

5P80 (GENERAL)

COMPTROLLER
FILE NUMBER 284709

Ord 106825
ord. 107426 PETITION OF CB 98689
CB 99456

OLSON/WALKER, OWNER'S AGENT, TO REZONE
FROM RS 5000 TO RM 800 LOTS 13, 14 & 15,
BLOCK H, PHINNEY'S ADDITION (LOCATED ON
N.W. CORNER OF 10TH AVE. E. AND E.
HIGHLAND DRIVE).

10/5/77-Conditionally granted
rec. by Hearing Examiner

FILED MARCH 9, 1977

E. L. KIDD
COMPTROLLER AND CITY CLERK

E. L. Kidd DEPUTY

ACTION OF THE COUNCIL

REFERRED	TO
MAR 14 1977	PLANNING & URBAN DEV.
REFERRED	TO
REFERRED	TO
REPORTED	DISPOSITION
OCT 10 1977	Conditionally GRANTED
RE-REFERRED	TO
REPORTED	DISPOSITION

REPORT OF COMMITTEE

Mr. President:

Committee

Your

PLANNING & URBAN DEV.

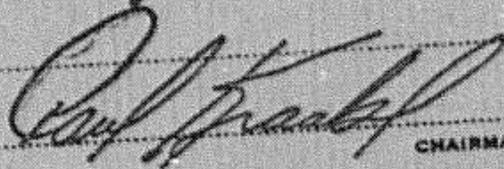
to which was referred the within

petition

would respectfully report that we have considered the same and respectfully recommend that the same

be conditionally granted as recommended by the Hearing Examiner and that the Hearing Examiner, the Director of Community Development and the Superintendent of Buildings be informed.

CHAIRMAN



CHAIRMAN

ORDINANCE 107426

1
2
3 AN ORDINANCE relating to land use and zoning; authorizing an
4 amendment to a Property Use and Development Agreement in
5 Block H, Phinney's Addition to the City of Seattle (Petition
6 of Olson/Walker Associates).

7 WHEREAS, a Property Use and Development Agreement (recorded in
8 King County records as 7711150905) was submitted to and
9 accepted by the City by Ordinance 106825 in connection
10 with the rezoning of lots 13, 14, and 15, Block H,
11 Phinney's Addition to the City of Seattle and filed in
12 C.F. 284709; and

13 WHEREAS, the owners of said property have proposed an amend-
14 ment to said agreement, the approval of which has been
15 recommended by the Director of the Department of Community
16 Development and by the Urban Development and Housing
17 Committee of the City Council; and

18 WHEREAS, the proposed amendment is minor in nature and consis-
19 tent with the general intent of the decision of the City
20 Council in Ordinance 106825 that the property be rezoned;
21 Now, Therefore,

22 BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

23 Section 1. That Paragraph 1 (d) of the Property Use and
24 Development Agreement accepted by the City by Ordinance 106825
25 is hereby amended to read as follows:

26 "(d) a masonry wall to be constructed on the perimeter
27 of the property shall not exceed six feet (6') in
28 height and shall be no more than ~~three~~ four feet
~~(3')~~ (4') in height at the corner of Highland and
Tenth Avenue East; and"

and the City Clerk shall mail a copy of this ordinance to the
Superintendent of Buildings and the Director of the Department
of Community Development and file a copy hereof in C.F. 284709.

Section 2. Any act pursuant to the authority of this
ordinance and prior to the effective date hereof is hereby
ratified and confirmed.

Section 3. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the 19 day of June, 1978,
and signed by me in open session in authentication of its passage this 19 day of
June, 1978

Phyllis Lamphere
President of the City Council.

Approved by me this 27 day of June, 1978

Charles Roman
Mayor.

Filed by me this 27 day of June, 1978

Attest: *Ed King*
City Comptroller and City Clerk.

(SEAL)

Published

Rayne Ingwaine
Deputy Clerk.

Your
Seattle
Engineering Department



Paul A. Wiatrak, City Engineer
Wes Uhlman, Mayor

December 7, 1977

Re: Property Use and
Development Agreement
C. F. 284709; R/W 7751
(X-77-066)

Mr. E. L. Kidd
City Comptroller
101 Municipal Building
The City of Seattle

Attention: Mr. Wayne Angevine,
Assistant City Clerk

Dear Sir:

Please file the attached Property Use and Development Agreement in
C. F. 284709, entitled:

"Petition of Olson/Walker, Owner's Agents for rezone of Lots 13, 14,
15, Block H, Phinney's Addition to the City of Seattle."

This agreement is recorded under King County Recording No. 7711150905.
Please send copies of the recorded agreement to the Superintendent of
Buildings and to the Department of Community Development.

Very truly yours,

PAUL A. WIATRAC, P. E.
City Engineer

Alice M. Wilde

By
ALICE M. WILDE
Title Examiner

AMW:bl

Att.

cc: Superintendent of Buildings
Councilman Paul Kraabel

PROPERTY USE AND DEVELOPMENT AGREEMENT

This instrument, executed this date in favor of The City of Seattle, a municipal corporation (herein called "City"), by the undersigned owner of the within-described property (herein called "Owner"):

WITNESSETH:

WHEREAS, owner is a person owning in fee simple and/or having a substantial beneficial interest in the following described real property (herein called the "Property"):

Lots 13, 14 and 15, Block H, Phinney's Addition to the City of Seattle and

WHEREAS, a petition (C.F. 284709) was filed with the City to rezone certain property from Single Family Residence High Density (RS 5000) Zone to Duplex Residence High Density (RD 5000) Zone pursuant to the provisions of the Zoning Ordinance (86300) of The City of Seattle; the Hearing Examiner having held a hearing on the matter (File X-77-066) and having recommended on June 21, 1977 that the petition be conditionally granted; the Planning and Urban Development Committee of the City Council having examined the petition and the Hearing Examiner's record and having recommended the petition be granted subject to execution, delivery, acceptance and recording of an agreement with the City to ameliorate the adverse impact of unrestricted use and development permitted in the RD 5000 Zone; and the Council having examined the petition, and the record, recommendation, findings and conclusions of the Hearing Examiner and the Committee;

NOW, THEREFORE, Owner hereby covenants, bargains and agrees on behalf of himself, his heirs, successors and assigns:

1. That if the Property is rezoned to Duplex Residence High Density (RD 5000 Zone):

- (a) The property shall be developed with no more than four residences, which may be common wall townhouse units; and

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(b) Structures on the property shall cover no more than thirty-three percent (33%) of the property; the remaining sixty-seven percent (67%) shall be divided under a condominium declaration whereby approximately forty-four percent (44%) of the property shall be devoted to limited common areas and approximately twenty-three percent (23%) shall be devoted to general common areas; and

(c) Residential structures on the property shall not exceed twenty-three feet (23') in height, measured from the average grade to the top of the roof, exclusive of parapet walls and chimneys; and

(d) A masonry wall to be constructed on the perimeter of the property shall not exceed six feet (6') in height and shall be no more than three feet (3') in height at the corner of Highland and Tenth Avenue East; and

(e) The Owner shall save every tree on the property which can be saved consistent with the development of the permitted structures; and

(f) The Owner shall use construction materials and colors compatible with the surrounding neighborhood; and final design and materials for the masonry wall along Highland and Tenth Avenue East will be made available for review by the Capitol Hill Community Council and shall be subject to approval by the Planning Director of the Department of Community Development; and

(g) Nothing shall limit the right of the City of Seattle to enforce all of its normal standards for buildings, setbacks, planting and related land use controls not specifically modified in this Agreement, and modifications herein shall be strictly construed.

771150905

2. This Agreement shall be recorded in the records of King County and filed with the City Clerk in C.F. 284709, and the covenants hereof shall be deemed to attach to and run with the Property and shall be binding upon the Owner, his heirs, successors and assigns, and shall apply to after-acquired title of the Owner of the Property.

3. This Agreement may be amended or modified by agreement between the Owner and the City; provided, such amendment agreement shall be approved by the legislative authority of the City by ordinance. Nothing in this Agreement shall prevent the City Council from making such further amendments of the Zoning Ordinance as it may deem necessary in the public interest.

4. This Agreement is made for the benefit of the City and for the benefit of owners of property within 300 feet of the Property, and either the City or any such property owner may institute and prosecute any proceeding at law or in equity to enforce this Agreement.

5. It is further expressly agreed that in the event any covenant or condition or restriction hereinabove contained or any portion thereof is invalid or void, such invalidity or voidness shall in no way affect any other covenant, condition, or restriction hereinabove contained.

Robert L. Smith
ROBERT L. SMITH

Margaret P. Smith
MARGARET P. SMITH

STATE OF WASHINGTON)) ss.
COUNTY OF KING)

On this day personally appeared before me _____
Robert L. Smith and Margaret P. Smith
to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand this 10th day of October, 1977.



Linda M. Berglund
Notary Public in and for the State of Washington, residing at Seattle.

City of Seattle
OFFICE OF THE COMPTROLLER
101 Municipal Building
Seattle, Washington 98104



E. L. KIDD
CITY COMPTROLLER

E. J. RICE
CHIEF DEPUTY COMPTROLLER

OCTOBER 11, 1977

MR. WILLIAM N. SNELL
HEARING EXAMINER
CITY OF SEATTLE

DEAR SIR:

THE CITY COUNCIL AT ITS MEETING ON OCTOBER 10, 1977, ADOPTED THE RECOMMENDATION OF ITS PLANNING & URBAN DEVELOPMENT COMMITTEE ON COMPTROLLER'S FILE NO. 284709, ENTITLED:

PETITION OF OSLON/WALKER, OWNER'S AGENT, TO REZONE FROM RS 5000 TO RM 800, LOTS 12, 14 & 15, BLOCK "H", PHINNEY'S ADDITION; LOCATED ON THE NORTHWEST CORNER OF 10TH AVENUE EAST AND EAST HIGHLAND DRIVE.

THE COMMITTEE RECOMMENDATION IS AS FOLLOWS:

THAT THE SAME BE CONDITIONALLY GRANTED AS RECOMMENDED BY THE HEARING EXAMINER.

VERY TRULY YOURS,

E. L. KIDD
COMPTROLLER AND CITY CLERK

BY:

ASSISTANT CITY CLERK

WA:JG
CC: DIRECTOR, D.C.D.
SUPT. OF BLDGS.

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ORDINANCE

AN ORDINANCE relating to and amending Plat 36E, Page 103 of the Official Zoning Map of The City of Seattle, Ordinance 86300, to rezone certain property in Block H, Phinney's Addition, from RS 5000 to RD 5000 contingent upon the recording of a properly executed, delivered and accepted Property Use and Development Agreement (Petition of Olson/Walker, Owner's agents, C.F. 284709).

WHEREAS, a petition (C.F. 284709) was filed with the City to rezone certain property from Single Family Residence High Density (RS 5000) to Duplex Residence High Density (RD 5000) pursuant to the provisions of the Zoning Ordinance (86300) of The City of Seattle; the Hearing Examiner having held a hearing on the matter (X-77-066) and having recommended on June 21, 1977 that the petition be conditionally granted; the Planning and Urban Development Committee of the City Council having examined the petition and the Hearing Examiner's record and Findings & Conclusion in such matter, and having recommended that the petition be granted subject to the execution, delivery, acceptance and recording of an agreement with the City to ameliorate the adverse impact of unrestricted use and development permitted in the RD 5000 Zone; and the Council having examined said petition of Olson/Walker and the record, recommendation, findings and conclusions of the Hearing Examiner and the recommendation of the Committee; Now, therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Contingent upon the recording as provided in Section 2 hereof, of a properly executed, delivered and accepted "Property Use & Development Agreement," substantially in the form attached hereto as Exhibit "A" by the owner of the property described therein restricting the use and development of certain property described herein to ameliorate the impact which some structures and uses otherwise permitted in the Duplex Residence High Density (RD 5000) Zone could have on the private property in the vicinity of said property, Plat 36E, Page 103, of the Official Zoning Map of The City of Seattle, as adopted by Ordinance 86300, is amended to rezone from Single Family Residence High Density (RS 5000) Zone and to establish as Duplex Residence High Density (RD 5000) Zone the following described property:

1 Lots 13, 14 and 15, Block H, Phinney's Addition
2 as shown on Exhibit "B" hereto; and upon receipt of said
3 agreement, after its acceptance and recordation as con-
4 templated in Section 3 below, the City Clerk is directed to
5 place a copy of said Exhibit "B" in a volume entitled "Zoning
6 Map Amendments," all as contemplated in C.F. 284709.

7 Section 2. Upon receipt of a properly executed Prop-
8 erty Use and Development Agreement as contemplated in Section
9 2 hereof, the City Engineer is hereby authorized to accept
10 the same for and on behalf of the City, and upon such accept-
11 ance is authorized and directed to indicate such acceptance
12 thereon, to record said executed agreements in the records
13 of the Director of Records and Elections of King County and
14 to file said recorded agreement with the City Clerk, and the
15 City Clerk shall mail copies of said recorded agreement to
16 the Superintendent of Buildings and the Director of the
17 Department of Community Development and file the original
18 recorded agreement in C.F. 284709.

19 Section 3. Any act pursuant to the authority and prior
20 to the effective date of this ordinance is hereby ratified
21 and confirmed.

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(To be used for all Ordinances except Emergency.)

Section ...4. This ordinance shall take effect and be in force thirty days from and after its passage and approval, if approved by the Mayor; otherwise it shall take effect at the time it shall become a law under the provisions of the city charter.

Passed by the City Council the.....day of....., 19
and signed by me in open session in authentication of its passage this..... day of
....., 19

President.....of the City Council.

Approved by me this..... day of....., 19

Mayor.

Filed by me this..... day of....., 19

Attest:.....
City Comptroller and City Clerk.

(SEAL)

Published.....

By.....
Deputy Clerk.

EXHIBIT "A"

PROPERTY USE AND DEVELOPMENT AGREEMENT

This instrument, executed this date in favor of The City of Seattle, a municipal corporation (herein called "City"), by the undersigned owner of the within-described property (herein called "Owner"):

WITNESSETH:

WHEREAS, owner is a person owning in fee simple and/or having a substantial beneficial interest in the following described real property (herein called the "Property"):

Lots 13, 14 and 15, Block H, Phinney's Addition to the City of Seattle and

WHEREAS, a petition (C.F. 284709) was filed with the City to rezone certain property from Single Family Residence High Density (RS 5000) Zone to Duplex Residence High Density (RD 5000) Zone pursuant to the provisions of the Zoning Ordinance (86300) of The City of Seattle; the Hearing Examiner having held a hearing on the matter (File X-77-066) and having recommended on June 21, 1977 that the petition be conditionally granted; the Planning and Urban Development Committee of the City Council having examined the petition and the Hearing Examiner's record and having recommended the petition be granted subject to execution, delivery, acceptance and recording of an agreement with the City to ameliorate the adverse impact of unrestricted use and development permitted in the RD 5000 Zone; and the Council having examined the petition, and the record, recommendation, findings and conclusions of the Hearing Examiner and the Committee;

NOW, THEREFORE, Owner hereby covenants, bargains and agrees on behalf of himself, his heirs, successors and assigns:

1. That if the Property is rezoned to Duplex Residence High Density (RD 5000 Zone):

(a) The property shall be developed with no more than four residences, which may be common wall townhouse units; and

PROPERTY USE AND DEVELOPMENT AGREEMENT

This instrument, executed this date in favor of The City of Seattle, a municipal corporation (herein called "City"), by the undersigned owner of the within-described property (herein called "Owner"):

WITNESSETH:

WHEREAS, owner is a person owning in fee simple and/or having a substantial beneficial interest in the following described real property (herein called the "Property"):

Lots 13, 14 and 15, Block H, Phinney's Addition to the City of Seattle and

WHEREAS, a petition (C.F. 284709) was filed with the City to rezone certain property from Single Family Residence High Density (RS 5000) Zone to Duplex Residence High Density (RD 5000) Zone pursuant to the provisions of the Zoning Ordinance (86300) of The City of Seattle; the Hearing Examiner having held a hearing on the matter (File X-77-066) and having recommended on June 21, 1977 that the petition be conditionally granted; the Planning and Urban Development Committee of the City Council having examined the petition and the Hearing Examiner's record and having recommended the petition be granted subject to execution, delivery, acceptance and recording of an agreement with the City to ameliorate the adverse impact of unrestricted use and development permitted in the RD 5000 Zone; and the Council having examined the petition, and the record, recommendation, findings and conclusions of the Hearing Examiner and the Committee;

NOW, THEREFORE, Owner hereby covenants, bargains and agrees on behalf of himself, his heirs, successors and assigns:

1. That if the Property is rezoned to Duplex Residence High Density (RD 5000 Zone):

(a) The property shall be developed with no more than four residences, which may be common wall townhouse units; and

(b) Structures on the property shall cover no more than thirty-three percent (33%) of the property; the remaining sixty-seven percent (67%) shall be divided under a condominium declaration whereby approximately forty-four percent (44%) of the property shall be devoted to limited common areas and approximately twenty-three percent (23%) shall be devoted to general common areas; and

(c) Residential structures on the property shall not exceed twenty-three feet (23') in height, measured from the average grade to the top of the roof, exclusive of parapet walls and chimneys; and

(d) A masonry wall to be constructed on the perimeter of the property shall not exceed six feet (6') in height and shall be no more than three feet (3') in height at the corner of Highland and Tenth Avenue East; and

(e) The Owner shall save every tree on the property which can be saved consistent with the development of the permitted structures; and

(f) The Owner shall use construction materials and colors compatible with the surrounding neighborhood; and final design and materials for the masonry wall along Highland and Tenth Avenue East will be made available for review by the Capitol Hill Community Council and shall be subject to approval by the Planning Director of the Department of Community Development; and

(g) Nothing shall limit the right of the City of Seattle to enforce all of its normal standards for buildings, setbacks, planting and related land use controls not specifically modified in this Agreement, and modifications herein shall be strictly construed.

2. This Agreement shall be recorded in the records of King County and filed with the City Clerk in C.F. 284709, and the covenants hereof shall be deemed to attach to and run with the Property and shall be binding upon the Owner, his heirs, successors and assigns, and shall apply to after-acquired title of the Owner of the Property.

3. This Agreement may be amended or modified by agreement between the Owner and the City; provided, such amendment agreement shall be approved by the legislative authority of the City by ordinance. Nothing in this Agreement shall prevent the City Council from making such further amendments of the Zoning Ordinance as it may deem necessary in the public interest.

4. This Agreement is made for the benefit of the City and for the benefit of owners of property within 300 feet of the Property, and either the City or any such property owner may institute and prosecute any proceeding at law or in equity to enforce this Agreement.

5. It is further expressly agreed that in the event any covenant or condition or restriction hereinabove contained or any portion thereof is invalid or void, such invalidity or voidness shall in no way affect any other covenant, condition, or restriction hereinabove contained.

FINDINGS AND RECOMMENDATION
OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE

In the Matter of the Petition of

OLSON/WALKER

FILE NO. X-77-066

for an amendment to the Official
Zoning Map, Title 26, Seattle Code

Recommendation: The petition should be GRANTED.

Introduction

The petitioners, Olson/Walker, filed a petition for the rezoning on a contract basis of property generally located on the northwest corner of East Highland Drive and 10th Avenue East from RS 5000 to RD 5000.

The Director's Report, submitted by the Department of Community Development pursuant to Section 26.54.050, Seattle Code, recommended that the petition be granted.

This matter was heard before the Hearing Examiner on June 3, 1977.

After due consideration of the evidence presented by the petitioner, the information provided by the Director's Report, all evidence elicited during the public hearing, and as a result of the personal inspection of the subject property and surrounding area by the Hearing Examiner, the following findings of fact and conclusions shall constitute the recommendation of the Hearing Examiner on this petition.

Findings of Fact

1. The petitioner proposes to rezone property generally located on the northwest corner of the intersection of East Highland Drive and 10th Avenue East from the existing Single Family Residence High Density (RS 5000) zone to a Duplex Residence High Density (RD 5000) zone. The proposal is strictly on a contract basis with the petitioner agreeing to limit the number of dwelling units to be constructed on the property to four and to provide less than the permitted height and lot coverage. The contract that the petitioner proposes as the foundation for a property use and development agreement for this rezone is attached as exhibit A.
2. The existing RS 5000 zone permits the development of single-family residences, while the proposed RD 5000 zone permits duplex and triplex residences and townhouse structures. The proposed RD 5000 zone would permit the development of 6 dwelling units in duplex structures or 4 townhouse units. The existing and proposed zones have a height limitation of 35 feet and permit a maximum lot coverage of 35 percent.
3. The subject property contains a lot area of 15,000 square feet and consists of 3 platted lots. The site is presently undeveloped although a single-family residence did exist on the site prior to 1974.

4. Properties with frontage on 10th Avenue East in this area that are situated north of East Highland Drive are generally zoned RS 5000, while those south of East Highland Drive are zoned RM 800. Non-residential development exists on the north, east and south margins of the subject property in spite of the residential zoning. Abutting to the north is property owned by Saint Mark's Cathedral and is occupied by the cathedral and church-related facilities including a pre-school. Directly east across 10th Avenue East from the subject property, on the northeast corner of 10th Avenue East and East Highland Drive, is a church structure. To the south of the subject property, across East Highland Drive from the subject property, is a medical clinic. Other development in the area south of East Highland Drive consists of small multiple family residential structures, while to the north on the east side of 10th Avenue East are single family residences. Development on the property immediately abutting to the west of the subject property consists of a 3-unit residential structure.

5. The Seattle Comprehensive Plan designates one and two-family residential development for properties in this area which are situated north of East Highland Drive. Consequently, the proposed rezone would be consistent with the designation of the plan. Multiple-family residential development is designated as the most appropriate use for the property situated south of East Highland Drive in this area.

6. Existing public facilities and services such as transportation, sewage and schools are adequate to accommodate the proposed rezone and corresponding development. Additionally, the subject property fronts upon an arterial that will provide excellent access to the site.

7. Most property in close proximity to the subject property is presently developed so that there are few available sites for any additional residential development in this area. Therefore, the proposed rezone will fill a need for additional residential development in this area and will provide a broader variety of residential choices.

8. The petitioner proposes to construct 4 residential dwelling units on the subject property which may be of a townhouse type. The proposed structures would cover no more than 33 percent of the site and would not exceed a height of 23 feet. Additionally, the petitioner intends to retain a significant number of the existing trees on the site and to design the proposed structures in a manner that will be compatible with surrounding development.

Conclusions

1. The proposed contract rezone merits approval since the existing zoning no longer is reflected by the actual development in this area. The block front in which the subject property is located has no residential development in spite of its RS 5000 zoning and the property is bordered by institutional or non-residential uses on other margins. Consequently, the proposed contract rezone will provide an excellent transition in zoning and use by encouraging the development of 4 residential units on the subject property.

2. The density of the proposed development will be quite similar to what is presently permitted by the existing zoning. Consequently, whereas 3 residences could be constructed on the site at the present, the applicant proposes one additional unit for a total of 4. The proposed contract will insure that the eventual construction will not adversely affect

surrounding development due to the restrictions on lot coverage and height. Additionally, the proposed contract rezone and corresponding development will encourage the sensitive development of a site that might not otherwise be developed due to the intense nature of the surrounding uses and traffic.

3. The proposed contract rezone would not be a spot zone since it is consistent with the designation of the Seattle Comprehensive Plan and that the existing zoning is no longer realistic due to the institutional nature of surrounding development. The subject property is no longer suitable for single-family residential development due to the non-residential nature of surrounding development and the amount of traffic which exists on 10th Avenue East. The proposed contract rezone will benefit the public welfare by providing additional residential development in an area where it is needed and will serve to discourage the further institutionalization of this area.

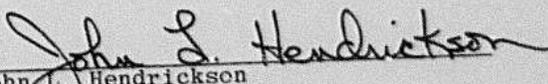
4. A declaration of non-significance meeting the requirements of the State Environmental Policy Act of 1971 (SEPA) and Ordinance 105735, has been prepared with regard to the action proposed in this petition and is part of the record.

Recommendation

For each of the above reasons, the recommendation of the Hearing Examiner to the Seattle City Council on the proposed amendment to the Official Zoning Map is as follows:

Grant on a contract basis in accordance with the provisions of the attached Exhibit A.

Entered this 21st day of June, 1977,
pursuant to the authority granted under Ordinance 102290.


John L. Hendrickson
Deputy Hearing Examiner

Notice of Right to Appeal

Pursuant to Section 26.52.090, Seattle Code, any party affected by a recommendation of the Hearing Examiner may submit a petition in writing to the City Council requesting further consideration. The appeal petition must be submitted within 14 days after the date of mailing the recommendation of the Hearing Examiner. The written appeal petition should be addressed to: City Council, Planning and Urban Development Committee, Municipal Building, Seattle, Washington 98104.

EXHIBIT "A"

CONTRACT FOR ZONE CHANGE

WHEREAS ROBERT L. SMITH has petitioned to the CITY OF SEATTLE for the rezoning of the following described property from RS 5000 to RD 5000; and

WHEREAS the property is contiguous on the west side to property which is presently zoned for single family residential purposes, although developed to higher use; and

WHEREAS it would be appropriate that if the property is to be rezoned for duplex purposes adequate safeguards be provided to protect the neighboring single family residential neighborhood; and

WHEREAS ROBERT L. SMITH, the owner of the property to be rezoned, has offered to impose the following restrictions on the property in consideration of the approval of the rezone application by the CITY OF SEATTLE; and

WHEREAS the City Council of the CITY OF SEATTLE has determined to adopt the recommendation of the Department of Community Development that this property be rezoned if proper safeguards can be provided, NOW THEREFORE the CITY OF SEATTLE and ROBERT L. SMITH have this day entered into this agreement:

1. Agreement Runs with Land. This agreement shall be a covenant running with the land and shall be binding upon the heirs, successors and assigns of the respective parties; provided that if ROBERT L. SMITH elects not to develop the property within five years following execution of this agreement, then the zoning shall revert to RS 5000.

2. Description of Property. The real property which is the subject of this agreement is described as follows:

Lots 13, 14 and 15 of Block H of Phinney's Addition to the City of Seattle, King County, Washington.

3. Density. The property is to be developed with no more than four residences, which may be common wall townhouse units. The parties acknowledge that the number of units which would be permitted under an RD 5000 zone on the property would be nine.

4. Lot Coverage. The structures on the property shall cover no more than 33% of the property. The parties understand that the remaining property will be divided under a condominium declaration whereby approximately 44% of the property will be devoted to limited common areas and approximately 23% devoted to general common areas. The parties acknowledge that the lot coverage which would be permitted under an RD 5000 zone would be 35%.

5. Height Restrictions. The residential structures on the property shall not exceed 23 feet in height, measured from the average grade to the top of the roof, exclusive of parapet walls and chimneys. The masonry wall to be constructed on the perimeter of the property shall not exceed six feet in height and shall be no more than three feet in height at the corner of Highland and Tenth Avenue East. The parties acknowledge that the height restrictions for an RD 5000 zone would otherwise be 35 feet for structures.

6. Retention of Trees. The owner agrees to save every tree that can be saved, consistent with the development of the structures.

7. Design. The owner agrees to use construction materials and colors compatible with the surrounding neighborhood. The parties agree that the final design and material usage for the masonry wall along Highland and Tenth Avenue East

will be made available for review by the Capitol Hill Community Council and will be subject to approval by the Planning Director of the Department of Community Development.

8. Construction of Agreement. Nothing contained in this agreement shall be construed to limit the right of the CITY OF SEATTLE from enforcing all of its normal standards for buildings, setbacks, planting and related land use controls which are not specifically modified herein. This agreement shall be strictly construed.

9. Authority of Parties. Each of the parties hereto represents that it has authority, or has been duly authorized, to execute this agreement and to bind the parties and the property described herein.

DATED this _____ day of _____, 1977.

THE CITY OF SEATTLE

By _____
Mayor of Seattle

Robert L. Smith

302

4-77-066

BOYLSTON AVE. E.

RS 5000

E. GALER ST.

RS 5000



E. HIGHLAND DRIVE

RM

RM

RM

RS 5000

RS 5000

RS 5000

E. AVE.

E. PROSPECT ST.

RS 5000

RS 5000

BROADWAY E.

RM

AVE. E.

RM

RS 5000

FEDERAL

RS 5000

RM

J AVE. E.

E. ALOHA ST.



Area proposed to be rezoned from RS 5000 to RD 5000.

AFFIDAVIT OF SERVICE BY MAILING

State of Washington)
)
County of King)

Sydney Baron, being first duly sworn,
upon oath disposes and states:

That on the 21st day of June,
19 77, affiant deposited in the mails of the United States
a sealed envelope containing a decision or recommendation
with postage prepaid, addressed to the parties of record in
the below-entitled application or petition.

Sydney Baron

Subscribed and sworn this 21st day of June,
19 77.

William T. Scott
Notary Public in and for the State
of Washington, residing at Seattle

Application, Petition or Case: Olson/Walker X-77-066
(The minutes contain a list of the parties of record)

C/A 6/21/77

June 3, 1977
Case #8
2:35 p.m.

M I N U T E S

Olson/Walker X-77-066
Rezone Petition
Hendrickson - Hearing Examiner

Tape Count

Tape 36

Track 2

607

Introduction of above-entitled case.

609

Oath.

611

Janeen Smith, representative from the Department of Community Development, introduced the file which was entered in the record as Exhibit #1.

613

Summary of Department Report. Recommendation - Grant.

675

The Examiner asked Ms. Smith if the proposed development is consistent with the Comprehensive Plan.

687

* The petitioner, Gordon Walker, 1008 Western Avenue, Seattle, WA 98104, testified that they were in agreement with the Department's Report and that they would comply with the Department's design review. Mr. Walker questioned whether the building design review was necessary and asked if plans had to be complete prior to submitting them to the Department for review.

708

Ms. Smith cited the code section that supports the Department's review of proposals.

720

The Examiner asked the petitioner what his argument would be to this not being a spot zone.

724

Response by petitioner.

732

* The owner of the property, Robert L. Smith, 201 Boren Avenue North, Seattle, WA 98109 questioned the Department's design approval and asked if it could be done on a step by step basis.

762

* Louise Dwyer, 1220 10th Avenue East, Seattle, WA 98102, testified in support of the rezone petition.

777

* Katherine Bullitt, 1125 Harvard Avenue East, Seattle, WA 98102, gave testimony.

783

Ms. Smith addressed the Examiner's comments about this possibly being a spot zone. She stated that this would be a transitional zone.

800

The hearing was concluded at 3:00 p.m.

OVER-

A copy of the recommendation was also sent to:

- 1.) Blair Pessemier
1008 West Queen
Seattle, Wa. 98104
- 2.) Pat Smiley
Capitol Hill Comm. Council
P.O. Box 12003
Seattle, Wa 98112
- 3.) Donovan Stangle
904 East Highland Drive
Seattle, Wa. 98102

Your
Seattle
Community Development

James Hornell, Director
Wes Uhlman, Mayor



Mr. William Snell
Hearing Examiner
City of Seattle

May 25, 1977
X-77-066 (C.F. No. 284709)
Olson/Walker (owner's agents)
Hearing Date: June 3, 1977

DEPARTMENT REPORT

SUMMARY OF PROPOSED ACTION

Comptroller's File No. 284709, being the petition of Olson/Walker (owner's agents) for the rezoning from Single Family Residence High Density (RS 5000) Zone to Duplex Residence High Density (RD 5000) Zone of property generally located on the northwest corner of E. Highland Dr. and 10th Ave. E. (Kroll No. 36E) (LEGAL: Lots 13, 14 and 15, Block H, Phinney's Addition)

This matter was continued from the May 27, 1977 public hearing to enable correction of a typing error (see underlined words).

The petitioners have expressed a desire to enter into a contract limiting development to four townhouse units with less than allowable height and lot coverage. In the absence of such a contract, RD 5000 zoning of the subject property would permit construction of 6 dwelling units in duplex structures or 9 townhouse units.

The rezone petition originally submitted requested a zone change from RS 5000 to RM 800, also for construction of four townhouse units. The petition was amended March 30, 1977, to request RD 5000 zoning of the property.

DEPARTMENT CONCLUSIONS AND RECOMMENDATION

The RS 5000 zoning of the subject property does not reflect the fact that its surroundings have been developed with institutional and multi-family residential uses. RD 5000 zoning will allow a slightly greater intensity of use consistent with the Comprehensive Plan and providing a transition between the RM zoning to the south and the RS zoning to the north and east. Contract limitations proposed by the petitioner will assure that development in the rezone area will have minimal impacts on surrounding development, particularly the single-family residences across 10th Ave. E. The Department recommends that the rezone be GRANTED subject to execution of a property use and development agreement containing substantially the same provisions as the draft agreement (Exhibit "A") attached and included by reference as a part of this report.

BACKGROUND INFORMATION

Petitioners: Blair Pessemier, Olson/Walker Associates
(agent for owner)
1008 Western Ave., Seattle 98104

Owner: Robert Smith
4721 139th S.E., Bellevue

Existing Zoning: RS 5000, which allows single-family residences
and certain compatible institutional uses.

Proposed Zoning: RD 5000, which allows duplex residences on lots of
5000 sq. ft.; triplexes on lots of 6500 sq. ft. or
larger; townhouse structures containing 2-10 town-
house dwellings (minimum lot area 1600 sq. ft. per
townhouse dwelling), subject to design review; and
certain compatible institutional uses.

EXISTING DEVELOPMENT ON SITE

The area proposed to be rezoned consists of three 50 ft. x 100 ft. platted lots fronting on 10th Ave. E. Total site area is 15,000 sq. ft. The property is located on the northwest corner of 10th Ave. E. and E. Highland Dr. A house near the Highland St. frontage was demolished in 1974, and the property is now vacant.

The site is generally level except for the extreme northwest corner of the property, which is on the rim of the adjacent ravine. There are a number of large, older trees on the property, generally located toward the west property line.

EXISTING DEVELOPMENT IN THE VICINITY

The surroundings of the subject property are predominantly institutional. The large site to the north and northwest of the proposed rezone area is owned by St. Mark's Cathedral and is occupied by the cathedral and associated church facilities, including a preschool in the building adjacent to the subject property. Trinity Lutheran Church is located directly across 10th Ave. E. from the subject property, on the northeast corner of 10th and E. Highland Dr. The properties north of the church on the east side of 10th Ave. E. are developed with single-family residences.

South of Highland, the east side of 10th is developed with relatively small multi-family residential structures. The southwest corner of 10th and Highland is occupied by the Medical Service Association clinic.

Directly west of the subject property on the north side of Highland is a three-family residential structure.

Properties on both sides of 10th Ave. E. north of Highland are zoned RS 5000.
Properties on both sides of 10th Ave. E. south of Highland are zoned RM 800.

In this vicinity, 10th Ave. E. is classified as a community arterial, and carries a traffic volume of 12,800 vehicles per day, according to the 1975 Traffic Flow Map.

DEPARTMENT ANALYSIS

1. Zoning History

Zoning patterns in this vicinity were established prior to adoption of the current Zoning Ordinance in 1957. Only one change has occurred since that date, an extension of the RM zone westward to Harvard Ave. E. in the northern portion of the block south of Highland Dr. in 1958. Property north of E. Highland Dr. has been zoned for single-family residences since 1923. However, under the 1923 Ordinance, as amended, two-family dwellings were permitted as conditional uses in the single-family residence zone.

2. Comprehensive Plan

The Comprehensive Plan designates the area north of Highland Drive E. as appropriate for one and two-family residential uses. RD 5000 zoning would not be contrary to this designation. The area south of Highland Dr. on 10th E. is shown as appropriate for multi-family residential uses.

3. Zoning Principles

Although the subject block is zoned RS 5000, it contains no single-family residences. In addition to the vacant property proposed for rezone, there is one duplex, one triplex, and the complex of facilities belonging to St. Mark's Cathedral. RD 5000 zoning would be more reflective of existing land use conditions than RS 5000.

The subject property faces property zoned RS 5000 across 10th Ave. E., and property zoned RM 800 across Highland Dr. Of the two streets, 10th Ave. E. provides the greater barrier because of higher traffic volumes. RD 5000 zoning would not result in a situation of incompatible development on opposite sides of the street.

The rezone area is small in size and would be the only RD 5000-zoned property in this vicinity. It would be preferable, in terms of zoning principles, if a larger area (perhaps including the existing duplex and triplex and some of the church property) were included in the rezone. However, this would have little practical effect, as the multiplexes are existing, and churches may be located in either single-family or duplex zones. Furthermore, the contract limitations proposed for this site could probably not be reasonably applied to a larger area. As an intermediate zone classification between the RM 800 zoning to the south and RS 5000 zoning to the north and east, RD 5000 zoning for this property appears appropriate.

4. Community Facilities

Public facilities and services are available for the proposed development. The site is well located to take advantage of bus transportation. The ravine greenbelt on St. Mark's property provides ample open space, and Volunteer Park is only a few hundred feet east of the site. The preschool at St. Mark's is immediately adjacent to the proposed development, and both public and private elementary schools are located within several blocks of the property.

5. Transportation

The circulation pattern in this area is oriented primarily north and south along 10th Ave. E., which has a traffic volume of approximately 12,800 AWDT. Traffic volumes or circulation patterns would not be significantly affected by the proposed rezone. The townhouse design proposed for the property includes a common driveway which would reduce the number of curb cuts from those required if the three 5,000 sq. ft. lots comprising the property were developed separately with single family residences.

6. Need

There are few vacant properties of any kind in the immediate vicinity of the subject site. There are some remaining single-family residences in the RM zone to the south, but these are located on small sites so that redevelopment at greater density would require land assembly and demolition of the existing housing stock. Townhouse development of the subject site would add both to the housing stock in the city and to the range of housing choices available.

REPORTS OF OTHER DEPARTMENTS

The traffic and transportation division of the Engineering Department reported that the proposed zoning would not have an adverse effect on the adjacent streets. They indicated no objection, provided that the proposed privacy wall does not restrict driver sight distance beyond safe limits when entering or leaving the property.

No other comments have been received.

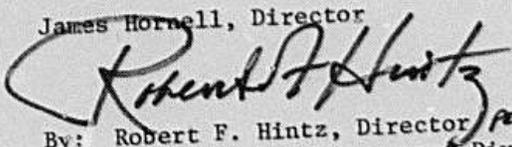
GENERAL DISCUSSION AND SUMMARY

If limited by a property use and development agreement as proposed by the petitioner, rezoning of the property to RD 5000 would permit only one additional dwelling unit above the three allowable in the RS 5000 zone. The 4-unit townhouse development proposed for the rezone area would be compatible with surrounding uses, which are, as previously noted, predominantly institutional. There would be no significant adverse impacts upon the residential uses closest to the proposed development. The townhouse design also has several advantages over construction of detached structures at this location. It permits somewhat greater insulation from the traffic on 10th Ave. E. and from the clinic to the south. The number of driveway entrances on 10th Ave. E. can be minimized. The project has been designed so that most of the trees on the site will be retained. The design cannot be considered final pending action on the rezone petition and design review of the townhouse project per se by the Department of Community Development, but the concept appears promising.

STATE ENVIRONMENTAL POLICY ACT (S.E.P.A.)

There has been a Declaration of Non Significance prepared for this report which is part of the file.

James Hornell, Director

By: 
Robert F. Hintz, Director
Environmental Management Division

RFH:JS:mr

Attachment: Exhibit "A"

EXHIBIT "A"

CONTRACT FOR ZONE CHANGE

WHEREAS ROBERT L. SMITH has petitioned to the CITY OF SEATTLE for the rezoning of the following described property from RS 5000 to RD 5000; and

WHEREAS the property is contiguous on the west side to property which is presently zoned for single family residential purposes, although developed to higher use; and

WHEREAS it would be appropriate that if the property is to be rezoned for duplex purposes adequate safeguards be provided to protect the neighboring single family residential neighborhood; and

WHEREAS ROBERT L. SMITH, the owner of the property to be rezoned, has offered to impose the following restrictions on the property in consideration of the approval of the rezone application by the CITY OF SEATTLE; and

WHEREAS the City Council of the CITY OF SEATTLE has determined to adopt the recommendation of the Department of Community Development that this property be rezoned if proper safeguards can be provided, NOW THEREFORE the CITY OF SEATTLE and ROBERT L. SMITH have this day entered into this agreement:

1. Agreement Runs with Land. This agreement shall be a covenant running with the land and shall be binding upon the heirs, successors and assigns of the respective parties; provided that if ROBERT L. SMITH elects not to develop the property within five years following execution of this agreement, then the zoning shall revert to RS 5000.

2. Description of Property. The real property which is the subject of this agreement is described as follows:

Lots 13, 14 and 15 of Block H of Phinney's Addition to the City of Seattle, King County, Washington.

3. Density. The property is to be developed with no more than four residences, which may be common wall townhouse units. The parties acknowledge that the number of units which would be permitted under an RD 5000 zone on the property would be nine.

4. Lot Coverage. The structures on the property shall cover no more than 33% of the property. The parties understand that the remaining property will be divided under a condominium declaration whereby approximately 44% of the property will be devoted to limited common areas and approximately 23% devoted to general common areas. The parties acknowledge that the lot coverage which would be permitted under an RD 5000 zone would be 35%.

5. Height Restrictions. The residential structures on the property shall not exceed 23 feet in height, measured from the average grade to the top of the roof, exclusive of parapet walls and chimneys. The masonry wall to be constructed on the perimeter of the property shall not exceed six feet in height and shall be no more than three feet in height at the corner of Highland and Tenth Avenue East. The parties acknowledge that the height restrictions for an RD 5000 zone would otherwise be 35 feet for structures.

6. Retention of Trees. The owner agrees to save every tree that can be saved, consistent with the development of the structures.

7. Design. The owner agrees to use construction materials and colors compatible with the surrounding neighborhood. The parties agree that the final design and material usage for the masonry wall along Highland and Tenth Avenue East

will be made available for review by the Capitol Hill Community Council and will be subject to approval by the Planning Director of the Department of Community Development.

8. Construction of Agreement. Nothing contained in this agreement shall be construed to limit the right of the CITY OF SEATTLE from enforcing all of its normal standards for buildings, setbacks, planting and related land use controls which are not specifically modified herein. This agreement shall be strictly construed.

9. Authority of Parties. Each of the parties hereto represents that it has authority, or has been duly authorized, to execute this agreement and to bind the parties and the property described herein.

DATED this _____ day of _____, 1977.

THE CITY OF SEATTLE

By _____
Mayor of Seattle

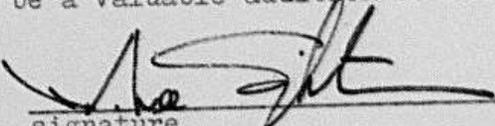
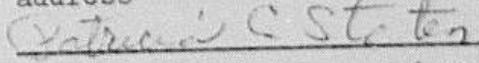
Robert L. Smith

June 2, 1977

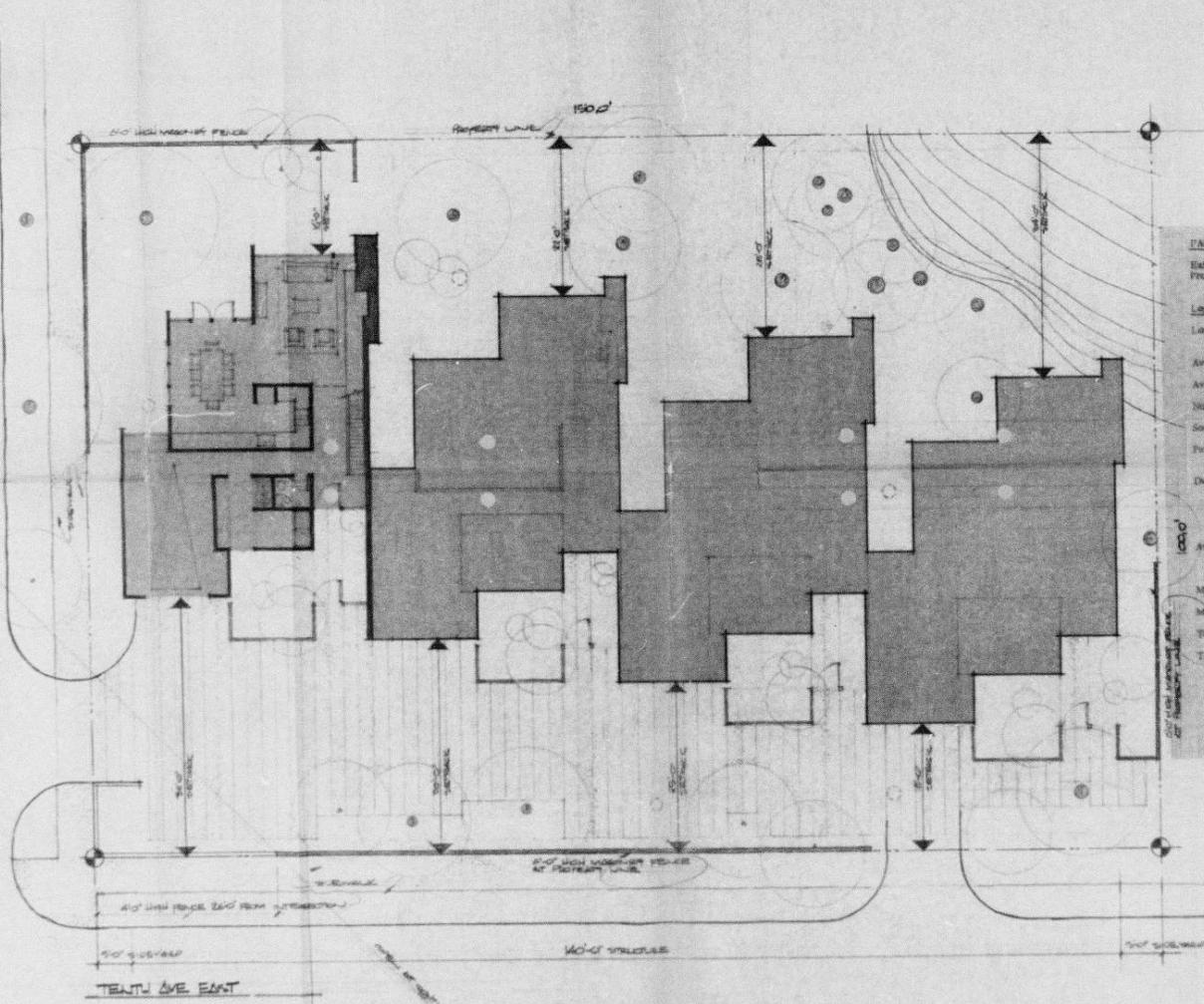
Mr. William Snell
Hearing Examiner
City of Seattle

Dear Mr. Snell:

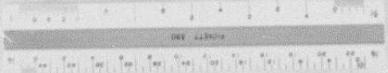
The following neighbors met this evening to discuss common concerns and listened to a presentation by Bob Smith concerning the property at the corner of 10th Avenue East and East Highland Drive. We believe the proposed residential development will be a valuable addition to the neighborhood.

1. 
signature
W. LEE SINGLETON
print name
937 HARVARD E.
address
2. 
1108 Harvard E.
3. Eric S. Bremner
ERIC S. BRENNER
1105 BOYLSTON AVE. E.
4. RW Schee
1200 Federal Ave Ea.
5. Ruth Fratt
1182 Harvard E.
6. Harper Fratt
7. Katharine M. Bullitt 1125 Harvard Ave E.

HIGHLAND



PROPOSED SITE PLAN 1/8"=1'-0"
SMITH TOWNHOUSE DEVELOPMENT



FACTS

Existing Zoning	=	RS 3600
Proposed Zoning	=	RD 5000

Legal Description:
Lots 13, 14, 15 Block H of Phinney's Addition to the City of Seattle.

Average rear setback (yard)	=	15'-0"
Average front setback (yard)	=	27'-0"
North side setback (yard)	=	8'-0"
South side setback (yard)	=	5'-0"
Percentage of lot coverage (Occupied area)	=	51% total area
Dwelling surface area	=	821 sq. ft.
upper floor	=	633 sq. ft.
garage	=	188 sq. ft.
Total Dwelling Unit	=	1997 sq. ft.
Average dwelling lot area	=	2730 sq. ft.
min. lot area	=	3400 sq. ft.
max. lot area	=	4000 sq. ft.
Max. height of structure (allowed)	=	35'-0"
Max. height of proposed structure	=	26'-0"
Total private open space	=	7048 sq. ft. = 40% total area
Total consumed open space	=	3288 sq. ft. = 23% total area

RECEIVED
MAR 10 977
Community Development

X-77-66

alison 1008 western avenue
walker seattle, washington
associates 98104
architects (206) 624.5670

smith

REVISION DATE

June 1, 1977



Mr. William Snell
Seattle Hearing Examiner
Lyon Building - Room 204
Seattle, WA 98104

RECEIVED
JUN 02 1977

OFFICE OF HEARING EXAMINER

SUBJECT: Olson/Walker Rezone - File No. X-77-066

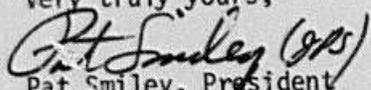
Dear Mr. Snell:

The Executive Board of the Capitol Hill Community Council wishes to express its endorsement of the application now before you from Olson/Walker to rezone three lots at Tenth Avenue East and East Highland Drive. The basis for our endorsement is the draft contract for zone change submitted to you together with drawings by Olson/Walker showing four townhouse units to be erected on this property. It is the interest of this Council to assure compatible and beneficial development of Capitol Hill properties and, in particular, to reach accord with developers such as this one who have shown an energetic interest in meeting the concerns of Capitol Hill residential communities. Having discussed the nature and conditions of this rezone with Mr. Robert Smith and Mr. Gordon Walker, we wish to commend their willingness to reach such an accord and also to commend the specifications included in the contract now before you. We urge that this contract be accepted by you as the condition for the rezone.

The Community Council is deeply concerned that rezones such as this one not be granted without some conditions which limit the ability of future developers to employ this as an unqualified precedent for less sensitive projects and for rampant speculation in land within residential zones. The contract before you, we think, precludes its use as an unfriendly precedent and establishes an excellent example of negotiated compatibility that we think should guide future developers throughout the Capitol Hill community.

We are particularly pleased that Mr. Smith and Mr. Walker have worked so willingly to reach a constructive solution in this case, and we expect that their development will constitute a credit both to themselves and to the Capitol Hill community.

Very truly yours,


Pat Smiley, President
CAPITOL HILL COMMUNITY COUNCIL

PS:psv

PO Box 12003 Seattle Washington 98112

file no. X-72-066

904 East Highland Drive
Seattle WA 98102
June 2, 1977

Seattle Department of Buildings
503 Municipal Building
Seattle WA 98104

Dear Gentlemen:

The area proposed for rezoning is contiguous with wooded land, educational facilities, St. Mark's Cathedral and its related buildings. As such it presents a park-like setting and a respite to the heavily populated regions of Broadway to the south and 10th Avenue East to both north and south. As a resident of the immediate region in review, I protest the rezoning proposal on the grounds that there are sufficient multiple residence buildings in the area, and that in the process of rezoning, the aesthetic value of the property would be destroyed.

Sincerely,

Donavan W. Stangle
Donavan W. Stangle

RECEIVED
JUN 03 1977

OFFICE OF HEARING EXAMINER

olson walker
associates architects
1008 western
seattle, washington
98104
(206) 624.5670

DEPT. OF COMMUNITY DEVELOPMENT

MAY 12 1977

AM PM
7 8 9 10 11 12 1 2 3 4 5 6

May 11, 1977

Hearing Examiner
Department of C. Development
306 Cherry Street
Seattle, Washington

Attention: Jeanene Smith

Subject: Petition for Rezone
File # X -77-066
Controller's File #284709

Dear Sir:

After reviewing the Notice of Public Hearing for our petition for rezoning Lots 13, 14 and 15, block H, Phinney's Addition, I wish to have further clarification made on one extremely important issue.

The terms of application for this rezone were omitted from the notice and have caused some question as to intent.

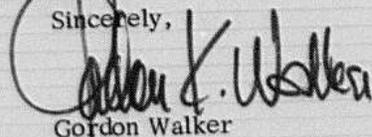
The intent of the submittal was for a conditional rezone contract binding us to perform under certain understood and accepted obligations to the community. The drawings attached to the petition contain these conditions but I feel since they are not listed on the notice, may need further clarification to establish our creditability with the Capital Hill Community Council and also to give the Hearing Examiner the full benefit of knowing our intents.

The understood conditions are as follows:

1. Only four units will be constructed - rather than 9 and with the setbacks shown.
2. The overall heights of the units will be 20' rather than 35'.
3. The lot coverage will be 31% with 46% of the space private and 23% communal.
4. A 6' - 0" high masonry wall will shield the site from Tenth Avenue with attention given to drive/visibility approaching Tenth on Highland.
5. A majority of the existing trees will remain.
6. The materials, construction and design of the project will represent top quality.

I hope the above conditions for rezone are properly noted and presented so as to provide a clear picture of our intentions.

Sincerely,

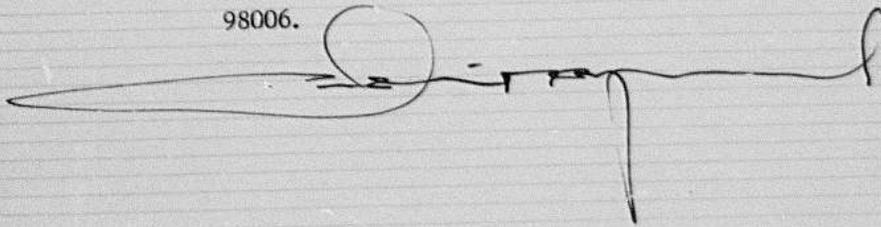


Gordon Walker

bl

olson 1008 western
walker seattle, washington
associates 98104
architects (206) 624.5670

As of March 25, 1977, Dennis Mortensen will be the
authorized representative of Olson/Walker in regards to the
petition of Robert Smith, 4721 139th S. E., Bellevue, Wa.
98006.

A handwritten signature in black ink, appearing to read "Dennis Mortensen", written over the typed name. The signature is stylized with a large loop at the beginning and a long horizontal stroke.

olson walker
associates architects
1008 western
seattle, washington
98104
(206) 624.5670

gs PE
X-77-66

March 14, 1977

Ms. Jeanene Smith
Department of Community Development
306 Cherry Street
Seattle, Washington

Subject: Proposed Rezone for Robert Smith
Tenth and Highland, Seattle

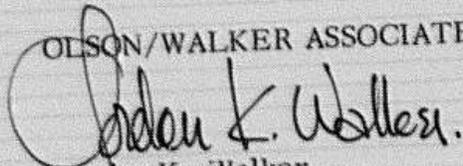
Dear Ms. Smith:

In regard to our phone conversation today concerning Rezone
Petition Application #X-77-66 I wish to ask you to hold off on
your environment assessment of our project until the first of
next week as we realize the problem of not meeting the bulk
requirements and wish to remedy the problem beforehand.

I will be in contact with you by the first of next week to commence.

Sincerely,

OLSON/WALKER ASSOCIATES • ARCHITECTS


Gordon K. Walker
Architect

gkw dlk

X-77-66

OLSON/WALKER REZONE



① VIEW OF SITE FROM 10TH AVE. E



② OPPOSING BLOCK FRONT - 10TH AVE E.

✓
KER REZONE



10TH AVE. E



NE → ← RM ZONE →

T - 10TH AVE E.

X-77-66 OLSON/WALKER REZONE



③ SITE AND ADJACENT DEVELOPMENT FROM SOUTH (HIGHLAND)

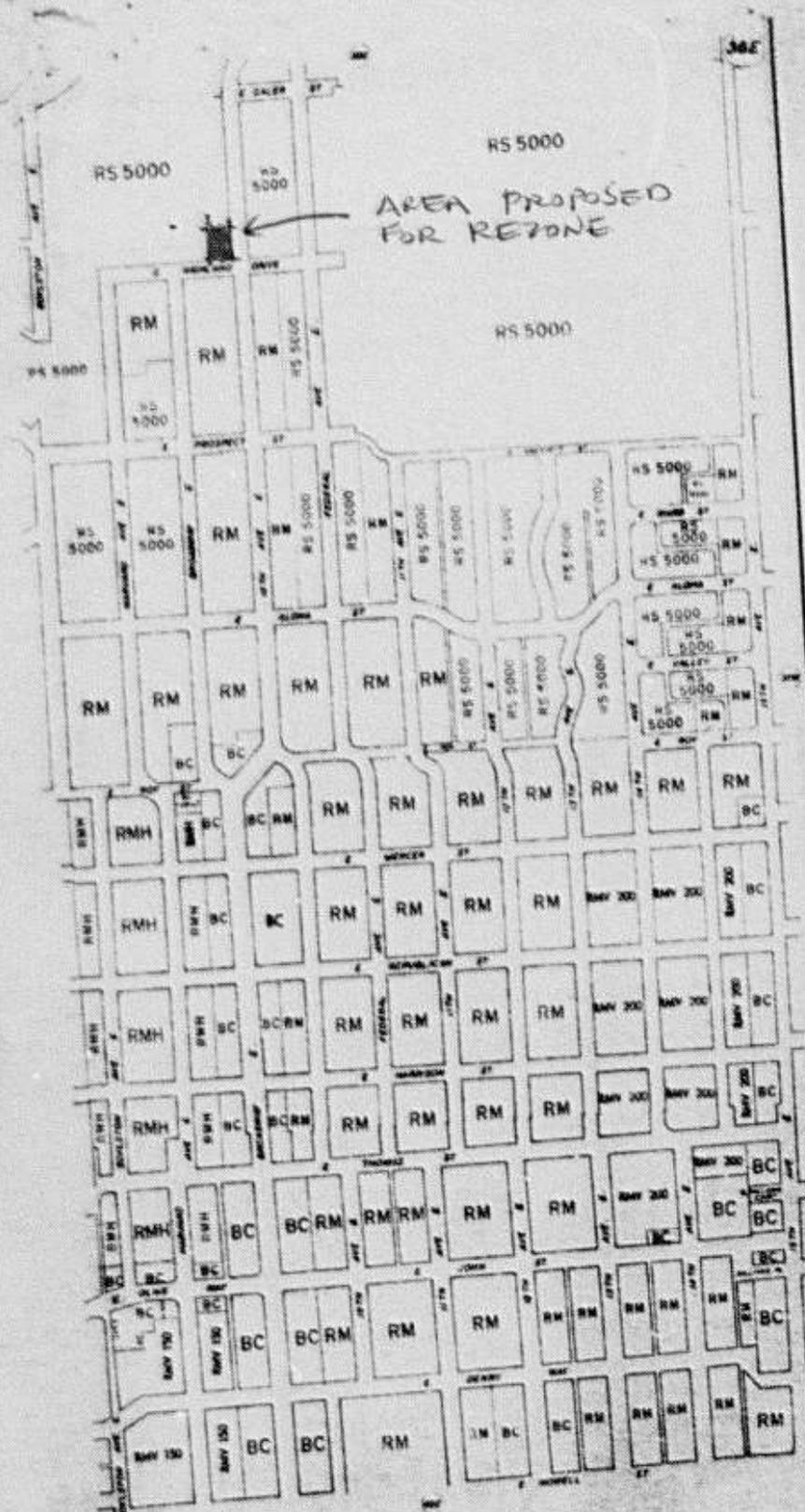
SON/WALKER REZONE



ASCENT DEVELOPMENT FROM SOUTH (HIGHLAND DR. FRONTAGE)

MAPS

Section 36E



LEGEND

- RS 9000—Single Family Residence Low Density Zone.
- RS 7200—Single Family Residence Medium Density Zone.
- RS 5000—Single Family Residence High Density Zone.
- RW—Residence Waterfront Zone.
- RD 7200—Duplex Residence Medium Density Zone.
- RD 5000—Duplex Residence High Density Zone.
- RM—Multiple Residence Low Density Zone.
- RM 1600—Multiple Residence Lowest Density Zone.
- RMH—Multiple Residence High Density Zone.
- RMV 200—Multiple Residence High Density Variable Height Zone.
- RMV 150—Multiple Residence Highest Density Variable Height Zone.
- RN—Neighborhood Business Zone.
- RI—Intermediate Business Zone.
- BC—Community Business Zone.
- RM—Metropolitan Business Zone.
- CM—Metropolitan Commercial Zone.
- CMT—Metropolitan Commercial Zone Temporary.
- CG—General Commercial Zone.
- M—Manufacturing Zone.
- IU—General Industrial Zone.
- IH—Heavy Industrial Zone.

DEPT. OF COMMUNITY DEVELOPMENT

CITY OF SEATTLE
DEPARTMENT OF ENGINEERING

APR 4 1977

AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

MEMORANDUM

DATE MAR 31 1977

To: TECHNICAL REVIEW SECTION
DEPARTMENT OF COMMUNITY DEVELOPMENT

From: Paul A. Wiatrak, P.E., City Engineer

Subject: Rezoning Conditional Variance

Location 10th Ave. E. & E. Highland Drive (X-77-066)

The uses permitted in the proposed Room 800 ~~(XXXX)~~

~~(XXXX)~~ (will not) have an adverse effect on the adjacent streets.

The proposed parking facility (does) ~~(does not)~~ meet the minimum city standards for ingress egress internal access other .

Remarks The Traffic & Transportation Division has no objection to the proposed rezoning, provided that privacy wall does not restrict driver sight distance beyond safe limits when leaving or entering the property.

RP
REB:
Petitioner
Attach. ()
cc: Mr. C.F. White

MAR 10 1977

RECEIVED
MAR 9 1977
TRAFFIC ENGINEER

To: () Neighborhood Planning Service, DCD
 () Development Core Projects, DCD
 () Office of Policy Planning
 (4) City Engineer
 () Other: DCD, Office of Director, Attn: Karen Rahm

From: Technical Review Section
 Department of Community Development

Please review the attached application. Your comments should be returned within fourteen (14) days of the date below.

APPLICATION # X-77-066 DATE REFERRED 3/9/77

COMMENTS:

SEATTLE ENG DEPT
 MAR 10 10 17 AM '77

ROUTING	DATE	INITIAL
ACTION		
		LGV
FILE		
INFORMATION		

TRAFFIC		
3/18 & TRANSPORTATION		
ROUTING	DATE	INITIAL
		ACTON
		62L
FILE		
INFORMATION		

5. Present improvements on property (i.e. single family residence, grocery store, unimproved, etc.)

UNIMPROVED

6. Reason for requested change and proposed use: TO CONSTRUCT

4 "TOWN HOUSE "TYPE" UNITS WHICH WILL
ALLOW A COMMON DRIVE OFF OF TENTH, WITH
A PRIVACY WALL ~~WALL~~ TO LIMIT TRAFFIC NOISE FROM
~~THE~~ TENTH. (DRAWINGS AS TO INTENT
ACCOMPANY)

7. Petitioner(s) interest in property to be rezoned:

Owner

Owner's Agent

Other

8. Petitioner or Agent designated as contact with City.

Name	Address	Telephone
<u>OLSON/WALKER</u>	<u>1008 WESTERN AVE</u>	<u>624-5670</u>

Signature(s) of Petitioner(s)	Address	Telephone
a. <u>Blair Pessemer</u>	<u>OLSON/WALKER</u>	<u>624-5670</u>
b. <u>BLAIR PESSEMER</u>	<u>1008 WESTERN</u> <u>SEATTLE</u>	<u>98104</u>
c.		
d.		
e.		
f.		

(There are additional petitioners. Their names, address and telephone numbers have been attached. Yes No

10. Please attached:

a. Copies of Official Zoning Map showing subject property.

b. A completed Environmental Impact Assessment Questionnaire.

Space below for City use

Legal Description and Location Checked By JJK

Date Accepted for Filing 3/7/77

CITY OF SEATTLE DEPARTMENT OF BUILDINGS
AFFIDAVIT OF NOTIFICATION

State of Washington) ss.
County of King)

The undersigned, being first duly sworn, on oath states:

That on this day, May 3, 1977, affiant caused to be deposited in the mails of the United States of America properly stamped and addressed notice directed to the applicant and to all property owners and all residents (addressed to "Occupant") of the property concerned and within Three Hundred (300) Feet of the boundaries of the property using for this purpose the property ownership records of the King County Treasurer and the addresses listed in the latest edition of Polk's Directory or its successor publication, and to news media and interested civic groups as provided by the Rules, advising of the time, place and purpose of a public hearing on the petition/proposal/application identified below.

Betty Malarsa

The undersigned, being first duly sworn, on oath states: That on this day 5/3/77 affiant posted not less than four (4) placards in conspicuous public places within Three Hundred (300) Feet of the area concerned, stating the time, place and purpose of a public hearing on the petition/proposal/application identified below.

E. J. Nauman

Subscribed and sworn to this 19th day of May, 1977.

[Signature]
Notary Public in and for the State of
Washington, residing at Seattle

Petition/Proposal/Application No. X-77-066 for Rezone (C. F. #284709)

Petitioner/Initiator/Applicant Olson/Walker (owner's agents)

Property Address/Location Located on the northwest corner of East Highland Drive and 10th Avenue East.

Date of Public Hearing June 3, 1977

Seattle Department of Buildings

Alfred Petty, P.E. Superintendent
Wes Uhlman, Mayor

Phone 625-4518



NOTICE OF PUBLIC HEARING File No. X-77-066

On Friday, May 27, 1977 the City Hearing Examiner will hold a public hearing, beginning at 9:00 A.M. in the Board of Public Works Conference Room, Room 304, Seattle Municipal Building, 600 Fourth Avenue, to consider the following proposal:

Comptroller's File No. 284709, being the petition of Olson/Walker (owner's agents) for the rezoning from Single Family Residence High Density (RS 5000) Zone to Multiple Residence Low Density (RM 800) Zone of property generally located on the northwest corner of East Highland Drive and 10th Avenue East. (Kroll No. 36E)
(LEGAL: Lots 13, 14 and 15, Block H, Phinney's Addition)

A report and recommendation to the Hearing Examiner on this matter will be available for public review at the Zoning Counter, 503 Municipal Building seven days before the hearing. Written representations (either in support or protest) should be addressed to the Hearing Examiner, c/o Department of Community Development, 306 Cherry Street, Seattle 98104. You are encouraged to submit your representations at least three days before the hearing. For further details call 625-4518.

DATE OF NOTICE: April 27, 1977.

Robert Smith
4721 139th S.E.
Bellevue, Washington 98006

Olson/Walker
1008 Western Avenue
Seattle, Washington 98104

Scottish Rite Temple of
Seattle
1155 Broadway East
Seattle, Washington 98102

Blair Pessemier
1008 Western Avenue
Seattle, Washington 98104

Robert B. Burfitt
3400 16th Avenue West
Seattle, Washington 98119

Elizabeth Worden
8034 Wallingford Avenue North
Seattle, Washington 98103

Stuart J. Kahn
2351 11th Avenue East
Seattle, Washington 98102

William H. Dunlap
Box 901
Wrangell, AK. 99929

J. Young
1146 10th Avenue East
Seattle, Washington 98102

F. G. Morris
4601 E. 18th Apt. #58
Vancouver, Washington 98661

Curtis S. Gritman
1138 10th Avenue East
Seattle, Washington 98102

Marian Farrell
1143 Federal Avenue East
Seattle, Washington 98102

Alec & Zerva J. Duff
2908 Seattle First National
Bank Building
Seattle, Washington 98104

Lowell S. Brown
1157 Federal Avenue East
Seattle, Washington 98102

Gross Seattle Inc.
Suite 202
12620 120th Avenue N. E.
Kirkland, Wa. 98033

John & Gladys D. Rendall
1238 10th Avenue East
Seattle, Washington 98102

H. F. McCredy
1232 10th Avenue East
Seattle, Washington 98102

Rose Ablan
1226 10th Avenue East
Seattle, Washington 98102

Louise E. Dwyer
1220 10th Avenue East
Seattle, Washington 98102

Trinity Evan Luth Church
1210 10th Avenue East
Seattle, Washington 98102

Kenneth McKinnon
1217 Federal Ave. East
Seattle, Washington 98102

Robert T. Kennedy
1221 Federal Ave. East
Seattle, Washington 98102

~~Edgar V. Winans
c/o Ford Fdtn Nrobi
320 E. 43rd
New York, NY 10017~~

Edgar V. Winans
c/o Ford Fdtn Nrobi
320 E. 43rd
New York, NY 10017

Alan F. Black
P. O. Box 70628
Seattle, Washington 98107

David H. Spain
1237 Federal Ave. East
Seattle, Washington 98102

Donovan W. Stangle
904 E. Highland Drive
Seattle, Washington 98102

Gwendolen Plestcheeff
814 E. Highland Drive
Seattle, Washington 98102

Parish of Saint Marks
1229 10th Avenue East
Seattle, Washington 98102

St. Marks Episcopal Church
1229 10th Avenue East
Seattle, Washington 98102

Rector of St. Marks
1245 10th Avenue East
Seattle, Washington 98102

Occupant
1138 10th Avenue East
Seattle, Washington 98102

Occupant
1144 10th Avenue East #1
Seattle, Washington 98102

Occupant
1144 10th Avenue East #2
Seattle, Washington 98102

Occupant
1144 10th Avenue East #3
Seattle, Washington 98102

Occupant
1144 10th Avenue East #4
Seattle, Washington 98102

Occupant
1144 10th Avenue East #5
Seattle, Washington 98102

Occupant
1144 10th Avenue East #6
Seattle, Washington 98102

Occupant
1145 10th Avenue East
Seattle, Washington 98102

Occupant
1146 10th Avenue East
Seattle, Washington 98102

Occupant
1148 10th Avenue East
Seattle, Washington 98102

Occupant
1150 10th Avenue East #1
Seattle, Washington 98102

Occupant
1150 10th Avenue East #2
Seattle, Washington 98102

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1150 10th Avenue East #3
Seattle, Washington 98102

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1150 10th Avenue East #4
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1150 10th Avenue East #6
Seattle, Washington 98102

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1155 10th Avenue East
Seattle, Washington 98102

Occupant
1156 10th Avenue East #1
Seattle, Washington 98102

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1156 10th Avenue East #2
Seattle, Washington 98102

Occupant
1156 10th Avenue East #3
Seattle, Washington 98102

Occupant
1156 10th Avenue East #4
Seattle, Washington 98102

Occupant
1203 10th Avenue East
Seattle, Washington 98103

Occupant
1210 10th Avenue East
Seattle, Washington 98102

Occupant
1219 10th Avenue East
Seattle, Washington 98102

Occupant
1220 10th Avenue East
Seattle, Washington 98102

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1226 10th Avenue East
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1229 10th Avenue East
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1232 10th Avenue East
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1238 10th Avenue East
Seattle, Washington 98102

Occupant
1245 10th Avenue East
Seattle, Washington 98102

Occupant
1138 Broadway East
Seattle, Washington 98102

Occupant
1150a Broadway East
Seattle, Washington 98102

Occupant
1150b Broadway East
Seattle, Washington 98102

Occupant
1155 Broadway East
Seattle, Washington 98102

Occupant
1158 Broadway East
Seattle, Washington 98102

Occupant
1160 Broadway East
Seattle, Washington 98102

Occupant
1161 Broadway East
Seattle, Washington 98102

Occupant
1143 Federal Avenue East
Seattle, Washington 98102

Occupant
1144 Federal Avenue East
Seattle, Washington 98102

Occupant
1147 Federal Avenue East
Seattle, Washington 98102

Occupant
1149 Federal Avenue East
Seattle, Washington 98102

Occupant
1153 Federal Avenue East
Seattle, Washington 98102

Occupant
1154 Federal Avenue East
Seattle, Washington 98102

Occupant
1157 Federal Avenue East
Seattle, Washington 98102

Occupant
1200 Federal Avenue East
Seattle, Washington 98102

Occupant
1212 Federal Avenue East
Seattle, Washington 98102

Occupant
1217 Federal Avenue East
Seattle, Washington 98102

Occupant
1220 Federal Avenue East
Seattle, Washington 98102

Occupant
1221 Federal Avenue East
Seattle, Washington 98102

Occupant
1226 Federal Avenue East
Seattle, Washington 98102

Occupant
1227 Federal Avenue East
Seattle, Washington 98102

Occupant
1230 Federal Avenue East
Seattle, Washington 98102

Occupant
1233 Federal Avenue East
Seattle, Washington 98102

Occupant
1236 Federal Avenue East
Seattle, Washington 98102

Occupant
1237 Federal Avenue East
Seattle, Washington 98102

Occupant
1244 Federal Avenue East
Seattle, Washington 98102

Occupant
1245 Federal Avenue East
Seattle, Washington 98102

Occupant
1253 Federal Avenue East
Seattle, Washington 98102

Occupant
814 E. Highland Drive
Seattle, Washington 98102

Occupant
904 E. Highland Drive
Seattle, Washington 98102

Occupant
906 E. Highland Drive
Seattle, Washington 98102

Occupant
1140 Harvard Avenue East
Seattle, Washington 98102

Occupant
1147 Harvard Avenue East
Seattle, Washington 98102

Occupant
1157 Harvard Avenue East
Seattle, Washington 98102

Occupant
1201 Harvard Ave. East
Seattle, Washington 98102

Occupant

Seattle Department of Buildings

Alfred Petty, P.E. Superintendent
Wes Uhlman, Mayor

Phone 625-4518



NOTICE OF PUBLIC HEARING File No. X-77-066

On Friday, June 3, 1977 the City Hearing Examiner will hold a public hearing, beginning at 1:30 P.M. in the Board of Public Works Conference Room, Room 304, Seattle Municipal Building, 600 Fourth Avenue, to consider the following proposal:

Comptroller's File No. 284709, being the petition of Olson/Walker (owner's agents) for the rezoning from Single Family Residence High Density (RS 5000) Zone to Duplex Residence High Density (RD 5000) Zone of property generally located on the northwest corner of East Highland Drive and 19th Avenue East. (Kroll No. 36E)
(LEGAL: Lots 13, 14 and 15, Block H, Phinney's Addition)

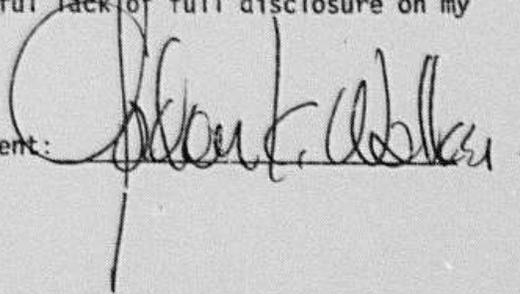
This matter was continued from the May 27, 1977 public hearing to enable correction of a typing error (see underlined words).

A report and recommendation to the Hearing Examiner on this matter will be available for public review at the Zoning Counter, 503 Municipal Building seven days before the hearing. Written representations (either in support or protest) should be addressed to the Hearing Examiner, c/o Department of Community Development, 306 Cherry Street, Seattle 98104. You are encouraged to submit your representations at least three days before the hearing. For further details call 625-4518.

DATE OF NOTICE: May 3, 1977.

III. I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Proponent:

A handwritten signature in black ink, appearing to read "Robert Walker", written over a horizontal line. The signature is cursive and somewhat stylized.

Date: _____

36 E

To: () Neighborhood Planning Service, DCD 3/9/77
 () Development Core Projects, DCD
 DEPT. OF COMMUNITY DEVELOPMENT
 () Office of Policy Planning O.P.P.
 () City Engineer
 APR 11 1977
 () Other: DCD, Office of Director of Planning and Design AM 10:00 PM 4:30

From: Technical Review Section
 Department of Community Development

Please review the attached application. Your comments should be returned within fourteen (14) days of the date below.

APPLICATION # 990-22-X DATE REFERRED 3/9/77

COMMENTS: Earl Richardson
 make sure Pat Smiley is informed of this.

X-77-066

~~No Comment~~

No Comment

WORKING PAPER
 FORMULATIVE WRITINGS

RECORD OF REFERRALS

Application No. X-77-066 Date Sent 3/19/77

This application has been referred to the following agencies:

	<u>Response Received</u> (For EMD use)
(<input checked="" type="checkbox"/>) Technical Review Section of DCD	_____
(<input checked="" type="checkbox"/>) Neighborhood Planning Service, DCD	_____
(<input checked="" type="checkbox"/>) Development Core Projects, DCD	_____
(<input checked="" type="checkbox"/>) Office of Policy Planning	_____
(<input checked="" type="checkbox"/>) City Clerk (for filing)	_____
(<input checked="" type="checkbox"/>) City Engineer	_____
(<input checked="" type="checkbox"/>) Other, <u>DCD, Office of Director, Attn: Kamen Rahm</u>	_____

676270

PHINNEY'S Add

X 77-00 (zone)

6-21

Blk I Lots 1 to 12 + 13 to 21 ✓
 " B " (1), (2), (21), (22), (23) & (24) ✓
 " C " (1) to (5) + (20) to (24) ✓
 " H " (4) to (12) + (13) to (21) ✓ 3-22
 " G " (9) to (20) ✓
 " D " (1), (2), (3), (4), (5), (21), (22), (23) + (24) ✓

Addresses

10th Ave. E. - 1138 to 1254 ✓
 Broadway E. 1138 to 1161 ✓
 Federal Ave E. 1143 to 1253 odd only ✓
 E. Highland St. 800 to 1000 ✓
 Harvard Ave. E. 1200 Block + 1140 to 1200 (odd) ✓

5. Present improvements on property (i.e. single family residence, grocery store, unimproved, etc.)

UNIMPROVED

6. Reason for requested change and proposed use: TO CONSTRUCT

4 "TOWNHOUSE" TYPE UNITS WHICH WILL
ALLOW A COMMON DRIVE OFF OF TENTH, WITH
A PRIVACY WALL ~~TO~~ TO LIMIT TRAFFIC NOISE FROM
TENTH. (DRAWINGS AS TO INTENT
ACCOMPANY)

7. Petitioner(s) interest in property to be rezoned:

Owner Owner's Agent Other

8. Petitioner or Agent designated as contact with City.

Name Address Telephone
OLSON/WALKER 1008 WESTERN AVE 624-5670

9. Signature(s) of Petitioner(s) Address Telephone
a. Blair Pessier OLSON/WALKER 624-5670
b. BLAIR PESSEMIER 1008 WESTERN
SEATTLE 98104
c. _____
d. _____
e. _____
f. _____

(There are additional petitioners. Their names, address and telephone numbers have been attached. Yes No

10. Please attached:

- a. Copies of Official Zoning Map showing subject property.
- b. A completed Environmental Impact Assessment Questionnaire.

Space below for City use

Legal Description and Location Checked By JVK

Date Accepted for Filing 3/7/77

30E

BOYLSTON AVE. E.

RS 5000

Amended to RD 5000

To RM 800

E. GALER

ST.

RS 5000

E. HIGHLAND DRIVE

RM

RM

RM

RS 5000

E. AVE.

RS 5000

RS 5000

E. PROSPECT ST.

ST.

RS 5000

HARVARD AVE. E.

RS 5000

BROADWAY E.

RM

10TH AVE. E.

RM

RS 5000

FEDERAL

RS 5000

RM

11TH AVE. E.

E. ALONA

ST

3 ✓
X77-66

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SR EX	DL YR	S	LEVY CODE	VALUATIONS (LAND/IMPS)	GENL TAX	SPEC ASMT
676270-0145-05	SCOTTISH RITE TEMPLE OF 1195 BROADWAY E SEATTLE WA	1107 & 19TH ST PHINNEYS ADD 1 THRU 7 & 19 THRU 24	19.143		77	T	0010L	259500 I 783500	1997199	
676270-0190-02	STIMSON DULLITT 4300 SEA FIRST NATL BANK SEATTLE WA	8 PHINNEYS ADD	19.143		77	T	0010L	14700 I 22300	70829	
676270-0195-07	MANN MARC E 1116 HARVARD AVE E SEATTLE WA	9 PHINNEYS ADD	19.143		77	T	0010L	14700 I 19900	66235	
676270-0190-00	BLACKMELL LENORE R 1112 HARVARD AVE E SEATTLE WA	10 PHINNEYS ADD	19.143		77	T	0010L	14700 I 20300	67000	
676270-0195-05	2625 0143325 STATEN J PETER 1108 HARVARD E SEATTLE WA	11 PHINNEYS ADD	19.143		77	T	0010L	14700 I 35500	96098	
676270-0200-08	FRATT NORBERT O 1102 HARVARD E SEATTLE WA	12 PHINNEYS ADD	19.143		77	T	0010L	14700 I 25100	76189	
676270-0205-03	PETERSON FRANCIS O 2323 11TH E SEATTLE WA	13-14 PHINNEYS ADD E 1/2 OF 13 & S 15 FT OF E 1/2 OF 14	19.143		77	T	0010L	9700 I 12100	41732	
676270-0206-02	FRITZ ARTHUR G 812 E PROSPECT ST SEATTLE WA	13-14 PHINNEYS ADD W 1/2 OF 13 & S 15 FT OF W 1/2 & N 35 FT OF W 35 FT OF 14	09.612F		77	T	0010L	11900 I 15900	21915	
676270-0210-06	2940 51002955 TOWEY AGNES E 1419 E DENNY WAY SEATTLE WA	14 PHINNEYS ADD N 35 FT OF E 65 FT	19.143		77	T	0010L	9600 I 11500	40392	
676270-0215-01	IRISH FLORENCE L 1111 BROADWAY E SEATTLE WA	15 PHINNEYS ADD S 30 FT	19.143		77	T	0010L	7700 I 13400	40392	
676270-0216-00	ADAMS RICHARD E 403 BELMONT AVE E SEATTLE WA	15-16 PHINNEYS ADD N 20 FT OF 15 & S 10 FT OF 16	19.143		77	T	0010L	7700 I 13400	40392	
676270-0220-04	DENMAN F B & BERNITT M C 110 CHERRY ST SEATTLE WA	16 PHINNEYS ADD N 40 FT	19.143		77	T	0010L	9100 I 13200	42699	
676270-0225-09		17	19.143		77	T	0010L	12500		

✓ ROBERT SMITH 4721 139 SE BELLEVUE WA 98006
✓ OLSON/WALKER 1008 WESTERN 98104

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SR EX	DL YR	S	LEVY CODE	VALUATIONS (LAND/IMPS)	GENL TAX	SPEC ASMT
00976	SIMON STUART 3212 HUNTER BLDG SEATTLE WA	PHINNEYS ADD						I 57600	134192	
676270-0230-02	SIMON STUART 2212 WALKER BLVD S SEATTLE WA	18 PHINNEYS ADD	19.143		77	T	0010L	10500 I 10100	39434	
676270-0280-01	SCOTTISH RITE TEMPLE 1155 BROADWAY AVE E SEATTLE WA	1 PHINNEYS ADD	19.143		77	T	0010L	23700 I 1400	48049	
676270-0285-04	SCOTTISH RITE TEMPLE 1155 BROADWAY AVE E SEATTLE WA	2 PHINNEYS ADD	19.143		77	T	0010L	17500 I 1400	36190	

PARCEL CONTINUED

X 77-66
7

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SR	EX	RL	S	T	LEVY COOP	VALUATIONS LAND IMP	GENL TAX	SPEC ASMT
676270-0360-04	O REARDON LEILA 1121 10TH AVE E SEATTLE WA	17 PHINNEYS ADD - C	19.143	77	T	0010L	I			20000 6100	49963	
676270-0365-09	BARDON GORDON R 1127 10TH AVE E SEATTLE WA	18 PHINNEYS ADD C	19.143	77	T	0010L	I			20000 13900	64695	
676270-0370-02	BURFITT ROBERT B 3400 16TH AVE W SEATTLE WA	19-20 PHINNEYS ADD C	19.143	77	T	0010L	I			40000 38000	150847	
676270-0380-00	MORDEN ELIZABETH 8034 WALLINGFORD AVE N SEATTLE WA	21 PHINNEYS ADD C	19.143	77	T	0010L	I			20000 10600	58577	
676270-0385-05	SCOTTISH WITE TEMPLE 1196 BROADWAY AVE E SEATTLE WA	22-23-24 PHINNEYS ADD C	19.143	77	T	0010L	I			63700 50600	218804	
676270-0420-02	KANN STUART J 2351 11TH AVE E SEATTLE WA	1 PHINNEYS ADD D	19.143	77	T	0010L	I			23700 17200	78295	
676270-0425-07	DUNLAP WILLIAM H BOX 901 WRANGELL AK	2 PHINNEYS ADD D	19.143	77	T	0010L	I			20000 42100	118878	
676270-0430-00	YOUNG J 1146 10TH EAST SEATTLE WA	3 PHINNEYS ADD D	19.143	77	T	0010L	I			20000 9100	55706	
676270-0435-05		4 PHINNEYS ADD D	19.143	77	T	0010L	I			20000		

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SR	EX	RL	S	T	LEVY COOP	VALUATIONS LAND IMP	GENL TAX	SPEC ASMT
676270-0440-03	CRITTMAN CURTIS S 1139 10TH E SEATTLE WA	5 PHINNEYS ADD D	19.143	77	T	0010L	I			20000 5300	48432	
676270-0445-03	DREMS EGON 7005 20TH AVE NE SEATTLE WA	6 PHINNEYS ADD D	19.143	77	T	0010L	I			20000 82000	195259	
676270-0450-05	DREMS EGON 7005 20TH AVE NE SEATTLE WA	7 PHINNEYS ADD D	19.143	77	T	0010L	I			20000	38286	
676270-0455-00	MORTENSON STEVEN 1122 10TH AVE E SEATTLE WA	8 PHINNEYS ADD D	19.143	77	T	0010L	I			20000 4500	46900	
676270-0460-03	MORTENSON STEVEN D 1122 10TH AVE E SEATTLE WA	9 PHINNEYS ADD D	19.143	77	T	0010L	I			7500	14357	
676270-0461-02	CRITTMAN CURTIS S 1139 10TH AVE E SEATTLE WA	9-10 PHINNEYS ADD S 20 FT OF 9 & ALL 10 LESS S 33 1/3 FT	19.143	77	T	0010L	I			9100 4600	26226	
676270-0475-06	CRITTMAN CURTIS S 1139 10TH AVE E SEATTLE WA	10 PHINNEYS ADD D	19.143	77	T	0010L	I			8300 6400	28140	

PARCEL CONTINUED

77-66
27

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SR	EX	RL	S	LEVY CODE	VALUATION LAND	GENL TAX	SPEC AS
	HANKINS MASON I NRS 1115 FEDERAL AVE E SEATTLE WA	PHINNEYS ADD							10900	31623	
98102											
676270-0505-00	KERRY ALBERT JR 1117 FEDERAL AVE E SEATTLE WA	16 PHINNEYS ADD	19.143	77	T			0010L	14000 58700	139170	
98102											
676270-0510-03	MACDOUGALL NEIL F B 1123 FEDERAL AVE E SEATTLE WA	17 PHINNEYS ADD	19.143	77	T			0010L	14000 24400	73509	
98102											
676270-0515-08	DREWS EGON 7006 20TH AVE NE SEATTLE WA	18 PHINNEYS ADD	19.143	77	T			0010L	14000	26800	
98115											
676270-0525-06	COULTER JAMES W PO BOX 12003 SEATTLE WA	19 PHINNEYS ADD	19.143	77	T			0010L	14000 11800	47857	
98102											
676270-0530-09	GILMORE LAURA E 1139 FEDERAL AVE E SEATTLE WA	20 PHINNEYS ADD	19.143	77	T			0010L	14000 9900	45752	
98102											
676270-0535-04	FARRELL MARIAM 1143 FEDERAL AVE E SEATTLE WA	21 PHINNEYS ADD	19.143	77	T			0010L	14000 25800	76189	
98102											
676270-0540-07	DUFF ALEC B ZERVA J 2908 SEATTLE FIRST NATL BANK BLDG SEATTLE WA	22 PHINNEYS ADD	19.143	77	T			0010L	14000 35300	94375	
98104											
676270-0545-02	DUFF ALEC B ZERVA J 2908 SEATTLE FIRST NATL BANK BLDG SEATTLE WA	23 24 PHINNEYS ADD 23 B S 5 FT OF 24	19.143	77	T			0010L	15100 36700	99161	
98104											
676270-0555-09	BROWN LORELL S 1157 FEDERAL AVE E SEATTLE WA	24 PHINNEYS ADD N 45 FT	19.143	77	T			0010L	12000 40900	102798	
98102											
676270-0560-02	PERRY JR HENRY E 1154 FEDERAL AVE SEATTLE WA	1 2 PHINNEYS ADD	19.143	77	T			0010L	28000 50700	150655	
98102											
676270-0570-00	ERWIN JR G W 1144 FEDERAL AVE E SEATTLE WA	3 4 PHINNEYS ADD	19.143	77	T			0010L	28000 59600	167693	
98102											
676270-0580-08	ANDREWS RICHARD L	5 6 PHINNEYS ADD	19.143	77	T			0010L	28000 46000	141658	
CO776											

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SR	EX	RL	S	LEVY CODE	VALUATION LAND	GENL TAX	SPEC AS
98102	1134 FEDERAL AVE E SEATTLE WA										
676270-0590-06	RAMSON E W 1126 FEDERAL AVE E SEATTLE WA	7 PHINNEYS ADD	19.143	77	T			0010L	14000 35800	95337	
98102											
676270-0595-01	PETERS ED WILLIAM F 1122 FEDERAL AVE SEATTLE WA	8 PHINNEYS ADD	19.143	77	T			0010L	14000 36500	96672	
98102											
676270-0600-04	DANZ JOSEPH B 1110 FEDERAL AVE SEATTLE WA	9 PHINNEYS ADD	19.143	77	T			0010L	14000 44100	111221	
98102											

PARCEL CONTINU

11
77-66

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SR EX	RL YR	S T	LEVY CODE	VALUATION (LABOR/ISSUE)	GEN. TAX	SPEC ASSESS
676270-0680-07	SCHMETZ ELIZABETH M 1200 FEDERAL AVE E SEATTLE WA	11-12 PHINNEYS ADD	19.143				77 T 0010L I	28000 65400	179796	
676270-0695-00	GROSS SEATTLE INC SUITE 202 12620 120TH AVE NE KIRKLAND WA	1-2-3022-23-24 PHINNEYS ADD	19.143				77 T 0010L I	84000 44600	246179	
676270-0725-04	REDDALL JOHN & GLADYS D 1239 10TH E SEATTLE WA	4-5 PHINNEYS ADD	19.143				77 T 0010L I	14000 41200	105669	
676270-0735-02	MCCREEDY H F 1232 10TH AVE E SEATTLE WA	6 PHINNEYS ADD	19.143				77 T 0010L I	7000 34500	79443	
676270-0740-05	ADLAN ROSE 1226 10TH AVE E SEATTLE WA	7 PHINNEYS ADD	09.612F				77 T 0010L I	10000 22700	26629	
676270-0745-00	DUYER E LOUISE 1220 10TH E SEATTLE WA	8-7 PHINNEYS ADD	19.143				77 T 0010L I	14000 40000	103372	
676270-0755-07	TRINITY EVAN LUTH CHURCH 1210 TENTH AVE E SEATTLE WA	10 THRU 14 PHINNEYS ADD PORTIGN TAXABLE	19.143				77 T 0010L I	15500 23400	74466	
676270-0755-98	TRINITY EVAN LUTH CHURCH 1210 TENTH AVE E SEATTLE WA	10 THRU 14 PHINNEYS ADD PORTION EXEMPT					77 X 0010L I	62000 134200		
676270-0765-05	MCKINNON KENNETH 1217 FEDERAL AVE E SEATTLE WA	15-16 PHINNEYS ADD	19.143				77 T 0010L I	28000 44600	138978	
676270-0775-03	KENNEDY ROBERT T 1221 FEDERAL AVE E SEATTLE WA	17 PHINNEYS ADD S 42.5 FT	19.143				77 T 0010L I	12300 20000	61832	
676270-0776-02		17 18	19.143				76 T 0010L I 75 T 0010L I 74 T 0010L I 73 T 0010L I 72 T 0010L I	8400 16300 8300 16300 4600 5820 4600 5820 3652 4621	33249 53506 40982 41795 37311	
676270-0776-02		17 18	19.143				77 T 0010L I	15400		

PARCEL CONTINUE

11
77-66

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SR EX	RL YR	S T	LEVY CODE	VALUATION (LABOR/ISSUE)	GEN. TAX	SPEC ASSESS
8295 0010010928030	MINANS, EDGAR V C/O FORD FOTN NROBI 320 E 43RD NEW YORK NY	1276 PHINNEYS ADD W 7.5 FT OF 17 & ALL 18						I 40600	107201	
676270-0790-04	BLACK ALAN F PO BOX 70628 SEATTLE WA	19 PHINNEYS ADD	19.143				77 T 0010L I	14000 37200	96012	
676270-0795-09	SPAIN DAVID H 1237 FEDERAL AVE E SEATTLE WA	J PHINNEYS ADD	19.143				77 T 0010L I	14000 33800	91503	
676270-0800-02	2352 1 1 1938 GRINSTEIN GERALD 1245 FEDERAL AVE E SEATTLE WA	21 PHINNEYS ADD	19.143				77 T 0010L I	14000 44000	111029	
676270-0805-07	STANBLE DONOVAN W 904 E HIGHLAND DR SEATTLE WA	11-12 PHINNEYS ADD E 80 FT	19.143				77 T 0010L I 76 T 0010L I	19000 34000 13400	101459	

5
77-66

SEATTLE WA
676270 0800 02
2352 1 1 1938
GRINSTEIN GERALD
1245 FEDERAL AVE E
SEATTLE WA

676270 0805 07
STARBLE DONOVAN M
904 E HIGHLAND DR
SEATTLE WA

676270 0806 06
PLESCHEFF GUENDOLEN
814 E HIGHLAND DR
SEATTLE WA

676270 0825 03
PARISH OF SAINT MARKS
1229 10TH AVE E
SEATTLE WA

676270 0835 01
PARISH OF SAINT MARKS
1229 10TH AVE E
SEATTLE WA

676270 0840 04
ST MARKS EPISCOPAL CH
1229 10TH AVE E
SEATTLE WA

676270 0845 09
ST MARKS EPISCOPAL CH
1229 10TH AVE E
SEATTLE WA

676270 0860 09
ST MARKS EPISCOPAL CH
1229 10TH AVE E
SEATTLE WA

676270 0885 00
PLESCHEFF GUENDOLEN
814 E HIGHLAND DR
SEATTLE WA

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SR EX	RL	S	LEVY CODE	EVALUATIONS (LAND IMP)	GENL TAX	SPEC ASMT
98102	PHINNEYS ADD		19.143		77	T	0010L	14000 44000		111029
98102	PHINNEYS ADD		19.143		77	T	0010L	19000 34000		101459
CO076	PHINNEYS ADD				76	T	0010L	13600 31000		80036
98102	PHINNEYS ADD		19.143		77	T	0010L	3500		6700
98102	PHINNEYS ADD	B ALL OF VAC BROADWAY ADJ W 20 FT	19.143		77	T	0010L	14000		26800
98102	PHINNEYS ADD		19.143		77	T	0010L	30000		57429
98102	PHINNEYS ADD	15 B S 35 FT OF 16			77	X	0010L	15000		
98102	PHINNEYS ADD	N 15 FT OF 16 B ALL 18			77	X	0010L	15000 29300		
98102	PHINNEYS ADD				77	X	0010L	150000 1 908700		
98102	PHINNEYS ADD	BEG AT PT 300 FT N OF SE COR OF BLK H TH W 200 FT TH S 15 FT TH W 20 FT TH N 122.66 FT TH W 900 FT TH N 204.52 FT TH F TO 10TH AVE N TH S TO BEG	19.143		77	T	0010L	1300		2488
98102	PHINNEYS ADD	1/3 INT BEG 285 FT N B 220 FT W OF INTSN OF W LN OF 10TH AVE N B								

PARCEL CONTINUE

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SR EX	RL	S	LEVY CODE	EVALUATIONS (LAND IMP)	GENL TAX	SPEC ASMT
98102	RECTOR OF ST MARKS 1245 10TH AVE E SEATTLE WA	N LN OF E HIGHLAND DRIVE TH WLY 500 FT TO E LN OF BOYLSTON AVE N TH SLY 135 FT TH ELY 230 FT TH SLY 50 FT TH ELY 390 FT TH NLY 700 FT TH WLY 100 FT TH S 15 FT TH W 20 FT TO BEG	19.143		77	T	0010L	2600		4977
98102	RECTOR OF ST MARKS 1245 10TH AVE E SEATTLE WA	2/3 INT BEG 285 FT N B 220 FT W OF INTSN OF W LN OF 10TH AVE N B N LN OF E HIGHLAND DRIVE TH WLY 500 FT TO E LN OF BOYLSTON AVE N TH SLY 135 FT TH ELY 230 FT TH SLY 50 FT TH ELY 390 FT TH NLY 700 FT TH WLY 100 FT TH S 15 FT TH W 20 FT TO BEG	19.143		77	T	0010L	21000 58000		151230
98102	RECTOR OF ST MARKS 1245 10TH AVE E SEATTLE WA	11 THRU 14 PHINNEYS ADD & POR VAC ST ADJ	19.143		77	T	0010L	12000		22972
98102	RECTOR OF ST MARKS 1245 10TH AVE E SEATTLE WA	BEG 285 FT B FR INTSN OF E LN OF BOYLSTON AVE N B N LN OF E HIGHLAND DRIVE TH ELY PLL WITH N LN OF E HIGHLAND DRIVE 500 FT TH NLY PLL WITH W LN OF 10TH AVE N 122.66 FT TH WLY 500 FT TO E LN OF BOYLSTON AVE N TH SLY ALG SD E LN OF BOYLSTON AVE N 122.66 FT TO BEG	19.143		77	T	0010L			

36E
NOTIFICATION LIST

N X 77-66
Date 4-23-77

Name ROBERT SMITH
Address _____

(66)

ADDRESS	ADDRESS	ADDRESS
10 th AVE. E. 98102	1155	HARVARD AVE. E.
1138	1158	1145 98102
1144	1160	1147
1 4	1161	1157
2 5		1201
3 6	FEDERAL AVE. E. ⁹⁸¹⁰²	
1145	1143	
1146	1144	
1148	1147	
1150	1149	
1 4	1153	
2 5	1154	
3 6	1157	
1155	1200	
1156	1212	
1 3	1217	
2 4	1220	
	1221	
1203	1226	
1210	1227	
1219	1230	
1220	1233	
1226	1236	
1229	1237	
1232	1244	
1238	1245	
1245	1253	
⁹⁸¹⁰² BROADWAY E.	E. HIGHLAND Drive	
1138	814 ⁹⁸¹⁰²	
1150 a	904	
1150 b	906	

5. Present improvements on property (i.e. single family residence, grocery store, unimproved, etc.)

UNIMPROVED

6. Reason for requested change and proposed use: TO CONSTRUCT

4 'TOWNHOUSE' TYPE UNITS WHICH WILL
ALLOW A COMMON DRIVE OFF OF TENTH WITH
A PRIVACY WALL ~~TO~~ TO LIMIT TRAFFIC NOISE FROM
TENTH. (DRAWINGS AS TO INTENT
ACCOMPANY)

7. Petitioner(s) interest in property to be rezoned:

Owner Owner's Agent Other

8. Petitioner or Agent designated as contact with City.

Name Address Telephone
OLSON/WALKER 1008 WESTERN AVE 624-5670

9. Signature(s) of Petitioner(s) Address Telephone
a. *Blair Pessemier* OLSON/WALKER 624-5670
b. BLAIR PESSEMIER 1008 WESTERN
SEATTLE 98104
c. _____
d. _____
e. _____
f. _____

(There are additional petitioners. Their names, address and telephone numbers have been attached. Yes No

10. Please attached:

- a. Copies of Official Zoning Map showing subject property.
- b. A completed Environmental Impact Assessment Questionnaire.

Space below for City use

Legal Description and Location Checked By JW

Date Accepted for Filing 3/7/77

5. Present improvements on property (i.e. single family residence, grocery store, unimproved, etc.)

UNIMPROVED

6. Reason for requested change and proposed use: TO CONSTRUCT

4 "TOWN HOUSE" TYPE UNITS WHICH WILL
ALLOW A COMMON DRIVE OFF OF TENTH, WITH
A PRIVACY WALL ~~WALL~~ TO LIMIT ~~TRAFFIC~~ NOISE FROM
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8. Petitioner or Agent designated as contact with City.

Name Address Telephone
OLSON/WALKER 1008 WESTERN AVE 624-5670

9. Signature(s) of Petitioner(s) Address Telephone

a. *Blair Pessemier* OLSON/WALKER 624-5670
BLAIR PESSEMIER 1008 WESTERN
SEATTLE 98124

c. _____
d. _____
e. _____
f. _____

(There are additional petitioners. Their names, address and telephone numbers have been attached. Yes No)

10. Please attached:

a. Copies of Official Zoning Map showing subject property.
b. A completed Environmental Impact Assessment Questionnaire.

Space below for City use

Legal Description and Location Checked By JRK

Date Accepted for Filing 3/2/77

JOE

E.
BOYLSTON
AVE.

RS 5000

RD 5000
To RM 800

E. GALER ST.

RS 5000

RS 5000

E. HIGHLAND DRIVE

RM

RM

RM

RS 5000

E.
AVE.

RS 5000

E. PROSPECT ST.

RS 5000

HARVARD AVE. E.

RS 5000

BROADWAY E.

RM

10TH AVE. E.

RM

RS 5000

FEDERAL

RS 5000

RM

11TH AVE. E.

E. ALOHA ST.

8. Estimated Date of Completion of the Proposal:
March, 1978

9. List of all Permits, Licenses, or Government Approvals
Required for the Proposal (federal, state, and local--
including rezones):

City of Seattle
Building Permit and Contract Rezone

10. Do you have any plans for future additions, expansion,
or further activity related to or connected with this
proposal? If yes, explain:

No.

11. Do you know of any plans by others which may affect the
property covered by your proposal? If yes, explain:

No.

12. Attach any other application form that has been completed
regarding the proposal; if none has been completed, but
is expected to be filed at some future date, describe
the nature of such application form:

Petition for Rezoning.

I. ENVIRONMENTAL IMPACT

(Explanations of all "yes" and "maybe" answers are required.)

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|--------------|
| (1) <u>Earth</u> . Will the proposal result in: | | | |
| (a) Unstable earth conditions or in changes in geologic substructures? | _____ | _____ | <u> x </u> |
| (b) Disruptions, displacements, compaction, or overcovering of the soil? | _____ | _____ | <u> x </u> |
| (c) Change in topography or ground surface relief features? | _____ | _____ | <u> x </u> |
| (d) The destruction, covering, or modification of any unique geologic or physical features? | _____ | _____ | <u> x </u> |
| (e) Any increase in wind or water erosion of soils, either on or off the site? | _____ | _____ | <u> x </u> |
| (f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition, or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | _____ | _____ | <u> x </u> |

Explanation:

- | | | | |
|--|-------|-------|--------------|
| (2) <u>Air</u> . Will the proposal result in: | | | |
| (a) Air emissions or deterioration of ambient air quality? | _____ | _____ | <u> x </u> |
| (b) The creation of objectionable odors? | _____ | _____ | <u> x </u> |

Yes Ma No

(c) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

_____ _____ x

Explanation:

(3) Water. Will the proposal result in:

(a) Changes in currents, or the course of direction of water movements, in either marine or fresh waters?

_____ _____ x

(b) Changes in absorption rates, drainage patterns, or the amount of surface water run-off?

_____ x _____

(c) Alterations to the course or flow of flood waters?

_____ _____ x

(d) Change in the amount of surface water in any water body?

_____ _____ x

(e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?

_____ _____ x

(f) Alteration of the direction or rate of flow of ground waters?

_____ _____ x

(g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavation?

_____ _____ x

(h) Deterioration in ground water quality, either through direct injection, or through the seepage of leachate, phosphates, detergents, waterborne virus or bacteria, or other substances into the ground waters?

_____ _____ x

Yes Moe No

(i) Reduction in the amount of water otherwise available for public water supplies?

_____ _____ x

Explanation:

The townhouses and required access cover approximately 2/3 of the site. This will affect to some degree absorption rates and surface water runoff.

(4) Flora. Will the proposal result in:

(a) Change in the diversity of species, or numbers of any species of flora (including trees, shrubs, grass, crops, micro-flora and aquatic plants)?

_____ _____ x

(b) Reduction of the numbers of any unique, rare or endangered species of flora?

_____ _____ x

(c) Introduction of new species of flora into an area, or in a barrier to the normal replenishment of existing species?

_____ _____ x

(d) Reduction in acreage of any agricultural crop?

_____ _____ x

Explanation:

(5) Fauna. Will the proposal result in:

(a) Changes in the diversity of species, or numbers of any species of fauna (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, or micro-fauna)?

_____ _____ x

(b) Reduction of the numbers of any unique, rare or endangered species of fauna?

_____ _____ x

(c) Introduction of new species of fauna into an area, or result in a barrier to the migration or movement of fauna?

_____ _____ x

Yes Maybe No

(d) Deterioration of existing wildlife habitat?

_____ _____ x

Explanation:

(6) Noise: Will the proposal increase existing noise levels?

_____ _____ x

Explanation:

(7) Light and Glare. Will the proposal produce new light or glare?

_____ _____ x

Explanation:

(8) Land Use. Will the proposal result in the alteration of the present or planned land use of an area?

_____ x _____

Explanation:

Four townhouses will be constructed on three adjoining properties presently zoned single family residential .

(9) Natural Resources. Will the proposal result in:

(a) Increase in the rate of use of any natural resources?

_____ _____ x

(b) Depletion of any nonrenewable natural resource?

_____ _____ x

Explanation:

(10) Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to

oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

Yes Maybe No

_____ _____ x

Explanation:

- (11) Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

_____ _____ x

Explanation:

- (12) Housing. Will the proposal affect existing housing, or create demand for additional housing?

_____ _____ x

Explanation:

- (13) Transportation/Circulation. Will the proposal result in:

(a) Generation of additional vehicular movement?

_____ _____ x

(b) Effects on existing parking facilities, or demand for new parking?

_____ _____ x

(c) Impact upon existing transportation systems?

_____ _____ x

(d) Alterations to present patterns of circulation or movement of people and/or goods?

_____ _____ x

(e) Alterations to waterborne, rail, or air traffic?

_____ _____ x

(f) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

_____ _____ x

Explanation:

(14) Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(a) Fire protection?	—	—	<u>x</u>
(b) Police protection?	—	—	<u>x</u>
(c) Schools?	—	—	<u>x</u>
(d) Parks or other recreational facilities?	—	—	<u>x</u>
(e) Maintenance of public facilities, including roads?	—	—	<u>x</u>
(f) Other governmental services?	—	—	<u>x</u>

Explanation:

(15) Energy. Will the proposal result in:

(a) Use of substantial amounts of fuel or energy?	—	—	<u>x</u>
(b) Demand upon existing sources or energy, or require the development of new sources of energy?	—	—	<u>x</u>

Explanation:

(16) Utilities. Will the proposal result in a need for new systems, or alterations to the following utilities:

(a) Power or natural gas?	—	—	<u>x</u>
(b) Communications systems?	—	—	<u>x</u>
(c) Water?	—	—	<u>x</u>

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|-------------------------------|------------|--------------|-----------|
| (d) Sewer or septic tanks? | — | — | <u>X</u> |
| (e) Storm water drainage? | — | — | <u>X</u> |
| (f) Solid waste and disposal? | — | — | <u>X</u> |

Explanation:

- (17) Human Health. Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?
- | | | |
|---|---|----------|
| — | — | <u>X</u> |
|---|---|----------|

Explanation:

- (18) Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?
- | | | |
|---|---|----------|
| — | — | <u>X</u> |
|---|---|----------|

Explanation:

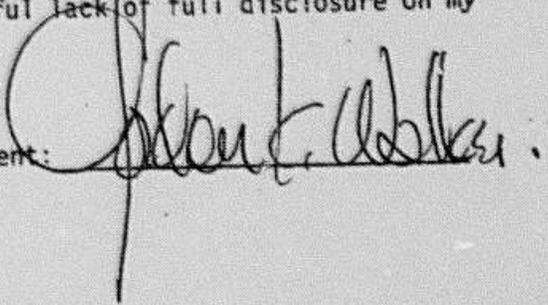
- (19) Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?
- | | | |
|---|---|----------|
| — | — | <u>X</u> |
|---|---|----------|

Explanation:

- (20) Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?
- | | | |
|---|---|----------|
| — | — | <u>X</u> |
|---|---|----------|

Explanation:

III. I, the undersigned state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Proponent: 

Date: _____

(JS has)

Application of

~~CONVENTIONAL USE~~

Comptroller's File No. 284 709, being the petition of

alter
construct
for permit to establish and maintain Olson/Walker (owner's agents)
for the rezoning from

to the

- Single Family Residence Low Density (RS 9600) Zone
- Single Family Residence Medium Density (RS 7200) Zone
- Single Family Residence High Density (RS 5000) Zone
- Duplex Residence Medium Density (RD 7200) Zone
- Duplex Residence High Density (RD 5000) Zone
- Multiple Residence Low Density (RM 800) Zone
- Multiple Residence Highest Density Variable Height (RMV 150) Zone
- Neighborhood Business (BN) Zone
- Community Business (BC) Zone

of property generally located on the ~~northwest~~ northwest corner of
E. Highland Drive and 10th Ave. E.

(LOCAL: Lots 13, 14 & 15, Block H, Phinney's Addition)

Let _____, with reference to

Section	()	Special Notes
	()	
	()	
	()	
	()	
	()	

of the Zoning Ordinance

(Kroll No. 36 E)

Hearing Date _____

Time _____

Agenda No. _____

File No. X-77-066

To:

- () Neighborhood Planning Service, DCD
- () Development Core Projects, DCD
- () Office of Policy Planning
- () City Engineer

MAR 10 1977

AM 7 8 9 10 11 12 1 2 3 4 5 6 PM

Other: DCD, Office of Director, Attn: Karen Rahm 3/9/77

From: Technical Review Section
Department of Community Development

Please review the attached application. Your comments should be returned within fourteen (14) days of the date below.

APPLICATION # X-77-066 DATE REFERRED 3/9/77

COMMENTS:

NOV 2

WORKING PAPER
FORMULATIVE WRITINGS

5. Present improvements on property (i.e. single family residence, grocery store, unimproved, etc.)

UNIMPROVED

6. Reason for requested change and proposed use: TO CONSTRUCT

4 "TOWN HOUSE" TYPE UNITS WHICH WILL
ALLOW A COMMON DRIVE OFF OF TENTH. WITH
A PRIVACY WALL ~~WALL~~ TO LIMIT TRAFFIC NOISE FROM
TENTH. (DRAWINGS AS TO INTENT
ACCOMPANY.)

7. Petitioner(s) interest in property to be rezoned:

Owner Owner's Agent Other

8. Petitioner or Agent designated as contact with City.

Name Address Telephone
OLSON/WALKER 1008 WESTERN AVE 624-5670

9. Signature(s) of Petitioner(s) Address Telephone
a. Blair Pessier OLSON/WALKER 624-5670
BLAIR PESSEMER 1008 WESTERN
b. SEATTLE 98104
c. _____
d. _____
e. _____
f. _____

(There are additional petitioners. Their names, address and telephone numbers have been attached. Yes No

10. Please attached:

- a. Copies of Official Zoning Map showing subject property.
- b. A completed Environmental Impact Assessment Questionnaire.

Space below for City use

Legal Description and Location Checked By JR

Date Accepted for Filing 3/2/77

JOE

BOYLSTON AVE. E.

RS 5000

amended RD 5000
~~To RM 800~~

E. GALER ST.

ST.

RS 5000

RS 5000

E. HIGHLAND DRIVE

RM

RM

RM

RS 5000

E. AVE.

RS 5000

E. PROSPECT ST.

RS 5000

HARVARD AVE. E.

RS 5000

BROADWAY E.

RM

10TH AVE. E.

RM

RS 5000

FEDERAL

RS 5000

RM

11TH AVE. E.

E. ALONA ST.

To: () Neighborhood Planning Service, DCD

DEPT. OF COMMUNITY DEVELOPMENT

() Development Core Projects, DCD 3/9/77

() Office of Policy Planning

() City Engineer

() Other: DCD, Office of Director, Attn: Karen Rahm

MAR 11 1977
AM 7,8,9,10,11,12,1,2,3,4,5,6 PM

From: Technical Review Section
Department of Community Development

Please review the attached application. Your comments should be returned within fourteen (14) days of the date below.

APPLICATION # X-77-066 DATE REFERRED 3/9/77

COMMENTS:

No comment - John Alley for BD

WORKING PAPER
FORMULATIVE WRITINGS

5. Present improvements on property (i.e. single family residence, grocery store, unimproved, etc.)

UNIMPROVED

6. Reason for requested change and proposed use: TO CONSTRUCT
4 "TOWN HOUSE" TYPE " UNITS WHICH WILL
ALLOW A COMMON DRIVE OFF OF TENTH, WITH
A PRIVACY WALL ~~WALL~~ TO LIMIT ~~TRAFFIC~~ NOISE FROM
TENTH. (DRAWINGS AS TO INTENT
ACCOMPANY.)

7. Petitioner(s) interest in property to be rezoned:

Owner Owner's Agent Other

8. Petitioner or Agent designated as contact with City.

Name	Address	Telephone
<u>OLSON/WALKER</u>	<u>1008 WESTERN AVE</u>	<u>624-5670</u>

Signature(s) of Petitioner(s)	Address	Telephone
a. <u><i>Blair Pessier</i></u>	<u>OLSON/WALKER</u>	<u>624-5670</u>
b. <u>BLAIR PESSEMIER</u>	<u>1008 WESTERN</u>	<u>SEATTLE 98104</u>
c.		
d.		
e.		
f.		

(There are additional petitioners. Their names, address and telephone numbers have been attached. Yes No

10. Please attached:

- a. Copies of Official Zoning Map showing subject property.
- b. A completed Environmental Impact Assessment Questionnaire.

Space below for City use

Legal Description and Location Checked By JTK
Date Accepted for Filing 3/7/77

30E

BOYLSTON AVE. E.

RS 5000

Amended RD 5000
To ~~RA1800~~

E. GALER ST.

RS 5000

RS 5000

E. HIGHLAND DRIVE

RM

RM

RM

RS 5000

E. AVE.

RS 5000

E. PROSPECT ST.

RS 5000

HARVARD AVE. E.

RS 5000

BROADWAY E.

RM

10TH AVE. E.

RM

RS 5000

FEDERAL

RS 5000

RM

11TH AVE.

E. ALOHA ST.

Final
(Proposed/Final)

DECLARATION OF

Non-significance
(Significance/Non-significance)

Proponent Olson/Walker Associates

X-77-066

Location of Proposal N.W. corner, 10th Ave. E. and E. Highland Dr.

Lead Agency City of Seattle (Dept. of Community Development)

Title and Description of Proposal

The subject proposal is a petition by Olson/Walker Associates, Architects, to rezone property at 10th Ave. E. and E. Highland Dr. from RS 5000 to RD 5000, to permit construction of four townhouse units.

The site is a 100 ft. by 150 ft. parcel on the northwest corner of 10th E. and E. Highland. It is platted into three 50 ft. by 100 ft. lots. Property to the south is zoned RM 800; adjacent property to the north is owned by St. Mark's Cathedral.

The rezone permitting the proposed development would result in only one additional dwelling unit above the three single family houses allowable under present zoning. Impacts of the proposed townhouse development are not significantly greater than those which would result from development of the property as now zoned.

This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 31.21C.030(2)(c).

This proposal has been determined to have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(c).

This determination was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department.

The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public of agency determinations pursuant to SEPA. This document is not a permit, nor does it constitute a decision or recommendation to grant or deny a permit.

Responsible Official PAUL E. S. SCHELL

Position/Title DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

Date 11 Dec 1977

Signature [Signature]

By: Robert F. Hintz, Director
Environmental Management Division

ENVIRONMENTAL CHECKLIST FORM

X-77-66

I. BACKGROUND

1. Name of Proponent:
Robert Smith
(Olson/Walker owner's agent)

2. Address and Phone Number of Proponent:
4721 139 S. E.
Bellevue, Washington 98006
Phone: 623-7920

Olson/Walker Associates
1008 Western Avenue
Seattle, Washington 98104
Phone: 624-5670

3. Date Checklist Submitted:
February 18, 1977

4. Agency Requiring Checklist:

5. Name of Proposal, if applicable:

6. Nature and Brief Description of the Proposal (including but not limited to its size, general design elements, and other factors that will give an accurate understanding of its scope and nature):

The construction of four townhouses fronting on 150' of Tenth Avenue East. Each unit, including garage, cover ~~1450~~¹¹⁶⁶ sq. ft. of ground area with a partial second story.

Total lot coverage less than 40%.

Common drive off of Tenth Avenue East.

Front yard setback of twenty-five feet.

Rear yard setback of five feet.

Side-yard setbacks of five and a half feet.

7. Location of Proposal (describe the physical setting of the proposal, as well as the extent of the land area affected by any environmental impacts, including any other information needed to give an accurate understanding of the environmental setting of the proposal):

150' x 100' of the Northwest corner of the intersection of Tenth Avenue East and Highland Drive. Presently, this parcel is divided as three 50' x 100' lots fronting on Tenth Avenue East. Adjacent property is owned by St. Mark's Cathedral. The Northeast corner of the intersection is occupied by another church, and a clinic is located at the southwest corner of the intersection.

8. Estimated Date of Completion of the Proposal:
March, 1978

9. List of all Permits, Licenses, or Government Approvals Required for the Proposal (federal, state, and local--including rezones):

City of Seattle
Building Permit and Contract Rezone

10. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain:

No.

11. Do you know of any plans by others which may affect the property covered by your proposal? If yes, explain:

No.

12. Attach any other application form that has been completed regarding the proposal; if none has been completed, but is expected to be filed at some future date, describe the nature of such application form:

Petition for Rezoning.

Yes ybe No

(c) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

___ ___ X

Explanation:

(a) SITE IS PRESENTLY VACANT. CARS OF PROSPECTIVE RESIDENTS MAY CAUSE NEGLIGIBLE INCREASE IN AIR EMISSIONS.

(3) Water. Will the proposal result in:

(a) Changes in currents, or the course of direction of water movements, in either marine or fresh waters?

___ ___ X

(b) Changes in absorption rates, drainage patterns, or the amount of surface water run-off?

___ X ___ *gs*

(c) Alterations to the course or flow of flood waters?

___ ___ X

(d) Change in the amount of surface water in any water body?

___ ___ X

(e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?

___ ___ X

(f) Alteration of the direction or rate of flow of ground waters?

___ ___ X

(g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavation?

___ ___ X

(h) Deterioration in ground water quality, either through direct injection, or through the seepage of leachate, phosphates, detergents, waterborne virus or bacteria, or other substances into the ground waters?

___ ___ X

I. ENVIRONMENTAL IMPACT

(Explanations of all "yes" and "maybe" answers are required.)

(1) Earth. Will the proposal result in:

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|-----------|
| (a) Unstable earth conditions or in changes in geologic substructures? | _____ | _____ | _____x |
| (b) Disruptions, displacements, compaction, or overcovering of the soil? | _____✓ | _____ | _____x |
| (c) Change in topography or ground surface relief features? | _____ | _____ | _____x |
| (d) The destruction, covering, or modification of any unique geologic or physical features? | _____ | _____ | _____x |
| (e) Any increase in wind or water erosion of soils, either on or off the site? | _____ | _____ | _____x |
| (f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition, or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | _____ | _____ | _____x |

JS

Explanation:

(b) APPROX. 2/3 OF SITE WILL BE COVERED WITH BUILDING AND PAVING.

(2) Air. Will the proposal result in:

- | | | | |
|--|-------|--------|--------|
| (a) Air emissions or deterioration of ambient air quality? | _____ | _____✓ | _____x |
| (b) The creation of objectionable odors? | _____ | _____ | _____x |

JS

Yes Maybe No

(i) Reduction in the amount of water otherwise available for public water supplies?

_____ _____ x

Explanation:

(b) The townhouses and required access cover approximately 2/3 of the site. This will affect to some degree absorption rates and surface water runoff. *STORM SEWERS ARE AVAILABLE.*

(4) Flora. Will the proposal result in:

(a) Change in the diversity of species, or numbers of any species of flora (including trees, shrubs, grass, crops, micro-flora and aquatic plants)?

 ✓ _____ x *JS*

(b) Reduction of the numbers of any unique, rare or endangered species of flora?

_____ _____ x

(c) Introduction of new species of flora into an area, or in a barrier to the normal replenishment of existing species?

_____ ✓ x *JS*

(d) Reduction in acreage of any agricultural crop?

_____ _____ x

Explanation:

(a) GRASS AND SOME OF EXISTING TREES WILL BE REMOVED FOR CONSTRUCTION. MOST OF EXISTING TREES ON SITE WILL BE RETAINED.

(b) SOME ADDITIONAL TREES AND LANDSCAPE PLANTINGS.

(5) Fauna. Will the proposal result in:

(a) Changes in the diversity of species, or numbers of any species of fauna (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, or micro-fauna)?

_____ ✓ x *JS*

(b) Reduction of the numbers of any unique, rare or endangered species of fauna?

_____ _____ x

(c) Introduction of new species of fauna into an area, or result in a barrier to the migration or movement of fauna?

_____ ✓ x *JS*

Yes Maybe No

(d) Deterioration of existing wildlife habitat?

___ ___ X

Explanation:

(a)(c) DEVELOPMENT MAY CAUSE DISTURBANCE TO BIRDS AND OTHER SMALL ANIMALS ON SITE. ADJACENT RAVINE PROVIDES AMPLE HABITAT.

(6) Noise: Will the proposal increase existing noise levels?

___ ✓ ___ X

95

Explanation:

POSSIBLE MINOR INCREASE ASSOCIATED WITH RESIDENTIAL DEVELOPMENT. TEMPORARY CONSTRUCTION NOISE.

(7) Light and Glare. Will the proposal produce new light or glare?

___ ___ X

Explanation:

(8) Land Use. Will the proposal result in the alteration of the present or planned land use of an area?

___ X ___

Explanation:

Four townhouses will be constructed on three adjoining properties presently zoned single family residential.

(9) Natural Resources. Will the proposal result in:

(a) Increase in the rate of use of any natural resources?

___ ___ X

(b) Depletion of any nonrenewable natural resource?

___ ___ X

Explanation:

(10) Risk of Upset. Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to

Yes Maybe No

oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

_____ _____ x

Explanation:

- (11) Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

 ✓ _____ x JS

Explanation:

SLIGHT INCREASE IN RESIDENTIAL POPULATION. SITE IS NOW VACANT. PRESENT ZONING WOULD PERMIT CONSTRUCTION OF THREE SINGLE-FAMILY RESIDENCES; PROPOSAL WOULD ACCOMMODATE FOUR FAMILIES.

- (12) Housing. Will the proposal affect existing housing, or create demand for additional housing?

_____ _____ x

Explanation:

CREATION OF FOUR ADDITIONAL HOUSING UNITS.

- (13) Transportation/Circulation. Will the proposal result in:

- (a) Generation of additional vehicular movement?
- (b) Effects on existing parking facilities, or demand for new parking?
- (c) Impact upon existing transportation systems?
- (d) Alterations to present patterns of circulation or movement of people and/or goods?
- (e) Alterations to waterborne, rail, or air traffic?
- (f) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

 ✓ _____ x

 ✓ _____ x

_____ _____ x

_____ _____ x

_____ _____ x

_____ _____ x

Explanation:

- (2) ADDITIONAL TRAFFIC ASSOCIATED WITH 4 NEW DWELLING UNITS.
(b) NEW PARKING TO BE PROVIDED ON-SITE. ADDITIONAL STREET PARKING BY RESIDENT AND VISITORS POSSIBLE.

(14) Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(a) Fire protection?	—	—	<u>X</u>
(b) Police protection?	—	—	<u>X</u>
(c) Schools?	—	—	<u>X</u>
(d) Parks or other recreational facilities?	—	—	<u>X</u>
(e) Maintenance of public facilities, including roads?	—	—	<u>X</u>
(f) Other governmental services?	—	—	<u>X</u>

Explanation:

(15) Energy. Will the proposal result in:

(a) Use of substantial amounts of fuel or energy?	—	—	<u>X</u>
(b) Demand upon existing sources or energy, or require the development of new sources of energy?	—	—	<u>X</u>

Explanation:

(16) Utilities. Will the proposal result in a need for new systems, or alterations to the following utilities:

(a) Power or natural gas?	—	—	<u>X</u>
(b) Communications systems?	—	—	<u>X</u>
(c) Water?	—	—	<u>X</u>

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|-------------------------------|------------|--------------|-----------|
| (d) Sewer or septic tanks? | — | — | <u>x</u> |
| (e) Storm water drainage? | — | — | <u>x</u> |
| (f) Solid waste and disposal? | — | — | <u>x</u> |

Explanation:

- (17) Human Health. Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?
- — x

Explanation:

- (18) Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?
- — x

Explanation:

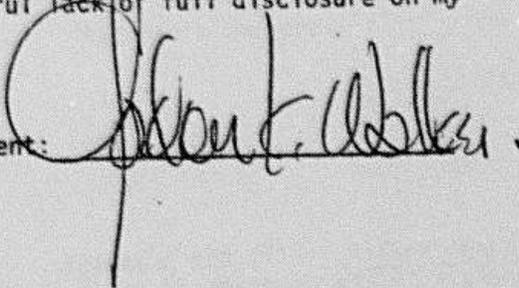
- (19) Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?
- — x

Explanation:

- (20) Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?
- — x

Explanation:

III. I, the undersigned, state that to the best of my knowledge the above information is true and complete. It is understood that the lead agency may withdraw any declaration of non-significance that it might issue in reliance upon this checklist should there be any willful misrepresentation or willful lack of full disclosure on my part.

Proponent: 

Date: _____

5/19/76

ENVIRONMENTAL CHECKLIST FORM

X-77-66

I. BACKGROUND

1. Name of Proponent:

Robert Smith
(Olson/Walker owner's agent)

2. Address and Phone Number of Proponent:

4721 139 S. E.
Bellevue, Washington 98006
Phone: 623-7920

Olson/Walker Associates
1008 Western Avenue
Seattle, Washington 98104
Phone: 624-5670

3. Date Checklist Submitted:

February 18, 1977

4. Agency Requiring Checklist:

5. Name of Proposal, if applicable:

6. Nature and Brief Description of the Proposal (including but not limited to its size, general design elements, and other factors that will give an accurate understanding of its scope and nature):

The construction of four townhouses fronting on 150' of Tenth Avenue East. Each unit, including garage, cover 1450 sq. ft. of ground area with a partial second story.

Total lot coverage less than 40%.
Common drive off of Tenth Avenue East.
Front yard setback of twenty-five feet.
Rear yard setback of five feet.
Side yard setbacks of five and a half feet.

7. Location of Proposal (describe the physical setting of the proposal, as well as the extent of the land area affected by any environmental impacts, including any other information needed to give an accurate understanding of the environmental setting of the proposal):

150' x 100' of the Northwest corner of the intersection of Tenth Avenue East and Highland Drive. Presently, this parcel is divided as three 50' x 100' lots fronting on Tenth Avenue East. Adjacent property is owned by St. Mark's Cathedral. The Northeast corner of the intersection is occupied by another church, and a clinic is located at the southwest corner of the intersection.

8. Estimated Date of Completion of the Proposal:
March, 1978

9. List of all Permits, Licenses, or Government Approvals
Required for the Proposal (federal, state, and local--
including rezones):

City of Seattle
Building Permit and Contract Rezone

10. Do you have any plans for future additions, expansion,
or further activity related to or connected with this
proposal? If yes, explain:

No.

11. Do you know of any plans by others which may affect the
property covered by your proposal? If yes, explain:

No.

12. Attach any other application form that has been completed
regarding the proposal; if none has been completed, but
is expected to be filed at some future date, describe
the nature of such application form:

Petition for Rezoning.

II. ENVIRONMENTAL IMPACTS

(Explanations of all "yes" and "maybe" answers are required.)

(1) Earth. Will the proposal result in:

- | | <u>Yes</u> | <u>Maybe</u> | <u>No</u> |
|---|------------|--------------|--------------|
| (a) Unstable earth conditions or in changes in geologic substructures? | _____ | _____ | <u> x </u> |
| (b) Disruptions, displacements, compaction, or overcovering of the soil? | _____ | _____ | <u> x </u> |
| (c) Change in topography or ground surface relief features? | _____ | _____ | <u> x </u> |
| (d) The destruction, covering, or modification of any unique geologic or physical features? | _____ | _____ | <u> x </u> |
| (e) Any increase in wind or water erosion of soils, either on or off the site? | _____ | _____ | <u> x </u> |
| (f) Changes in deposition or erosion of beach sands, or changes in siltation, deposition, or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake? | _____ | _____ | <u> x </u> |

Explanation:

(2) Air. Will the proposal result in:

- | | | | |
|--|-------|-------|--------------|
| (a) Air emissions or deterioration of ambient air quality? | _____ | _____ | <u> x </u> |
| (b) The creation of objectionable odors? | _____ | _____ | <u> x </u> |

Yes Ma No

(c) Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?

_____ _____ x

Explanation:

(3) Water. Will the proposal result in:

(a) Changes in currents, or the course of direction of water movements, in either marine or fresh waters?

_____ _____ x

(b) Changes in absorption rates, drainage patterns, or the amount of surface water run-off?

_____ x _____

(c) Alterations to the course or flow of flood waters?

_____ _____ x

(d) Change in the amount of surface water in any water body?

_____ _____ x

(e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?

_____ _____ x

(f) Alteration of the direction or rate of flow of ground waters?

_____ _____ x

(g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavation?

_____ _____ x

(h) Deterioration in ground water quality, either through direct injection, or through the seepage of leachate, phosphates, detergents, waterborne virus or bacteria, or other substances into the ground waters?

_____ _____ x

Yes Maybe No

- (i) Reduction in the amount of water otherwise available for public water supplies?

_____ _____ x

Explanation:

The townhouses and required access cover approximately 2/3 of the site. This will affect to some degree absorption rates and surface water runoff.

(4) Flora. Will the proposal result in:

- (a) Change in the diversity of species, or numbers of any species of flora (including trees, shrubs, grass, crops, micro-flora and aquatic plants)?

_____ _____ x

- (b) Reduction of the numbers of any unique, rare or endangered species of flora?

_____ _____ x

- (c) Introduction of new species of flora into an area, or in a barrier to the normal replenishment of existing species?

_____ _____ x

- (d) Reduction in acreage of any agricultural crop?

_____ _____ x

Explanation:

(5) Fauna. Will the proposal result in:

- (a) Changes in the diversity of species, or numbers of any species of fauna (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects, or micro-fauna)?

_____ _____ x

- (b) Reduction of the numbers of any unique, rare or endangered species of fauna?

_____ _____ x

- (c) Introduction of new species of fauna into an area, or result in a barrier to the migration or movement of fauna?

_____ _____ x

Yes Yes No

oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?

_____ _____ X

Explanation:

(11) Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?

_____ _____ X

Explanation:

(12) Housing. Will the proposal affect existing housing, or create demand for additional housing?

_____ _____ X

Explanation:

(13) Transportation/Circulation.
Will the proposal result in:

(a) Generation of additional vehicular movement?

_____ _____ X

(b) Effects on existing parking facilities, or demand for new parking?

_____ _____ X

(c) Impact upon existing transportation systems?

_____ _____ X

(d) Alterations to present patterns of circulation or movement of people and/or goods?

_____ _____ X

(e) Alterations to waterborne, rail, or air traffic?

_____ _____ X

(f) Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?

_____ _____ X

Explanation:

(14) Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
(a) Fire protection?	—	—	<u>X</u>
(b) Police protection?	—	—	<u>X</u>
(c) Schools?	—	—	<u>X</u>
(d) Parks or other recreational facilities?	—	—	<u>X</u>
(e) Maintenance of public facilities, including roads?	—	—	<u>X</u>
(f) Other governmental services?	—	—	<u>X</u>

Explanation:

(15) Energy. Will the proposal result in:

(a) Use of substantial amounts of fuel or energy?	—	—	<u>X</u>
(b) Demand upon existing sources or energy, or require the development of new sources of energy?	—	—	<u>X</u>

Explanation:

(16) Utilities. Will the proposal result in a need for new systems, or alterations to the following utilities:

(a) Power or natural gas?	—	—	<u>X</u>
(b) Communications systems?	—	—	<u>X</u>
(c) Water?	—	—	<u>X</u>

- | | <u>Yes</u> | <u>be</u> | <u>No</u> |
|-------------------------------|------------|-----------|-----------|
| (d) Sewer or septic tanks? | — | — | <u>x</u> |
| (e) Storm water drainage? | — | — | <u>x</u> |
| (f) Solid waste and disposal? | — | — | <u>x</u> |

Explanation:

- (17) Human Health. Will the proposal result in the creation of any health hazard or potential health hazard (excluding mental health)?
- | | | |
|---|---|----------|
| — | — | <u>x</u> |
|---|---|----------|

Explanation:

- (18) Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?
- | | | |
|---|---|----------|
| — | — | <u>x</u> |
|---|---|----------|

Explanation:

- (19) Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?
- | | | |
|---|---|----------|
| — | — | <u>x</u> |
|---|---|----------|

Explanation:

- (20) Archeological/Historical. Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building?
- | | | |
|---|---|----------|
| — | — | <u>x</u> |
|---|---|----------|

Explanation:

X-77-066 H PE

CITY OF SEATTLE
DEPT. OF COMMUNITY DEV.
MAR 14 1977

CITY COUNCIL TRANSMITTAL

C. F. #284709

OFFICE OF ENVIRONMENT

TO:
DIRECTOR, DEPT. OF COMMUNITY DEVELOPMENT

Date Sent:
March 11, 1977

Reply Requested
June 11, 1977

FROM:
CHAIRMAN, PLANNING AND URBAN DEVELOPMENT COMMITTEE

Subject: Resone petition of Olson/W...
to resone from RS 5000 to RM 800 p...
perty located at the NW corner of ...
Ave. E. and E. Highland Drive.

Revised 3/30 + RD5000

ACTION
Required

	Review and Return File With Your Answer to Sender
	Review and Answer Petitioner, Return File and Copy of Answer to Sender
XX	Review and Make Recommendations, Return File and Recommendations to Sender () In Duplicate
	Prepare Legislation and Return File to Sender

Additional Information: _____

Paul Kraebel
Signature

X-77-066 H P.E. MAR 14 1977

CITY OF SEATTLE
DEPT. OF COMMUNITY DEVELOPMENT

COUNCIL TRANSMITTAL

C. F. #284709

OFFICE OF ENVIRONMENTAL MGMT.

Date Sent:

Reply Requested By:

March 11, 1977

June 11, 1977

DIRECTOR, DEPT. OF COMMUNITY DEVELOPMENT

Subject:

Resone petition of Olson/Walker to resone from RS 5000 to RM 800 property located at the NW corner of 10th Ave. E. and E. Highland Drive.

MEMBER, PLANNING AND URBAN DEVELOPMENT COMMITTEE

Revised 3/30 to RD5000

Required

	Review and Return File With Your Answer to Sender
	Review and Answer Petitioner, Return File and Copy of Answer to Sender
XX	Review and Make Recommendations, Return File and Recommendations to Sender () In Duplicate
	Prepare Legislation and Return File to Sender

tion:

Paul Kreabel

Signature

C.F.# 284709

284709

Seattle
Department of Construction and Land Use



William J. Justen, P.E., Director
Charles Royer, Mayor

January 28, 1985

Dear Title 23 Land Use Map Holders:

Enclosed is a set of reduced land use maps which show thirty-one map corrections. These corrections are in regard to contract rezones which expired in August, 1984 due to the transition rule of the new Land Use Code.

In order to update your map(s), you will need to eradicate the word "contract" and the "C.F." number from your map sheets. White-out seems to be the best method. Once "contract" and the "C.F." number are removed, the underlying zone will be left on and shall indicate the current zoning.

This simple maneuver should not take long at all and does not require the addition or deletion of any new zone designations. For this reason, there is little chance that an error can be made by you or your staff. To assist you, a list is enclosed indicating all Kroll sheets involved, all C.F. numbers, and the map change.

For further information or questions, please contact me at 625-2781.

Very truly yours,

WILLIAM J. JUSTEN, P. E.
Director

Ken Mar

By
KEN MAR
Assistant Planning Analyst

KM:vg

Enclosures

cc: City Clerk, Information Services Supervisor, Robert Mittelstadt ✓
King County Assessor, Al Martin
City Attorney, Land Use Division, Gordon F. Crandall
Engineering Department, Title Examiner, Deane Shannafelt
D.C.D., Urban Research, Jean Moehring
Seattle Public Library, Documents Department, Jack Attebery

FILED
CITY OF SEATTLE
125 JAN 30 AM 9:54
RECORDS AND CITY CLERK

CONTRACT REZONE M.

	KROLL	CF #	MAP CHANGE
1.	219W	285904	L-3/contract to L-3
2.	"	283316	L-3/contract to L-3
3.	"	265420	L-3/contract to L-3
4.	"	290515	L-2/contract to L-2
5.	221W	283575	L-1/contract to L-1
6.	"	248152	L-3/contract to L-3
7.	221E	285414	L-3/contract to L-3
8.	225E	271967	L-1/contract to L-1
9.	"	272532	L-3/contract to L-3
10.	"	284948	L-3/contract to L-3
11.	226W	286627	HR/contract to HR
12.	"	278848	L-3/contract to L-3
13.	232W	282281 ORD 107107	REMOVE EXISTING CF NUMBER SF5000 CF to SF5000
14.	232E	287947	SF7200/contract to SF7200
15.	2E	279723	L-3/contract to L-3
16.	12E	286728	SF5000/contract to SF5000
17.	20W	289690	SF5000/contract to SF5000
18.	27E	290266	L-1/contract to L-1
19.	32E	284731	L-3/contract to L-3
20.	36E	284709	L-3/contract to L-3
21.	37W	290326	SF5000/contract to SF5000
22.	"	289046	SF5000/contract to SF5000
23.	44E	287409	L-3/contract to L-3
24.	48E	285013	L-2/contract to L-2
25.	55E/62E	286875	SF7200/contract to SF7200
26.	58E	273240	L-3/contract to L-3
27.	66W	289163	L-2/contract to L-2
28.	"	290688	L-3/contract to L-3
29.	73W	290617	SF5000/contract to SF5000
30.	"	289952	SF5000/contract to SF5000
31.	80E	289840	L-1/SF7200/contract to L-1

