

From: David Moehring
To: [PRC](#)
Subject: Re: RE: 146 units coming to new Albertsons - #001571-19PA
Date: Monday, April 01, 2019 3:56:24 PM
Attachments: [ATT00001.png](#)

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Document	Size	Date	Record #	Record Type
Application	236 KB	03/22/19	001571-19PA	Building & Land Use Pre-Application
Site Plan	179 KB	03/21/19	001571-19PA	Building & Land Use Pre-Application

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Right now they use #001571-19PA

David Moehring
312-965-0634

Sent: Monday, April 01, 2019 at 2:38 PM
From: "PRC" <PRC@seattle.gov>
To: "David Moehring" <dmoehring@consultant.com>
Subject: RE: 146 units coming to new Albertsons

Hello David,

Please provide us with a project number so we can forward your comments to assigned planner.

Thank you

PRC Staff



Public Resource Center
[Seattle Department of Construction and Inspections](#)
P.O. Box 34019, Seattle, WA 98124-4019
P: 206.684.8467 (message line) | PRC@seattle.gov
Hours of Operation: M/W/F: 8:00am-4:00pm Tu/Th: 10:30am-4:00pm
[Facebook](#) | [Twitter](#) | [Blog](#)

As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety, and health in our communities.

-----Original Message-----

From: David Moehring <dmoehring@consultant.com>
Sent: Sunday, March 31, 2019 8:35 AM
To: PRC <PRC@seattle.gov>
Cc: Central Magnolia Neighbors <central-magnolia-neighbors@googlegroups.com>; Danielle Chastaine <ppceditor@nwlinc.com>;
magnoliacommunityclub@gmail.com
Subject: 146 units coming to new Albertsons

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Seattle Public Resource Center:

Please keep me informed as to the six-story with 146 units coming to the existing Albertsons location in Magnolia neighborhood.

ADDRESS OF PROPERTY:

2550 32nd Avenue W

Seattle, WA 98199

OWNER:

Security Properties; 701 5th Avenue

Suite 5700; Seattle, WA 98104

PH# (206)628-8002

APPLICANT: Bumgardner Architects; 2111 Third Avenue; Seattle, WA 98121; PH# (206)223-1361

Recently being upzoned from 40 to 55 feet with the Mandatory Housing Affordability (MHA), Will this development provide at least the minimum number of affordable units with the MHA, or will the developer be seeking just to pay the low in-lieu-of fee?

What is the real building height to be proposed with ground floor retail? Is additional building height requested if a typical resident floor-to-floor height is approximately 9 feet. 45 feet in height with just the residence floor leaves only 10 feet in height for the ground floor retail.

Will Bumgardner Architects be looking for a contract rezone to go from the newly zoned allowable height of 55 feet with the MHA up a taller 6-stories Intake site plan:

<http://web6.seattle.gov/dpd/edms/GetDocument.aspx?id=4474996>

Will the 100+ parking spaces be accessible to retail customers?

<https://www.djc.com/news/re/12120203.html>