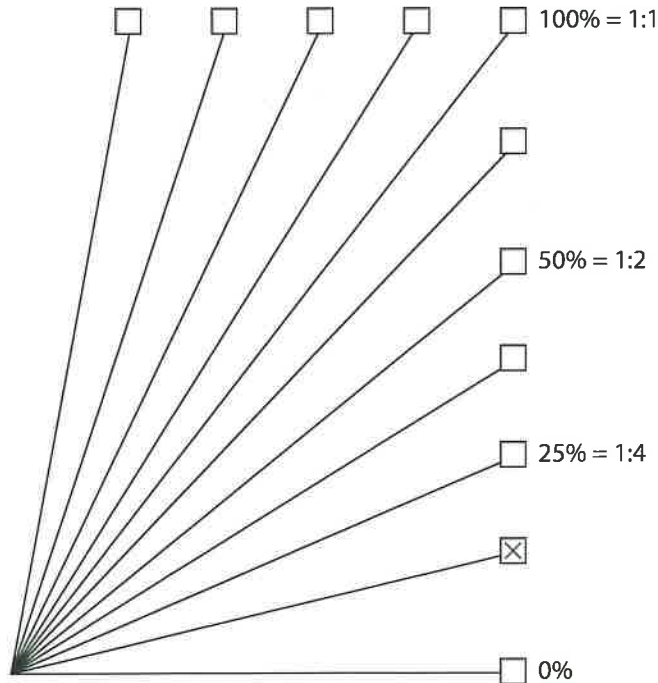
N/A

Who prepared this information? Brian O'Connor

How to Determine the Slope of a Hillside

The slope is considered the vertical measure as it relates to the horizontal measure. For example if a slope has a rise of one foot over a four foot horizontal distance the slope would be 1:4 or a 25% slope.

(Check appropriate slope percentage box and mark correct box on diagram below.)



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- Technical Report
- Outside Shoreline
- Shoreline
- Interstate
- Principal

SHORELINE

Geographic Information System

Permit Services

Property Information

- Neighborhood Collector
- Local Street
- Tax Parcel
- Map
- Base Flood Elevation

Flood Hazard Area

FLD_ZONE

- ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- VE

Flood Hazard (old)

- X (old)
- A
- AE
- AH
- AO
- VE
- X

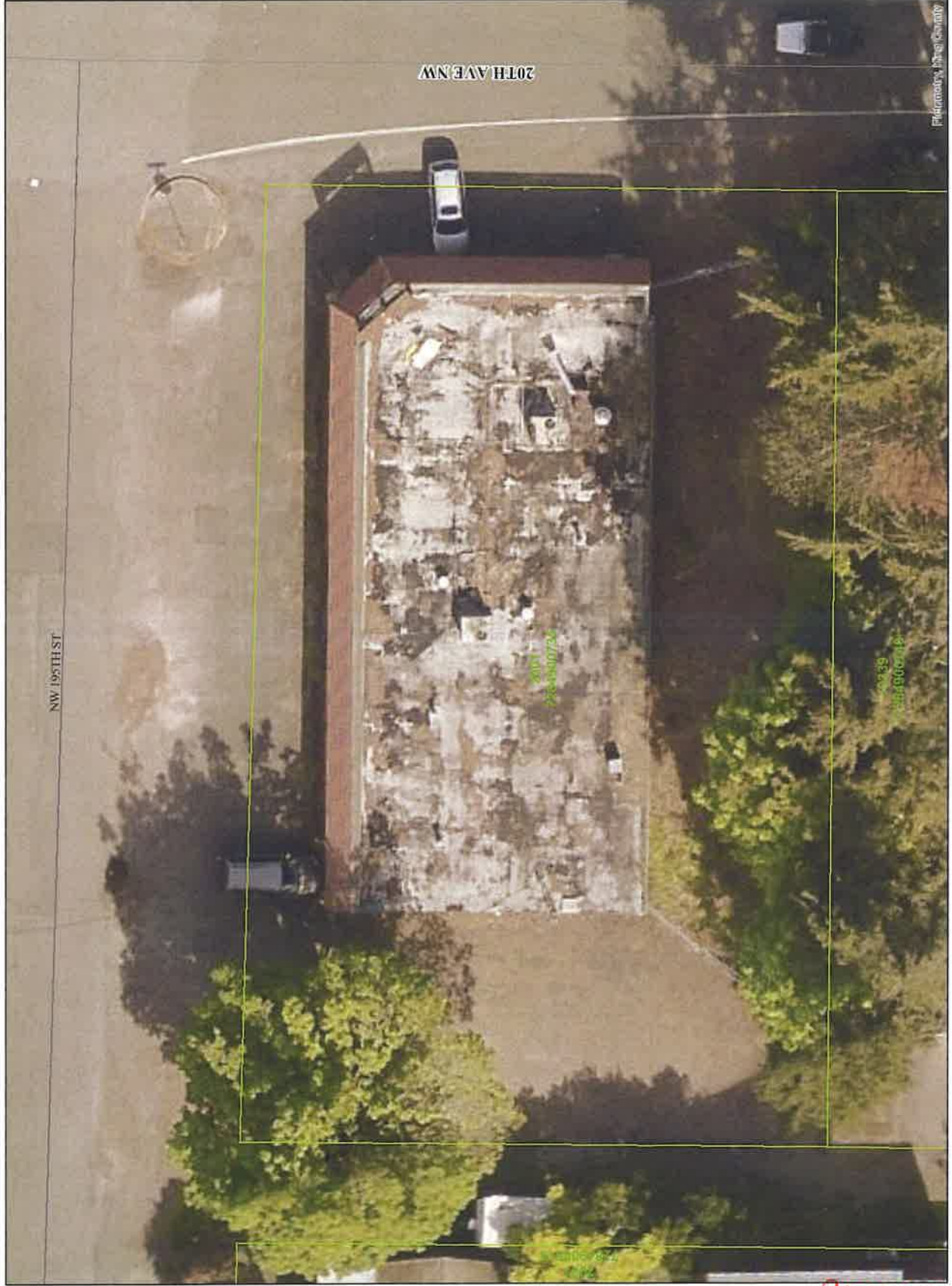
Flood Zone

- X (old)
- A
- AE
- AH
- AO
- VE
- X

Date: 11/24/2020
Time: 8:39:16 AM



No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.



NW 195TH ST

20TH AVE NW

2007
2008
2009

2007
2008
2009

PRE20-0178




King County Districts and Development Conditions for parcel 7284900735 

Parcel number	7284900735	Drainage Basin	Middle Puget Sound - Shoreline
Address	2001 NW 195TH ST	Watershed	Central Puget Sound
Jurisdiction	Shoreline	WRIA	Cedar-Sammamish (8)
Zipcode	98177	PLSS	SE - 2 - 26 - 3
Kroll Map page	200	Latitude	47.77029
Thomas Guide page	474	Longitude	-122.38306



King County Electoral districts

Voting district	SHL 32-0832	Fire district	Shoreline Fire Department
King County Council district	District 1, Rod Dembowski (206) 477-1001 	Water district	does not apply
Congressional district	7	Sewer district	Ronald Wastewater District
Legislative district	32	Water & Sewer district	does not apply
School district	412	Parks & Recreation district	Shoreline Park and Recreation District
Seattle school board district	does not apply (not in Seattle)	Hospital district	does not apply
District Court electoral district	Shoreline	Rural library district	Rural King County Library System
King County planning and critical areas designations*		Tribal Lands?	No

King County zoning	NA, check with jurisdiction	Urban Unincorporated Status	does not apply
Development conditions	None	Rural town?	No
Comprehensive Plan	does not apply	Water service planning area	Seattle Public Utilities
Urban Growth Area	Urban	Transportation Concurrency Management	does not apply
Community Service Area	does not apply	Forest Production district?	No
Community Planning Area	Shoreline	Agricultural Production district?	No
Coal mine hazards?	Check with jurisdiction	Snoqualmie Valley watershed improvement district?	No
Erosion hazards?	Check with jurisdiction	Critical aquifer recharge area?	None mapped
Landslide hazards?	Check with jurisdiction	Wetlands at this parcel?	Check with jurisdiction
Seismic hazards?	Check with jurisdiction	Within the Tacoma Smelter Plume?	Limited Data

This report was generated on 11/24/2020 8:41:12 AM

Contact us at giscenter@kingcounty.gov.

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King County



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Date: 11/24/2020

PRE 200178

Pre-Submittal Conference

Address: 2001 NW 195th Street

Applicant: Vandervort Architects (Brian O'Connor)



Project Description:

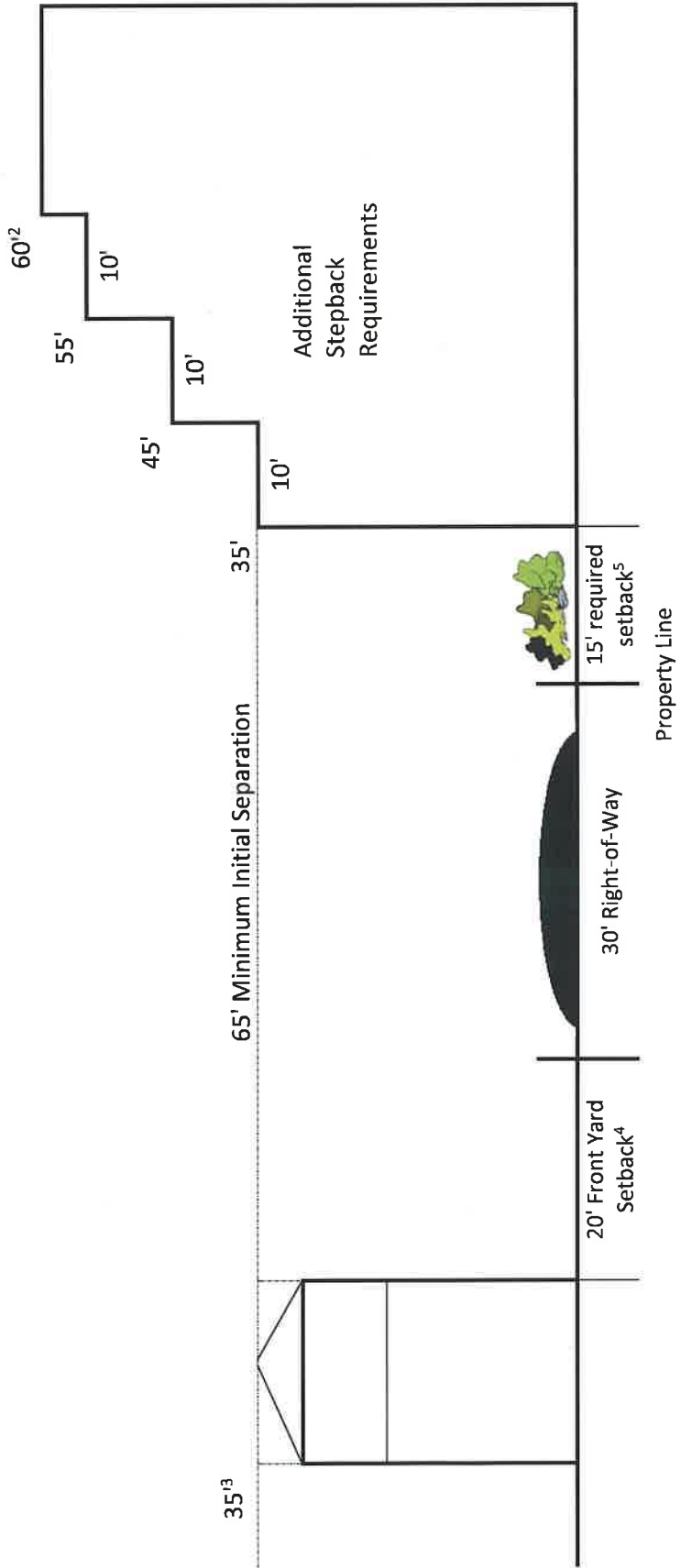
Demolish existing derelict commercial building. Construct a 4-story (26) unit apartment composed of; (6) 2-bedroom units, (10) 1-bedroom + den units and (10) 1-bedroom units. Provide (24) parking spaces composed of; (12) compact stalls, (10) standard stalls & (2) ADA stalls. Access to be provided from the existing Alley to the West.

Project Questions:

1. We are hoping to have the setbacks confirmed.
 - a. Please confirm the yard designations relative to each of the property lines per SMC20.50.020
 - b. SMC20.50.021(A-C) addresses Transition Area setbacks, landscaping and access. Please clarify applicability of this Code section per the proposed plan.
 - c. Does the alley affect the location of the setback, for instance is that setback then measured from the centerline of the alley or from the property line?
2. Previous pre-application notes suggest the possibility of entering into an agreement with the City to utilize a portion of the ROW to the north for parking which would count towards the on-site parking requirement. Is this a possibility, and what would the City consider in exchange?
3. Can we add parking in the setbacks?
4. Our proposed distance from the lot corner to the edge of driveway is just under 30'.
 - a. Is the measurement taken from the street edge or the property line?
 - b. Would this require a Deviation and if so, can you give us an idea whether this deviation is likely to be approved?
5. We are currently showing units that are 1 Bedroom with a Den. The dens would not be legal bedrooms as they would not have a window or closet. This is something that is allowed in other jurisdictions but I wanted to ensure it wouldn't be a problem. We are counting these as 1-bedroom units for the parking calculation. Please confirm that this is allowed.

PRE20-0178

Required Setbacks From Across Rights-of-Way¹

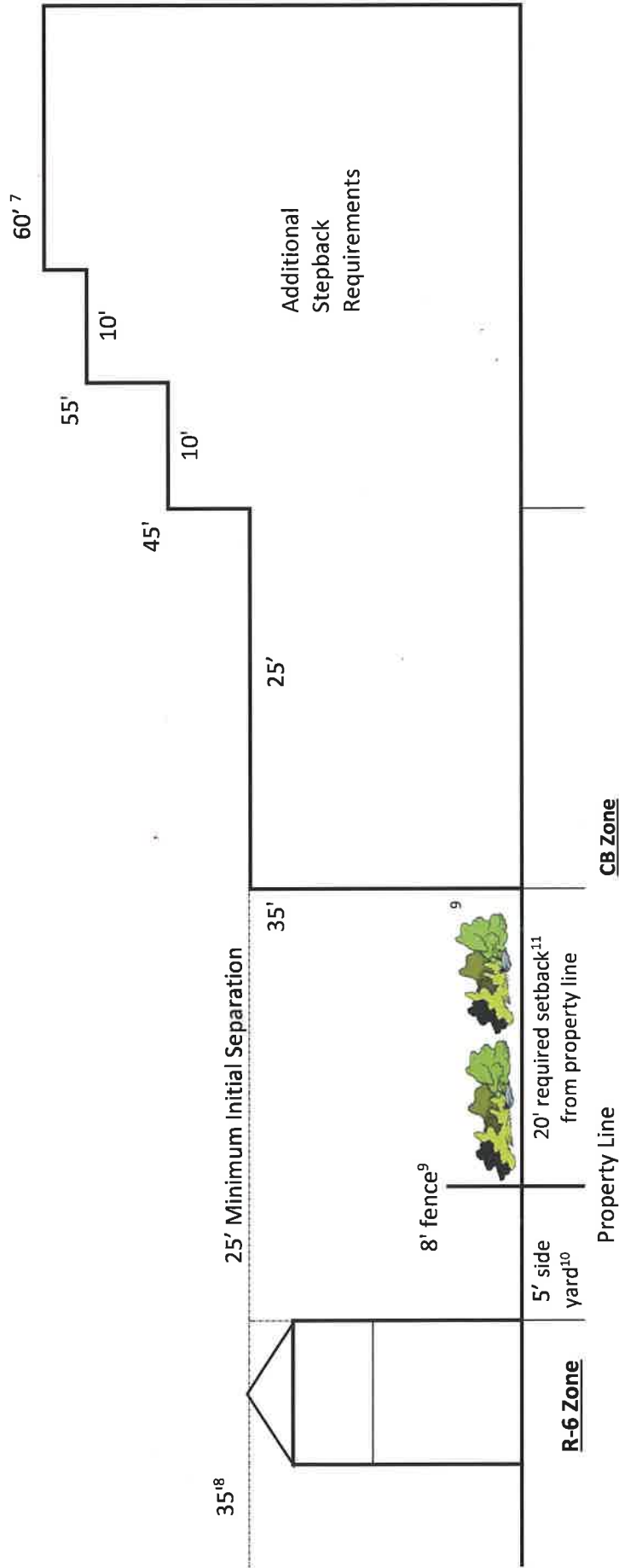


R-6 Zone

CB ZONE

¹ Table 20.50.020(3), Dimensions for Development in Commercial Zones (defining setbacks in Community Business zone); SMC 20.50.021.A, Transition Areas (requiring additional setbacks for development abutting or directly across street rights-of-way from R-6 zones).
² SMC 20.50.021.A, Transition Areas.
³ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones (35' allowance for homes with pitched roofs).
⁴ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones.
⁵ Table 20.50.020(3), Footnote 2. Dimensions for Development in Commercial Zones (Front yard setbacks when in transition areas and across rights-of-way).

Required Setbacks from Abutting Property⁶



⁶ Table 20.50.020(3), Dimensions for Development in Commercial Zones (defining setbacks in Community Business zone); SMC 20.50.021.A, Transition Areas (requiring additional setbacks for development abutting R-6 zones).

⁷ SMC 20.50.021.A, Transition Areas (requiring incremental setbacks up to base height).

⁸ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones (35' allowance for homes with pitched roofs).

⁹ SMC 20.50.021.B, Transition areas, Type I landscaping and eight-foot fence required.

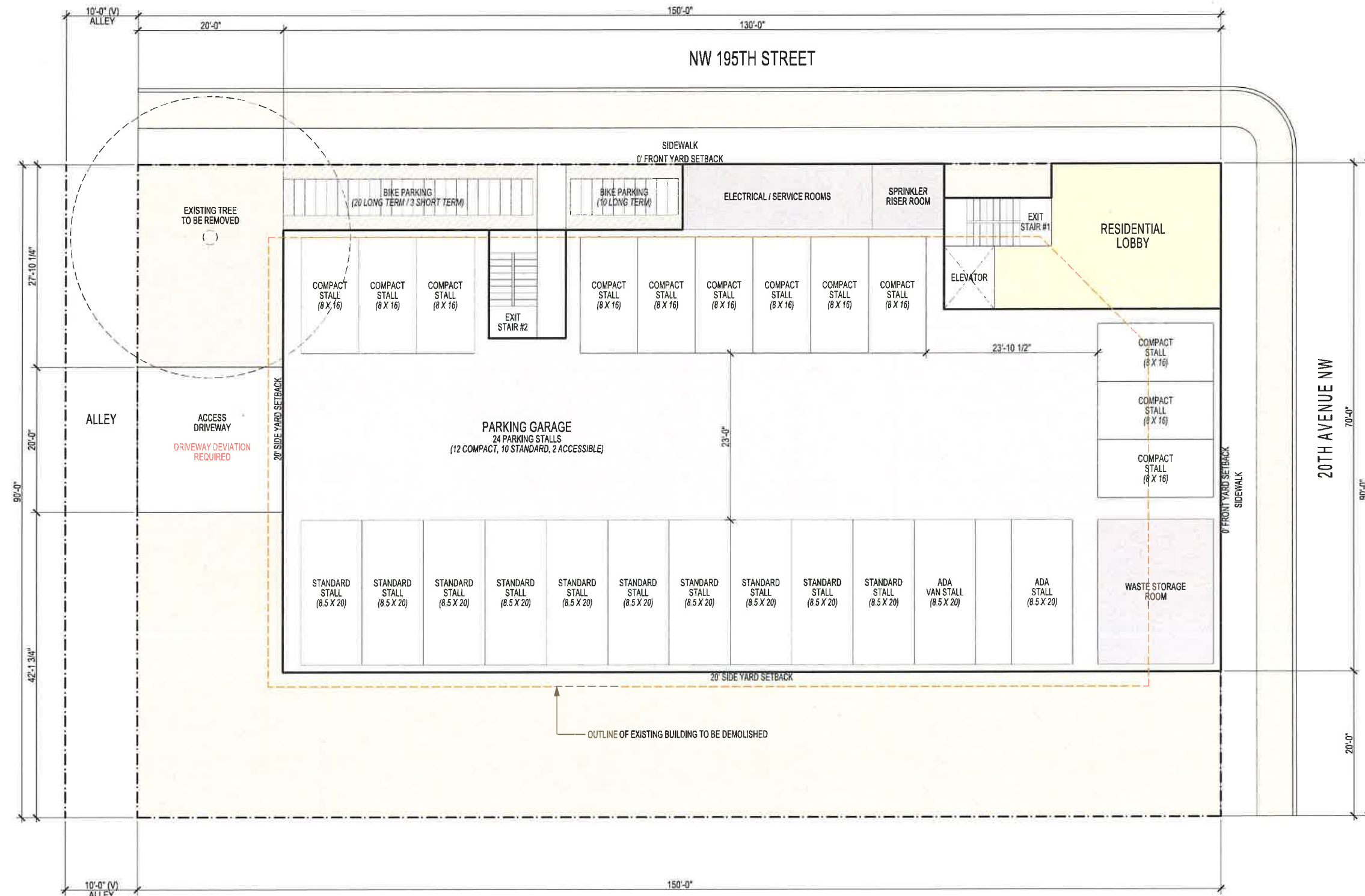
¹⁰ SMC 20.50.020.A, Table 20.50.020(1), Densities and Dimensions in Residential Zones.

¹¹ Table 20.50.020(3), Footnote 2. Dimensions for Development in Commercial Zones



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HARVARD LOFTS LLC.

ADDRESS:

2001 NW 195TH STREET

EXISTING USE:

TAVERN / LOUNGE

PROJECT DESCRIPTION:

DEMO EXISTING COMMERCIAL BUILDING. CONSTRUCT A 4-STORY (26) UNIT APARTMENT COMPOSED OF:

- (6) 2-BEDROOM UNITS
- (10) 1-BEDROOM + DEN UNITS
- (10) 1-BEDROOM UNITS

PROVIDE (24) PARKING SPACES COMPOSED OF:

- (12) COMPACT STALLS
- (10) STANDARD STALLS
- (2) ADA STALLS

TAX LOT PARCEL NUMBER:

728490-0735

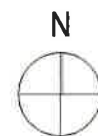
BUILDING AREAS (PRELIMINARY):

GARAGE (UNCONDITIONED): 7,834 SF
CONDITIONED: 23,907 SF

COMPOSITE SITE PLAN

SCALE: 1/16" = 1'-0"

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2001 NW 195TH ST

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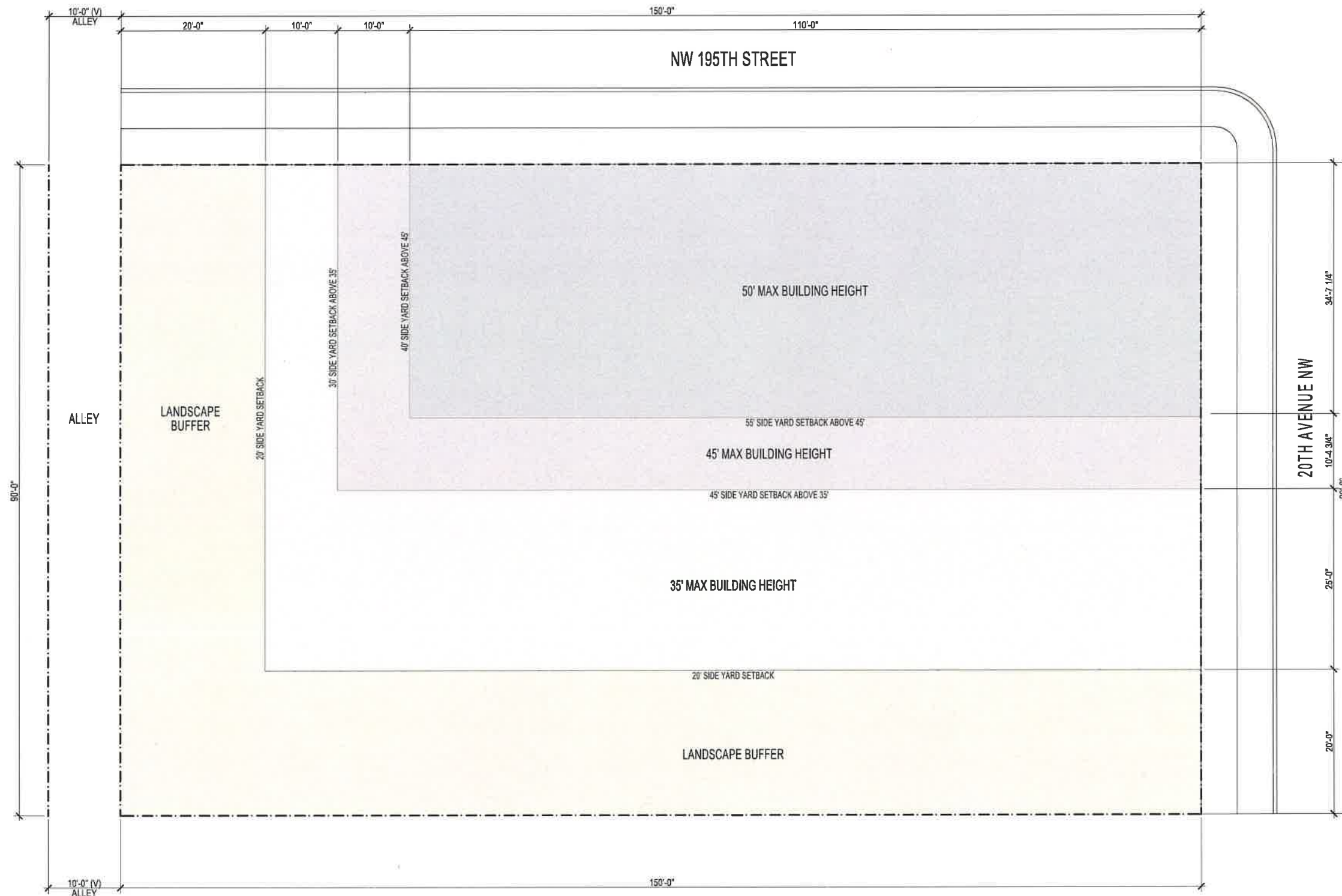
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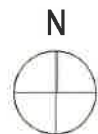
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BUILDING SETBACKS DIAGRAM

SCALE: 1/16" = 1'-0"



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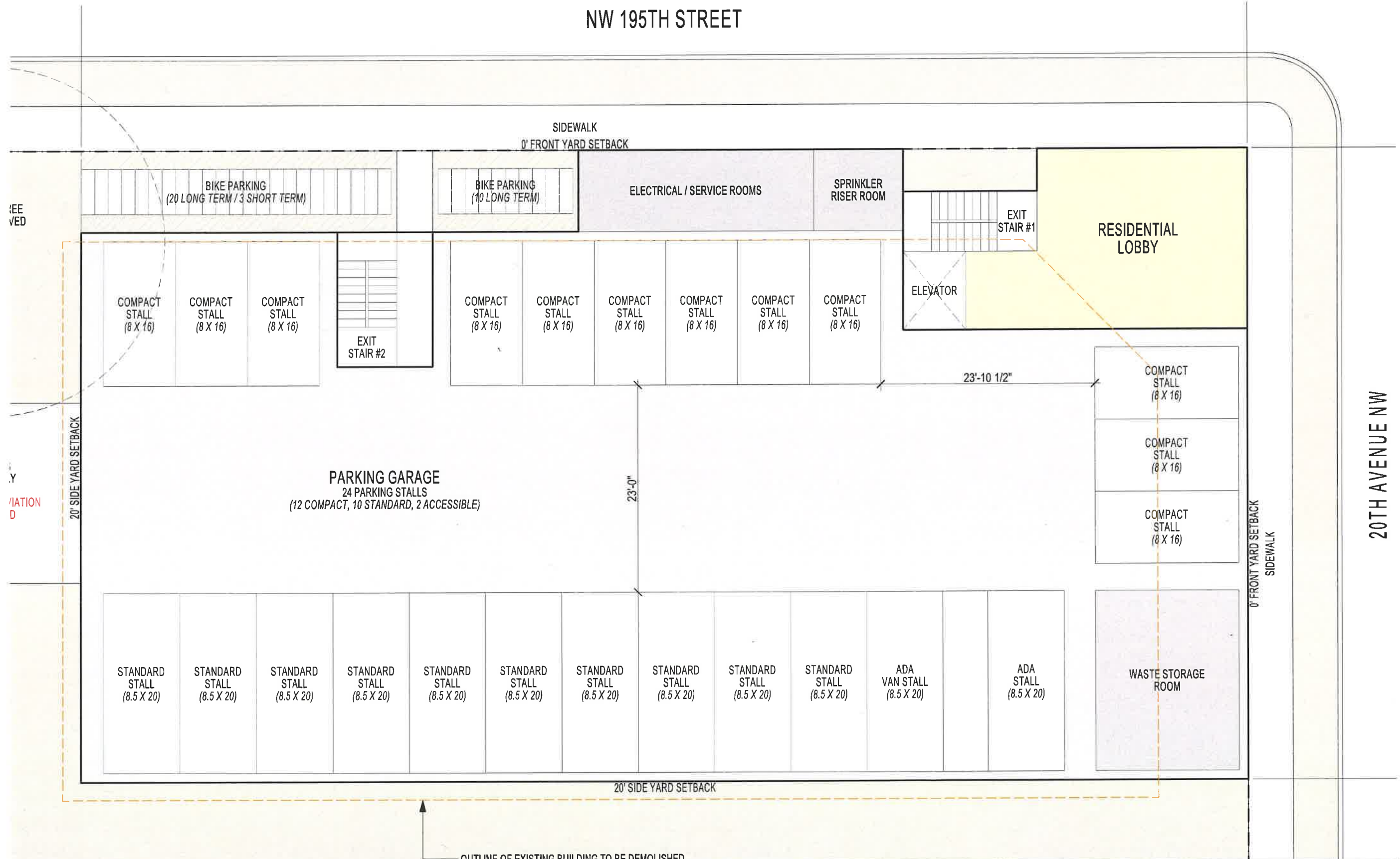
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NW 195TH STREET



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

OPTION 1:

SECOND FLOOR: (9) UNITS

- (3) 2-BEDROOM
- (5) 1-BEDROOM + DEN
- (1) 1-BEDROOM

THIRD FLOOR: (9) UNITS

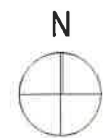
- (3) 2-BEDROOM
- (5) 1-BEDROOM + DEN
- (1) 1-BEDROOM

FOURTH FLOOR: (8) UNITS

- (8) 1-BEDROOM

TOTAL: (26) UNITS

- (6) 2-BEDROOM
- (10) 1-BEDROOM + DEN
- (10) 1-BEDROOM



20TH AVENUE NW

HARVARD LOFTS
2001 NW 195TH ST

11/5/2020

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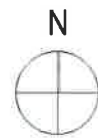
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SECOND & THIRD FLOOR PLANS

SCALE: 3/32" = 1'-0"



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FOURTH FLOOR PLAN

SCALE: 3/32" = 1'-0"

