

TAX FOR PAR EX AND FOR
 34 36 381 TAPD 139

312404-9020-08
 CITY OF SEATTLE

31-24-04 20
 BEG AT SW COR OF N 1/2 OF SE 1/4
 OF NE 1/4 TH E ALG S LN
 917 55 FT TH N 50-01-20
 N 94 52 FT TH N 89-46-26
 N 917 6 FT TO N LN TH S ALG SD H

EO X 0010L 1500

PAGE

PARCEL C

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	EX	BL	S	LEVY CODE	MULTIPLY LEAD	GEN
312404-9023-05	OPREY F C 9023 4TH SW SEATTLE WA	31-24-04 9023 14 566 N 70.1 FT OF S 376.4 FT OF N 150 FT OF NE 1/4 OF SE 1/4 98106 N 15 FT FOR RD	14 566		EO	T	0010L	6600	25000
312404-9024-04	FULLE FLOYD F 715 HOGE BLDG SEATTLE WA	31-24-04 9024 14 566 POR SE 1/4 OF SE 1/4 LY SLY OF SW CAMBRIDGE ST DECEDED ORD 98104 846913 & 48014 & ELY OF 2ND AVE SW DECEDED ORD N10075E & N OF SW ROXBURY ST	14 566		EO	T	0010L	42000	
312404-9029-00	CITY OF SEATTLE	31-24-04 9028 N 1/2 OF NE 1/4 OF SE 1/4 LESS ST HWY			EO	X	0010L	152600	50000
312404-9029-09	5073 DAHL ETHEL H 9032 3RD AVE S W SEATTLE WA	31-24-04 9029 10 245F S 101.2 FT OF N 376.4 FT OF E 150 FT OF N 450 FT OF SW 1/4 OF NE 1/4 OF SE 1/4 LESS N 30 FT THOF & LESS ST	10 245F		EO	T	0010L	7400	12000
312404-9032-04	BURNES WA & EVELYN 9301 3RD AVE S W SEATTLE WA	31-24-04 9032 14 566 BEG 933 FT N & 100 FT E OF SW COR OF SE 1/4 OF SE 1/4 TH N 133 FT TH E 227.53 FT TH S 133 FT TH N 227.53 FT TO BEG	14 566		EO	T	0010L	6000	21000
312404-9033-03	CLLIS JAMES R 9368 3RD AVE SW SEATTLE WA	31-24-04 9033 14 566 BEG 1066.28 FT N OF SW COR OF SE 1/4 OF SE 1/4 TH N 133 FT TH E 327.68 FT TH S 133 FT TH N 327.68 FT TO BEG LESS STS LESS S 33 FT OF E 85 FT OF N 100 FT THOF	14 566		EO	T	0010L	7400	
312404-9035-01	TROSTON R J 9304 4TH S W SEATTLE WA	31-24-04 9035 14 566 N 301 FT OF S 145.2 FT OF N 150 FT OF NE 1/4 OF SE 1/4 LESS ST HWY LESS S 72.60 FT OF E 100 FT HWY	14 566		EO	T	0010L	17100	20000
312404-9037-05	STOCKMAN JOHN F 9301 4TH AVE SW SEATTLE WA	31-24-04 9037 14 566 N 12.6 FT OF S 144.2 FT OF N 150 FT OF SE 1/4 OF NE 1/4 OF SE 1/4 LESS ST	14 566		EO	T	0010L	6600	21000
312404-9038-03	BRADLETTE MARG P & JOHN H 9020 4TH AVE SW SEATTLE WA	31-24-04 9038 14 566 BEG AT PT 509.5 FT N OF SW COR OF SE 1/4 OF SE 1/4 TH N 98.5 FT TH E 100 FT TH S 90.5 FT TH N 100 FT TO BEG LESS N 15 FT OF N 33 FT	14 566		EO	T	0010L	7200	20000
312404-9039-07	WATZEK E H 9232 4TH SW SEATTLE WA	31-24-04 9039 14 566 BEG 927 FT N OF SW COR OF SE 1/4 OF SE 1/4 TH N 66.5 FT TH E 100 FT TH S 66.5 FT TH N 100 FT TO BEG	14 566		EO	T	0010L	6300	18000
312404-9041-03	DANIELS JAMES A	31-24-04 9041 14 566 E 150 FT OF N 300 FT OF N 72.6 FT	14 566		EO	T	0010L	6200	19100

PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	EX	BL	S	LEVY CODE	MULTIPLY LEAD	GEN
9009 3RD SW SEATTLE WA	98106	OF S 594.2 FT OF NE 1/4 OF SE 1/4 LESS CO RD							
312404-9042-02	STOCKMAN JOHN F FOLLOWHILL LLOYD 9131 8TH S SEATTLE WA	31-24-04 9042 14 566 E 200 FT OF N 300 FT OF N 72.6 FT OF S 666.8 FT OF NE 1/4 OF SE 1/4 LESS ST	14 566		EO	T	0010L	6600	8100
312404-9048-06		31-24-04 9048 14 566	14 566		EO	T	0010L	7400	

DATE	PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SP EX	RLS YR	LEVY CODE	VALUATION (16011295)	GENL TAX	SPF
	312404-9147-05	WATTEVIN MRS BLANCHE 2985 COLUMBI AVE S W SEATTLE WA	E 100 FT THOF & LESS ST HWY 31-24-04 9147 14.565 E 100 FT OF S 70 FT OF N 150 FT OF NE 1/4 OF NE 1/4 OF NE 1/4 E 30 FT FOR RD	80	T	0010		4200 3900	11798	
	312404-9148-03	RECCORICK KATHRYN Y 920 2ND AVE SEATTLE WA	31-24-04 9148 14.566 NE 1/4 OF NW 1/4 OF NE 1/4 OF NE 1/4 LESS S 150 FT LESS E 150 FT OF S 70 FT OF N 100 FT LESS CO RD	80	T	0010		6000	7283	
	312404-9149-04	RECCORICK KATHRYN Y 920 2ND AVE SEATTLE WA	31-24-04 9149 14.565 N 75 FT OF S 150 FT OF E 1/2 OF N 1/2 OF NW 1/4 OF NE 1/4 OF NE 1/4	80	T	0010		4000	5022	
	312404-9150-09	RECCORICK KATHRYN Y 920 2ND AVE SEATTLE WA	31-24-04 9150 14.565 S 75 FT OF E 1/2 OF N 1/2 OF N 1/4 OF NE 1/4 OF NE 1/4	80	T	0010		4000	5022	
	312404-9151-09	PATENT BACKFOLDING CO 8111 1ST AVE SEATTLE WA	31-24-04 9151 14.565 N 100 FT OF S 275 FT OF N 1/4 N 1/2 OF POR OF NE 1/4 OF NE 1/4 LY N OF 1ST AVE S LESS N 14 FT OF N 100 FT THOF	80	T	0010		103700 34000	350487	
	312404-9155-05	JOHNSON BERNARD B 2301P 145TH SE KENT WA	31-24-04 9155 14.565 N 110 FT OF S 400 FT OF SE 1/4 OF SE 1/4 LY N OF OLSON PLACE	80	T	0010		3000	4370	
	312404-9156-04	HARRIS IRVING H 3913 MILITARY RD SEATTLE WA	31-24-04 9156 14.566 FOR 318.4 FT S & N E9-88-39 N 100 FT OF NE COR OF SEC 14 CORNER N 200 FT TH S PLUS LN OF SEC 250 FT TH E 204 FT TH N 45 FT TH E 0 FT TH N 205 FT TO DEG	80	T	0010		8000	11652	
	312404-9157-03	WIGER DOUGLAS D 10635 MARINE VIEW DR S W SEATTLE WA	31-24-04 9157 14.566 S 100 FT OF S 125 FT OF N 250 FT OF E 300 FT OF NE 1/4 OF NE 1/4	80	T	0010		20200 42500	100219	
	312404-9158-02	ROSSO JULIUS 4333 13TH S SEATTLE WA	31-24-04 9158 14.566 FOR NE 1/4 OF NE 1/4 DEG 396 FT W 9 S 499 FT S OF NE COR TH S 325 FT TH W 209 FT TH N 47 FT TH W 60 FT TH W 182 FT TH E 90 FT TH W 94 FT TH E 234 FT TO DEG	80	T	0010		44200 42100	64382 69452	
	312404-9159-01	MILLERSON JULIUS L 8049 4TH AVE S W SEATTLE WA	31-24-04 9159 10.2955 N 75 FT OF S 220.2 FT OF N 150 FT OF NE 1/4 OF SE 1/4 N 15 FT FOR RD	80	T	0010		8000 24400	33501	
	312404-9160-03	STANDARD STEEL FABRICATING CO 8155 1ST AVE S SEATTLE WA	31-24-04 9160 14.566 N 139 FT OF S 314 FT OF N 246 FT OF E 256 FT OF NE 1/4 OF NE 1/4	80	T	0010		48700 89000	200574	
	312404-9161-07		31-24-04 9161 14.565	80	T	0010		5000	7578	

PARCEL CONT I

DATE	PARCEL NUMBER	NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	SP EX	RLS YR	LEVY CODE	VALUATION (16011295)	GENL TAX	SPF
	98106	HUGHES MRL & EVELYN 9301 3RD AVE S W SEATTLE WA	DEG AT PT 923 FT N OF SW COR OF SE 1/4 OF SE 1/4 TH E 171.23 FT TH S 63 FT TH E 156.29 FT TH N 73 FT TH W 327.58 FT TH S 10 FT TO DEG							
	01076	RUCINSKY JOHN S 3909 SW 109TH SEATTLE WA	31-24-04 9163 14.566 N 72.6 FT OF S 376.4 FT OF E 130 FT OF N 280 FT OF NE 1/4 OF SE 1/4	80	T	0010		7100 9000	23451	
	00476	SEHNSON H O 9250 4TH SW SEATTLE WA	31-24-04 9164 14.566 N 61 FT OF S 799 FT OF N 120 FT OF SE 1/4 OF SE 1/4	80	T	0010		6200 15800	32045	
	20479	HEAD BERNICE I 9244 4TH AVE SW SEATTLE WA	31-24-04 9165 14.566 DEG 799 FT N OF SW COR OF SE 1/4 OF SE 1/4 TH N 61 FT TH E 120 FT TH S 61 FT TH W 120 FT TO DEG	80	T	0010		6200 15900	32191	

312404-9203-07
CITY OF SEATTLE

E 60 FT TH S TO BEG
31-24-04 9203
BEG AT NW COR OF SE 1/4 OF NE 1/4
TH S 89-48-35 E ALL LN
916.62 FT TH S 00-01-21 E 330 FT
TH N 254 FT TH S 300 FT TO A LN
12.5 FT N OF AND PLY TO C/L OF
CLOVERDALE ST EXT D E TH N
89-48-35 W ALG SD LN 604.62 FT
TO H LN OF SE 1/4 OF NE 1/4 TH
WLY ALG SD W LN 630.3 FT TO BEG
LESS S 175 FT OF THE N 175 FT

30 X 0010 32600

312404-9205-05
METROPOLITAN SE... LE X

Municipality of
METRO 11-01-01
821-2nd
98104

31-24-04 9205
POR OF E 1/2 OF SE 1/4 & URC STS
WITHIN DAF BRP CH E LN SD
SUDD 804.57 FT N OF SE COR TH
N 89-21-30 W 224.22 FT TO ELY
NHN 2ND AVE SH 75 ESTAD BY
ORD 816075 TH WLY ALG SD ELY
NHN 1150.57 FT TO SELY NHN OF
OLSON PL SH TH WLY ALG SD
SELY NHN 254.30 FT TO WLY NHN
SH 502 TH SELY ALG SD WLY NHN
162.60 FT TO N NHN 1ST AVE SH
TH S ALL SD W NHN 165.42 FT
TO S NHN URC OLSON PL SH TH E
ALG SD S NHN & ELY EXT THOF 50
FT TO E LN SD SUDD TH SALG SD
E LN 898.44 FT TO POS LESS
S 3.31 ACS THOF

30 X 0010 35700

312404-9206-04
16015 HICKEL
9030 3RD AVE S.
SEATTLE WA

C0377
92105

31-24-04 9206 14.566
DPA 2 309 FT E & 217.8 FT N OF
SH COR OF NE 1/4 OF SE 1/4 TH N
72.6 FT TH E 150 FT TH S 72.6
FT TH W 150 FT TO POS LESS W
20 FT

30 T 0010 7500
25500 485

312404-9207-03
CITY OF SEATTLE

S-0577

31-24-04 9207
W 15 FT OF N 67.5 FT OF SE 1/4
OF SE 1/4

30 X 0010 100

312404-9208-02
DARDO & DANIELS GROUP
711 CAPITAL WAY SUITE 204

E0180

31-24-04 9208 14.566
POR OF E 1/2 OF SE 1/4 WLY WLY
OF SH CAMBRIDGE ST & SELY

30 T 0010 24000 340

PAGE

P D R C F C O

RECT # DATE	PARCEL NUMBER NAME & ADDRESS	LEGAL DESCRIPTION	LEVY RATE	EX	DL	S	LEVY CODE	REMINISCENCE	GENL TAX
	OLYMPIA WA 92501	OF OLSON PL SH & WLY OF 2ND AVE SH							
	322404-9001-00 CHEVRON USA INC PROPERTY TAX 0377 PO BOX 7611 SAN FRANCISCO CA	32-24-04 9001 13.983 ALL C/N RGTS IN BLKS 2 & 3 LESS LOT 42 BLK 3 LESS C U H O 1 EAST SOUTH PARK & IN THAT POR OF NE 1/4 OF NE 1/4 LY W OF LOT 17 BLK 2 EAST SOUTH PARK & WLY OF C U H O 1			30	T	3015L	160	2
	322404-9002-09 KUNSON EDGAR & LEONA HERRING 1039 HARROZ ST SEATTLE WA	32-24-04 9002 13.983 W 112.75 FT OF S 100 FT OF W 340 FT OF GL 1 LESS C U H W 1 R TRIANGLE IN SH COR REMAINS			30	T	3015L	100	1
	322404-9003-03 CHILDERS GEORGE H 1040 S ELMGROVE SEATTLE WA	32-24-04 9003 10.6175 W 47.75 FT OF S 130 FT OF W 490 FT OF GL 1 LESS CHH 01 TAX POR PAR EX UND RCH 84.36.381 THRU .389			30	T	3015L	2500 6150	91
	322404-9003-01 CHILDERS GEORGE H 1040 S ELMGROVE SEATTLE WA	32-24-04 9003 13.983 W 47.75 FT OF S 130 FT OF W 490 FT OF GL 1 LESS CHH 01 TAX POR PAR EX UND RCH 84.36.381 THRU .389 NOT INCL			30	T	3015L	2500 6150	320
	322404-9004-07 CURTIS JAMES F 1045 S ELMGROVE SEATTLE WA	32-24-04 9004 13.983 POR OF E 65 FT OF W 112.75 FT OF W 490 FT OF GL 1 LY SHLY OF CORL W U 1			30	T	3015L	5000 10000	209
	322404-9005-06 KING COUNTY	322408 5 BEG WLN W LN OF GL 4 IN NW 1/4 WITH W LN OF GEO BELT DC 0 G1 E5 BY SC S 1480 TH S ALG SD LN TO SH COR OF SD DC TH WLY ALG WLY PROD OF S LN OF SD DC TO PT S 02-03-26 W FR PT ON N SEC LN			30	X	0010L	18200	

Parcel ID	Owner	Address	City	Area	Year	Value	Area	Value	Area	Value
322904-9010-02	MATTIOLLO DOMENICO	514 S COMBOD ST	SEATTLE WA	90100	19.635	10000	10000	10000	10000	10000
322904-9017-02	DOMINIC COLELLA	2282 DES MOINES WAY SO	SEATTLE WA	90100	19.666	10000	10000	10000	10000	10000
322904-9012-01	STARR D W	4001 6TH AVE S	SEATTLE WA	90100	19.666	10000	10000	10000	10000	10000
322904-9019-00	FRANSEL JERRY U	11288 DES MOINES WAY S	SEATTLE WA	90100	19.666	10000	10000	10000	10000	10000
322904-9020-07	MILLINGS JOE R	4001 4TH S	SEATTLE WA	90100	19.666	10000	10000	10000	10000	10000
322904-9021-05	CHAMBERLAIN TUDY R E	4001 4TH S	SEATTLE WA	90100	19.666	10000	10000	10000	10000	10000
322904-9022-05	METROPOLITAN	SEATTLE WA	90120	19.666	10000	10000	10000	10000	10000	10000
322904-9023-04	PRIMOR BANK TRUST R E	DESIGNER Q 3504104	PO BOX 3500 TIS 1	SEATTLE WA	90120	19.666	10000	10000	10000	10000
322904-9025-01	SPARR D W	4001 6TH AVE S	SEATTLE WA	90100	19.666	10000	10000	10000	10000	10000
322904-9029-03	BEVERSON WINSTEAD ROSALIE	403 S WASHINGTON ST	SEATTLE WA	90100	19.666	10000	10000	10000	10000	10000
322904-9030-05	DESIGNER (ARCO)	9400 4TH AVE S	SEATTLE WA	90100	19.666	10000	10000	10000	10000	10000

FORM B

FINAL

DECLARATION OF

NON-SIGNIFICANCE

(Proposed/Final)

(Significance/Non-significance)

Proponent Donald Daniels

X-80-97

Location of Proposal Property between Olson Place SW, SW Cambridge and 2nd Ave. SW

Lead Agency City of Seattle, Dept. of Community Development

Title and Description of Proposal

This is a request to rezone a property from RS 7200 to CG. The site is approximately 3.4 acres in size and is located between Olson Place SW, 2nd Avenue SW and SW Cambridge St. (an unopened right-of-way). A specific project, a mini-warehouse/self-service storage facility, is proposed.

There is little direct impact on the physical environment as a result of the rezoning. Since the rezone does, however, facilitate the construction planned, the environmental impacts associated with construction will result indirectly from the rezone. The impacts described in this checklist are a result of new construction and use of the site.

Excavation on the site prior to this application has substantially altered the topography and surface relief of this site. Some grading and new coverage of the site will occur as a result of this request. Runoff will increase as a result of new coverage. Water detention facilities will be required as provided for in the City's Grading and Drainage Ordinance.

Temporary impacts associated with new construction, including air quality deterioration, noise, vehicle movements, etc., will result. Long term impacts associated with new coverage, removal of fauna and flora, land use, noise, light and glare, and traffic (including parking) will also occur. None of these conditions is foreseen to create any significant adverse environmental impacts.

This determination does not speak to the merits of the rezone.

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 DAREL E. GROTHAUS

Position/Title DIRECTOR, DEPARTMENT OF COMMUNITY DEVELOPMENT

Date April 18, 1980

Signature [Handwritten Signature]

By: Harry A. Schmeisler, Director
Environmental Management Division

Revised: August 24, 1978
AM:mc

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. Name of Proponent:

*BARRIS AND DANIELS GROUP, A PARTNERSHIP
CON DANIELS, PARTNERSHIP*

2. Address and Phone Number of Proponent:

*2920 WEST HARRISON 743 7238
OLYMPIA, WA 98502*

3. Date Checklist Submitted:

MARCH 1980

4. Agency Requiring Checklist:

SEATTLE DEPARTMENT OF COMMUNITY DEVELOPMENT

5. Name of Proposal, if applicable:

SHURBARD MINI STORAGE OF WEST SEATTLE

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):

FOUR SELF-SERVICE STORAGE BUILDINGS CONTAINING APPROXIMATELY 650 DIFFERENT SIZED RENTAL CUBICLES PLUS A FREE-STANDING, TWO-BEDROOM CARETAKER'S RESIDENCE. THE STORAGE BLDGS WILL TOTAL APPROX. 66,000 SQ FT AND HAVE PAINTED CONC. EXTERIOR WALLS, WOOD ROOF STRUCTURE WITH COMPO ROOFING. THE CARETAKER'S UNIT WILL BE WOOD FRAME, SHAKE ROOF. THE STORAGE BLDGS WILL BE SPLIT LEVEL TO UTILIZE THE HILL SIDE. ALL DRIVEWAYS WILL BE ASPHALT PAVED. ONE ROW OF GRAVEL SURFACED OPEN STORAGE WILL BE PROVIDED. THE ENTIRE SITE WILL BE ENCLOSED WITH A 6' HIGH CHAINLINK FENCE.

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):

THE SITE WAS A SAND AND GRAVEL PIT AND THE LARGEST PORTION OF THE SITE HAS RECENTLY BEEN IMPROVED AS A PARK AND RIDE LOT. THERE IS APPROXIMATELY 3 ACRES "LEFTOVER" WHICH IS THE SUBJECT OF THIS PROPOSAL. THE PROPERTY IS PRESENTLY ZONED RS 7600. THE PROPOSED RESIDENCE IS CG. BECAUSE OF THE STEEP HILL SIDE, THIS DEVELOPMENT WILL NOT BE SEEN FROM THE RESIDENTIAL NEIGHBORHOOD ACROSS OLSON PL SW.

8. Estimated Date of Completion of the Proposal:

FEBRUARY 1981

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

- 1) REZONE ORDINANCE DEPT OF COMM DEV - CITY COUNCIL
- 2) BUILDING PERMIT BLDG DEPT
- 3) STREET VACATION ENGINEERING DEPT

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

ADD ONE ADDITIONAL STORAGE BUILDING WHEN SW CAMBRIDGE STREET IS VACATED

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:

- 1) BOUNDARY AND TOPOGRAPHY SURVEY
- 2) ARCHITECTURAL SITE/GRADING PLAN
- 3) COPY OF SEATTLE ZONING MAP
- 4) COPY OF COUNTY ASSESSORS' MAP
- 5) COPY OF REZONE PETITION
- 6) LETTERS FROM SOILS ENGINEER
- 7) LETTERS FROM WEST SEATTLE CHAMBER OF COMMERCE

II. ENVIRONMENTAL IMPACTS

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

- (1) Earth. Will the proposal result in: Yes Maybe No
- | | | | |
|---|----------|----------|----------|
| (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: THE EXISTING HILLSIDE WILL BE RESHAPED UNDER THE DIRECTION OF A REGISTERED GEOLOGIST. THE OVERALL CHANGE IN THE EXISTING TERRAIN WILL BE MINIMAL. APPROXIMATELY 3000 CU YDS OF IMPORTED STRUCTURAL FILL IS REQUIRED FOR BUILDING FOUNDATIONS. THE HILLSIDE WILL BE SEEDED WITH GRASS FOR EROSION PROTECTION. THE RUNOFF CREATED BY THE NEW IMPERVIOUS SURFACES WILL BE COLLECTED AND DETAINED ON SITE.

- (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> | ___ | <u>X</u> |

Yes Maybe No

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

___ ___

Explanation:

DEPT. CONSTRUCTION AND PAVEMENT LAYING ACTIVITIES MAY CREATE OBJECTIONABLE ODORS TEMPORARILY

(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?

___ ___

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

___ ___

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

___ ___

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

___ ___

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

___ ___

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

___ ___

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

___ ___

- (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?

___ ___

Yes Maybe No

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

X

Explanation: *SUBTERRANEAN INTERCEPTOR DRAINS WILL BE PLACED PARALLEL WITH THE HILLSIDE TO INTERCEPT GROUND WATER WHICH WILL FLOW INTO THE NEW STORM WATER DRAINAGE SYSTEM. RUNOFF FROM THE NEW IMPERVIOUS SURFACES WILL BE RETAINED IN UNDERGROUND STORAGE PIPING WHICH WILL BE PERFORATED AND WILL ALLOW SOME OF THE WATER BACK INTO THE GROUND.*

(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: *NO UNIQUE SPECIES OF FLORA ARE KNOWN TO EXIST ON THIS SITE. NEW LANDSCAPING WILL INTRODUCE SPECIES FAMILIAR TO THE REGION.*

(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

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

Yes Maybe No

Explanation: _____

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

Explanation: _____

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

Explanation: _____

(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?

Explanation: WHEN THE PROJECT IS FULLY RENTED, APPROXIMATELY 50 TO 100 CARS PER DAY WILL VISIT THE SITE AT PEAK TIMES DURING THE MONTH (FIRST OF MONTH WHEN RENTS ARE DUE).
 DEPT: THE APPLICANT ESTIMATES THAT FROM 10 TO 25 VEHICLES WILL VISIT THE SITE DURING NORMAL OPERATION PER DAY. HOURS WILL PROBABLY BE FROM 7 AM TO 5 PM. ABOUT 100 PARKING SPACES WILL BE AVAILABLE ON THE SITE.

(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:

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

Explanation: THIS NEW DEVELOPMENT WILL REQUIRE NORMAL PUBLIC SERVICES.

(15) Energy. Will the proposal result in:

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

Explanation: ELECTRIC LIGHT AND POWER IS REQUIRED FOR ALL BUILDINGS. THE CARETAKERS RESIDENCE ONLY IS HEATED

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

(a) Power or natural gas?	X	—	—
(b) Communications systems?	X	—	—
(c) Water?	X	—	—

- | | Yes | Maybe | No |
|-------------------------------|-------------------------------------|--------------------------|--------------------------|
| (d) Sewer or septic tanks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) Storm water drainage? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) Solid waste and disposal? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Explanation: *THESE NEW IMPROVEMENTS WILL REQUIRE LOW-INTENSIVE USE OF EXISTING UTILITIES*

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

— —

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?

— —

Explanation:

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

— —

Explanation:

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

— —

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:

Robert S. Dancy

Date: FEB 28 1980

ROBERT S. DANCY, ARCHITECT
AGENT FOR OWNER
1600 NW SILVERMAN BLVD
ISSAQUAH WASH 98027
TEL (206) 392-6522

This checklist was reviewed by *Paul Edson*
of Community Development. Any comments or changes made by the
department are entered in the body of the checklist and contain the
initials of the reviewer.

Paul Edson

5/19/76

- 10 -

ENVIRONMENTAL CHECKLIST FORM

I. BACKGROUND

1. Name of Proponent:

BARRD AND DANIELS GROUP, A PARTNERSHIP
DON DANIELS, PARTNERSHIP

2. Address and Phone Number of Proponent:

2920 WEST HATFIELD 943 7238
OLYMPIA, WA 98502

3. Date Checklist Submitted:

4. Agency Requiring Checklist:

SEATTLE DEPARTMENT OF COMMUNITY DEVELOPMENT

5. Name of Proposal, if applicable:

SHURGARD MINI STORAGE OF WEST SEATTLE

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):

FOUR SELF-SERVICE STORAGE BUILDINGS CONTAINING APPROXIMATELY 650 DIFFERENT SIZED FELTAL CUBICLES PLUS A FREE-STANDING, TWO-BEDROOM CARETAKER'S RESIDENCE. THE STORAGE BLDGS WILL TOTAL APPROX. 66,000 SQ FT AND HAVE PAINTED CONC. EXTERIOR WALLS, WOOD ROOF STRUCTURE WITH COMPO ROOFING. THE CARETAKER'S UNIT WILL BE WOOD FRAME, SHAKE ROOF. THE STORAGE BLDGS WILL BE SPLIT LEVEL TO UTILIZE THE HILLSIDE. ALL DRIVEWAYS WILL BE ASPHALT PAVED. ONE ROW OF GRAVEL SURFACED OPEN STORAGE WILL BE PROVIDED. THE ENTIRE SITE WILL BE ENCLOSED WITH A 6' HIGH CHAINLINK FENCE.

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):

THE SITE WAS A SAND AND GRAVEL PIT AND THE LARGEST PORTION OF THE SITE HAS RECENTLY BEEN IMPROVED AS A PARK AND RIDE LOT. THERE IS APPROXIMATELY 3 ACRES "LEFTOVER" WHICH IS THE SUBJECT OF THIS PROPOSAL. THE PROPERTY IS PRESENTLY ZONED RS 7600. THE PROPOSED RESIDENCE IS CG. BECAUSE OF THE STEEP HILLSIDE, THIS DEVELOPMENT WILL NOT BE SEEN FROM THE RESIDENTIAL NEIGHBORHOOD ACROSS OLSON PL SW.

8. Estimated Date of Completion of the Proposal:

FEBRUARY 1981

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

- 1) REZONE ORDINANCE DEPT OF COMM DEV
- 2) BUILDING PERMIT BLDG DEPT
- 3) STREET VACATION ENGINEERING DEPT

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

ADD ONE ADDITIONAL STORAGE BUILDING WHEN S W CAMBRIDGE STREET IS VACATED

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:

- 1) BOUNDARY AND TOPOGRAPHY SURVEY
- 2) ARCHITECTURAL SITE/GRADING PLAN
- 3) COPY OF SEATTLE ZONING MAP
- 4) COPY OF COUNTY ASSESSORS' MAP
- 5) COPY OF REZONE PETITION
- 6) LETTER FROM SOILS ENGINEER
- 7) LETTER FROM WEST SEATTLE CHAMBER OF COMMERCE

II. ENVIRONMENTAL IMPACTS

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

(1) Earth. Will the proposal result in: Yes Maybe No

- | | | | |
|---|----------|----------|----------|
| (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: THE EXISTING HILLSIDE WILL BE RESHAPED UNDER THE DIRECTION OF A REGISTERED GEOLOGIST. THE OVERALL CHANGE IN THE EXISTING TERRAIN WILL BE MINIMAL. APPROXIMATELY 3000 CU YDS OF IMPORTED STRUCTURAL FILL IS REQUIRED FOR BUILDING FOUNDATIONS. THE HILLSIDE WILL BE SEEDED WITH GRASS FOR EROSION PROTECTION. THE RUNOFF CREATED BY THE NEW IMPERVIOUS SURFACES WILL BE COLLECTED AND DETAINED ON SITE.

(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> |

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

Yes Maybe No

_____ _____

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?
- (b) Changes in absorption rates, drainage patterns, or the amount of surface water run-off?
- (c) Alterations to the course or flow of flood waters?
- (d) Change in the amount of surface water in any water body?
- (e) Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen, or turbidity?
- (f) Alteration of the direction or rate of flow of ground waters?
- (g) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavation?
- (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?

_____	_____	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	_____	_____
_____	_____	<input checked="" type="checkbox"/>
_____	_____	<input checked="" type="checkbox"/>
_____	_____	<input checked="" type="checkbox"/>
_____	<input checked="" type="checkbox"/>	_____
<input checked="" type="checkbox"/>	_____	_____
_____	_____	<input checked="" type="checkbox"/>

- | | Yes | Maybe | No |
|---|-------|-------|-------------|
| (i) Reduction in the amount of water otherwise available for public water supplies? | _____ | _____ | _____X_____ |

Explanation: *SUBTERRANEAN INTERCEPTOR DRAINS WILL BE PLACED PARALLEL WITH THE HILLSIDE TO INTERCEPT GROUND WATER WHICH WILL FLOW INTO THE NEW STORM WATER DRAINAGE SYSTEM. RUNOFF FROM THE NEW IMPERVIOUS SURFACES WILL BE DETAINED IN UNDERGROUND STORAGE PIPING WHICH WILL BE PERFORATED AND WILL ALLOW SOME OF THE WATER BACK INTO THE GROUND.*

(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: *NO UNIQUE SPECIES OF FLORA ARE KNOWN TO EXIST ON THIS SITE. NEW LANDSCAPING WILL INTRODUCE SPECIES FAMILIAR TO THE REGION.*

(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:

NO UNIQUE SPECIES OF FAUNA ARE KNOWN TO EXIST ON THIS SITE

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

_____ _____ X

Explanation:

NO NOISY OCCUPANCIES ARE PERMITTED PER PERITAL AGREEMENT

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

_____ _____ X

Explanation:

ALL EXTERIOR LIGHTING WILL BE SHIELDED

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

_____ _____ X

Explanation:

PERZONING IS REQUIRED FOR THE PROPOSED USE BUT WILL NOT AFFECT OTHER ZONING.

(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

_____ _____ X

	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
-------	-------	---

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: *WHEN THE PROJECT IS FULLY RENTED, APPROXIMATELY 50 TO 100 CARS PER DAY WILL VISIT THE SITE AT PEAK TIMES DURING THE MONTH (FIRST OF MONTH WHEN RENTS ARE DUE)*

(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:

	Yes	Maybe	No
(a) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Parks or other recreational facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Maintenance of public facilities, including roads?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(f) Other governmental services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explanation: *THIS NEW DEVELOPMENT WILL REQUIRE NORMAL PUBLIC SERVICES.*

(15) **Energy.** Will the proposal result in:

(a) Use of substantial amounts of fuel or energy?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Demand upon existing sources or energy, or require the development of new sources of energy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Explanation: *ELECTRIC LIGHT AND POWER IS REQUIRED FOR ALL BUILDINGS. THE CARETAKERS RESIDENCE ONLY IS HEATED*

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

(a) Power or natural gas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(b) Communications systems?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(c) Water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- | | Yes | Maybe | No |
|-------------------------------|-------------------------------------|--------------------------|--------------------------|
| (d) Sewer or septic tanks? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (e) Storm water drainage? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| (f) Solid waste and disposal? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Explanation: *THESE NEW IMPROVEMENTS WILL REQUIRE LOW-INTENSIVE USE OF EXISTING UTILITIES*

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

— —

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?

— —

Explanation:

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

— —

Explanation:

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

— —

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:

Robert S. Davey

Date: FEB 28 1980

ROBERT S. DAVEY, ARCHITECT
AGENT FOR OWNER
160 NW GILMAN BLVD
ISSAQUAH WASH 98027
TEL (206) 392-6522

Paul Edson

5/19/76

RECORD OF REFERRALS

Application No. X-80-097 Date Sent 3/24/80

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"/> Development Core Projects, DCD	_____
<input type="checkbox"/> Office of Policy Planning	_____
<input type="checkbox"/> City Clerk (for filing)	_____
<input type="checkbox"/> City Engineer	_____
<input type="checkbox"/> Other, _____	_____

REZONING PETITION

PETITION TO CHANGE THE ZONING CLASSIFICATION OF REAL PROPERTY WITHIN THE
CITY OF SEATTLE

DATE 2-29-80 APPLICATION NO. X-80-97
ROLL PAGE NO. 82 77E C. F. NUMBER _____
RECEIPT NO. 87981

289193

THE CITY COUNCIL
CITY OF SEATTLE
11th Floor, Seattle Municipal Bldg.
SEATTLE, WASHINGTON 98104

Honorable Members:

The undersigned, being owner(s) of the following described real property, owners authorized agent(s), or group of interested property owners, do respectfully petition for a CHANGE IN THE ZONING CLASSIFICATION OF SUCH PROPERTY as outlined below:

(Please Type or Print in Ink)

1. Legal Description of Property to be Rezoned. THAT PORTION OF SE 1/4 OF SEC 31, TWIN 24N, RANGE 4E WM IN KING COUNTY, WA. LYING NW OF THE NW LINE OF 2ND AVE SW PER ORD 100755, LYING SE OF THE SE LINE OF OLSON PLACE SW PER ORD 100755, LYING NE OF THE NE LINE OF SW CAMBRIDGE ST PER ORD 10015

Zoning Classification of Property: Present RS 7200 Proposed CG

2. Location of Property (relative to street intersection) SE SIDE OF OLSON PL SW AT 2ND AVE SW. BETWEEN MEYERS WAY S AND SW ROXBURY ST IN THE WHITE CENTER AREA

3. Approximate size of property 148 000 SQ FT 3.4 ACRES

4. Owner(s) of Property Proposed for Reclassification
(Please Type or Print in Ink.)

Name	Address	Legal Description
a. <u>BARRO AND DANIELS GROUP, A PARTNERSHIP.</u>	<u>2920 W. HARRISON</u>	<u>OLYMPIA, WA 98502</u>
	<u>DON DANIELS, PARTNER</u>	
b.		
	<u>SEND NOTICES TO: ROBERT S. DAVEY</u>	
c.	<u>160 NW GILMAN BLVD.</u>	
	<u>ISSAQUAH WA. 98027</u>	
d.		

(There are additional owners. Their names and address and the legal description of their properties have been attached. Yes No)

FILED
CITY OF SEATTLE
MAR 29 11:13
COMPTROLLER AND CITY CLERK

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

UNIMPROVED EXCEPT CURB, WALKS & GUTTERS

6. Reason for requested change and proposed use: TO PROVIDE STORAGE AND NEEDED SELF-SERVICE STORAGE FOR THE COMMUNITY. THIS USE WILL BE LOW-LEVEL, NON INTENSIVE AND WILL BE A COMPLIMENTARY DEVELOPMENT ADJACENT TO THE EXISTING METRO PARK AND RIDE LOT. THE SITE WAS A PREVIOUS SAND AND GRAVEL PIT. THE EXISTING RESIDENTIAL ZONING IS NOT THE BEST USE BECAUSE OF THE BUSY STREET, STEEP TERRAIN AND THE CURVE PROXIMITY TO THE PARK AND RIDE LOT. COMMERCIAL IS NOT THE BEST USE BECAUSE OF THE TERRAIN AND LIMITED ACCESS TO OLSON PLACE SW.

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

Owner Owner's Agent Other

8. Petitioner or Agent designated as contact with City.

Name Donald Daniels Address _____ Telephone _____

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

a. Donald Daniels, father 2920 W. HERRIN AVE (206) 943-7238
DUNSMUIR, WA 98522

b. _____
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 JFW

Date Accepted for Filing 3/21/80

FILE NO. X-80-97 KROLL 77E

Legal description of properties within 300' radius:

✓ 645330 Overlook Add UNRE Lots
84-91
#78-212 A+B
 S.P.
 Tax Lots 208 (24) (33) (146) (161) (174) (178)
~~SW4 of~~ E $\frac{1}{2}$ 31-24-4 205 32 22
 SW4 of 32-24-4

Addresses of properties within 300' radius:

OLSON PL S.W.	9411 and 9419
3RD AVE S.W.	9301
Cambridge PL S.W.	None
2nd Ave S.W.	None
S.W. Fletcher St	None

Other persons and agencies to be notified:

Robert S. Davey
 160 N.W. Gilman ~~BLVD~~ BLVD Dune
no. 4412
 ISSAQUAH, WA 98027
 Floyd F. Fuller
 attorney (Receiver) 11840 Holmes Pl Dr NE
 " Kirkland, WA 98033 ✓
 " 715 Hope Bldg
 " Seattle, WA 98104 ✓
 Overlook Investors
 c/o C.L. Walton
 1008 Tower Bldg. Seattle, 98101 ✓



White Center Chamber of Commerce

P.O. Box 46223 Seattle, Washington 98146

November 28, 1979

The Barbo-Daniels Company
Sharon A. Scofield
711 Capitol Way
Suite 204
Olympia, WA 98501

Dear Ms. Scofield:

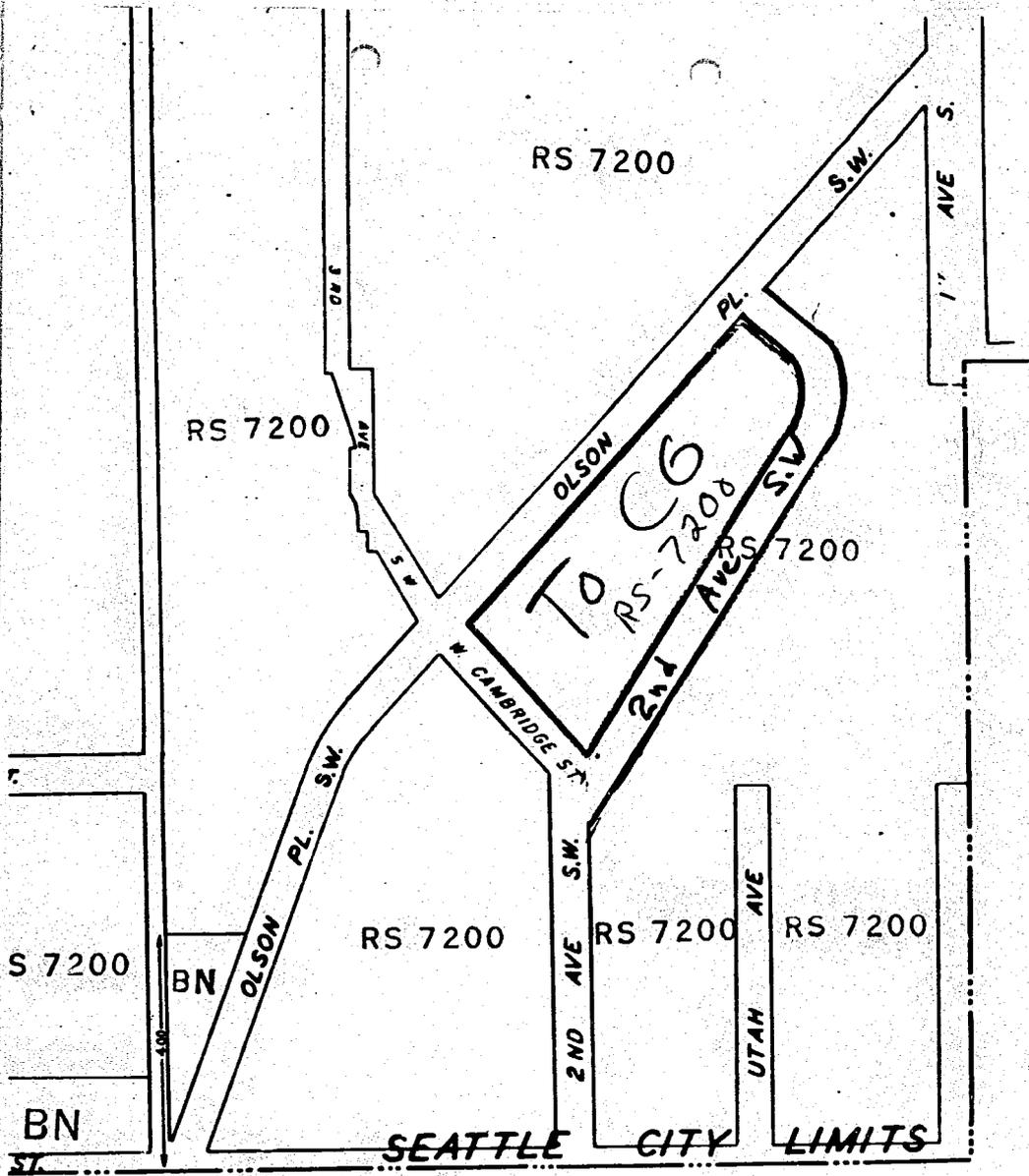
The White Center Chamber of Commerce has reviewed your proposed mini-storage project and determined it will be a welcome addition to our community. We fully support your request for rezoning. The service to be provided by your facility is needed in our area.

If we can be of further assistance, please feel free to contact me.

Yours truly,

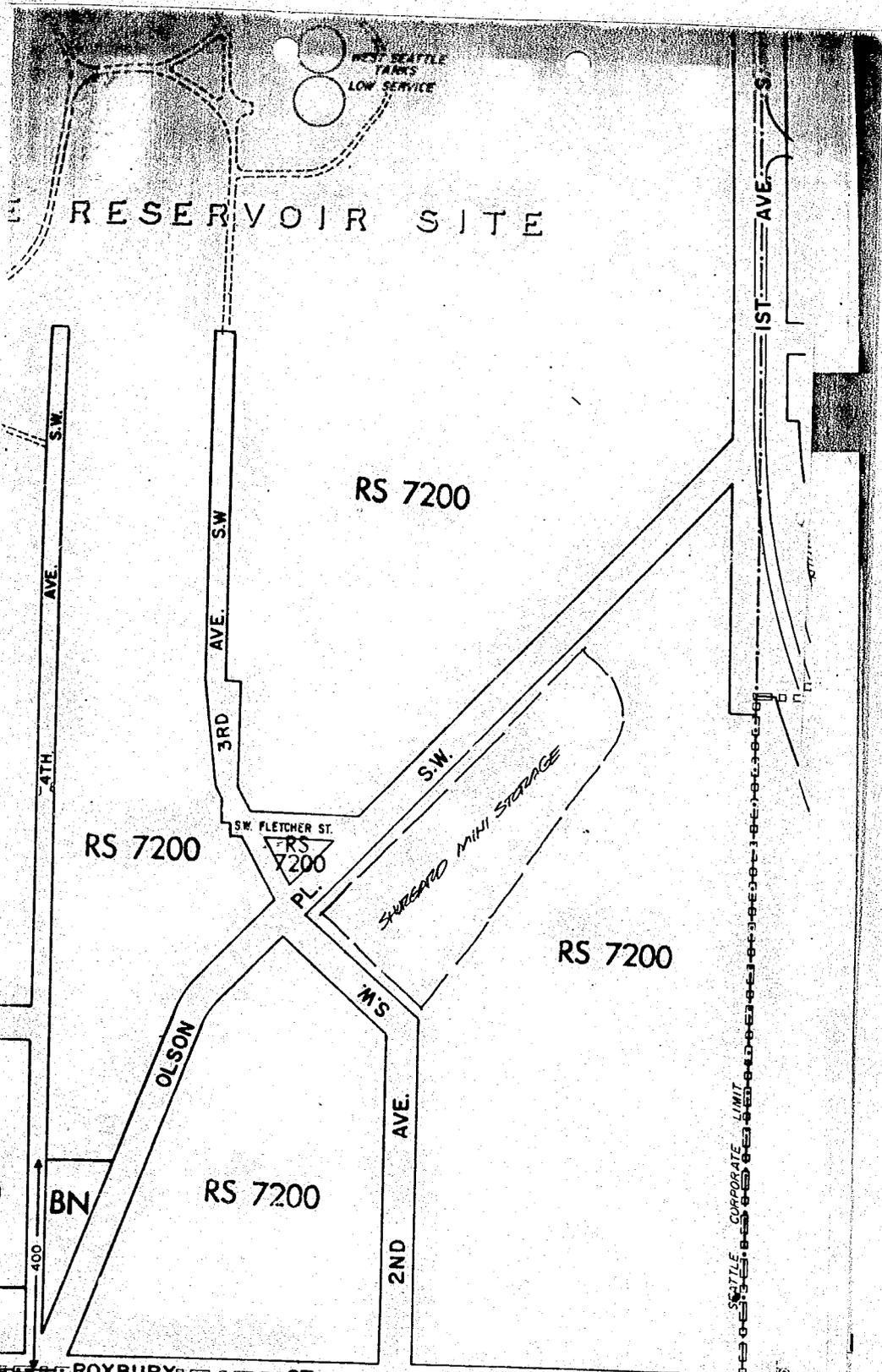
Lew Smith, President
White Center Chamber of Commerce

LS/ph



302E

182



REPRODUCTION IN WHOLE
OR PART FOR PERSONAL USE OR
RESALE IS PROHIBITED BY LAW.

ATLAS OF SEATTLE
 COPYRIGHTED & PUBLISHED BY
KROLL MAP COMPANY, INC., SEATTLE
 SCALE: 1 INCH = 200 FEET
 SCALE: 1 INCH = 200 FEET

SEATTLE CORPORATE LIMIT

E-528

T&TD loc. file: Olson Pl. SW

**CITY OF SEATTLE
DEPARTMENT OF ENGINEERING**

ZONING MEMO

RECEIVED

APR 25 1980

COM. DEV. E.M.D.

Date: April 21, 1980

To: Technical Review Section
Department of Community Development

From: Paul A. Wiatrak, P.E., Director of Engineering *PAW*

Subject: Rezoning Conditional Use Variance
Location SE side of Olson Pl. SW, W. Cambridge St. to
File No. X-80-97 2nd Ave. SW.

The uses permitted in the proposed parking CG
(could) (will) (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: Traffic & Transportation has no
objection to the proposed rezone provided that
driveways are constructed 300' south of
Olson Pl. SW and 2nd Ave. SW intersection
(where exclusive left turn lane access is
available).

DHC/kss *CM*
Attachment
cc: Street Vacation Section

X-80-97

AM

CITY COUNCIL TRANSMITTAL

C. F. # 289193

TO:

DCD

Date Sent:

3/38/80

Reply Requested By:

ASAP

Subject: Petition of Donald Daniels to rezone portion of the SE ¼ of section 31-24-4 from RS 7200 to CG located on the southeast side of Olson Place Southwest at 2nd Avenue SW.

FROM:

UD&H

ACTION
— required

Review and Return File With Your Answer to Sender

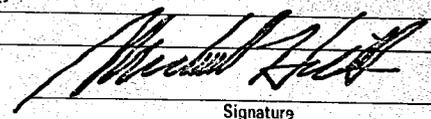
Review and Answer Petitioner; Return File and Copy of Answer to Sender

XXXXX

Review and Make Recommendations, Return File and Recommendations to Sender
() In Duplicate

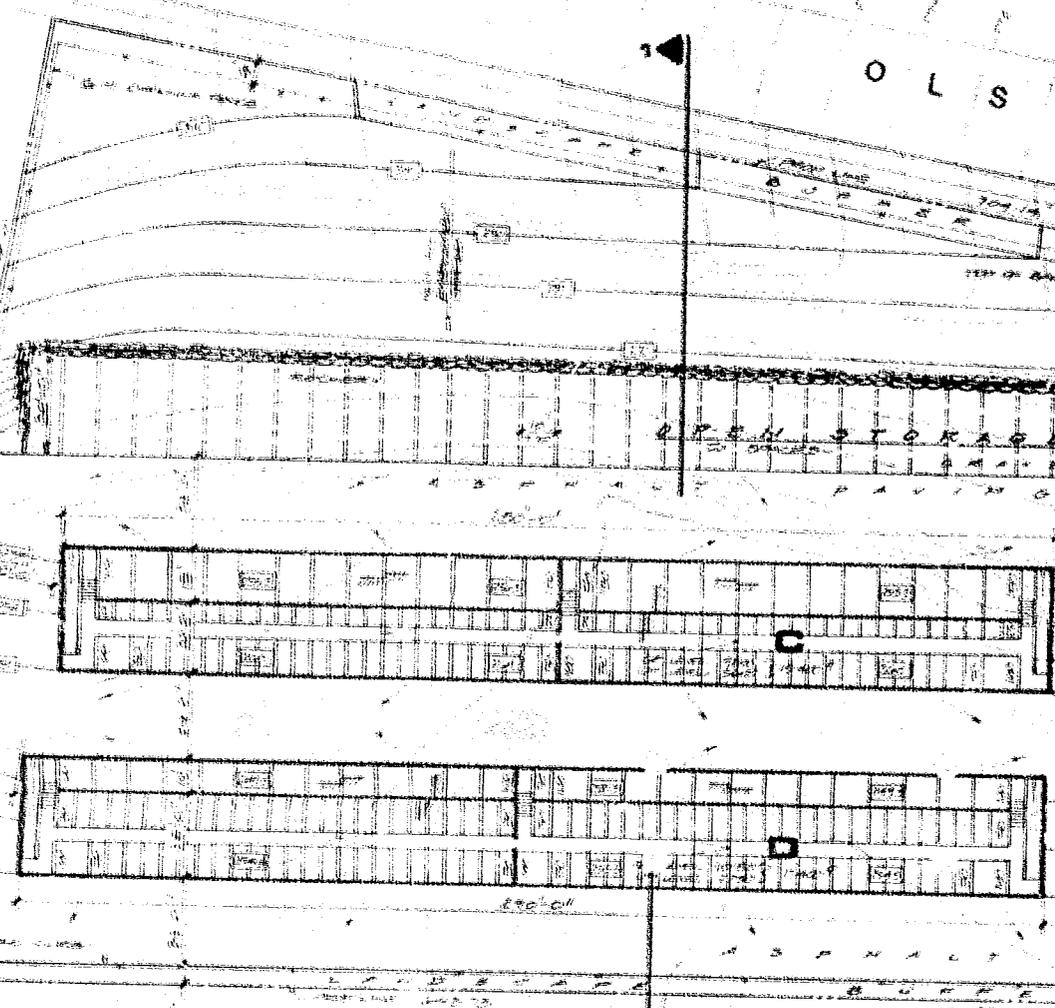
Prepare Legislation and Return File to Sender

Additional Information:

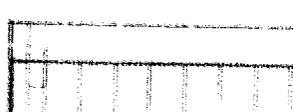
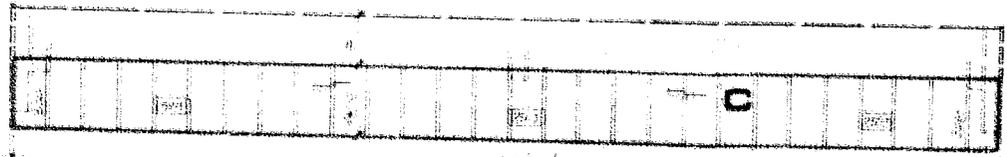


Signature

S W C A M B R I D G E S T
FUTURE BUILDING

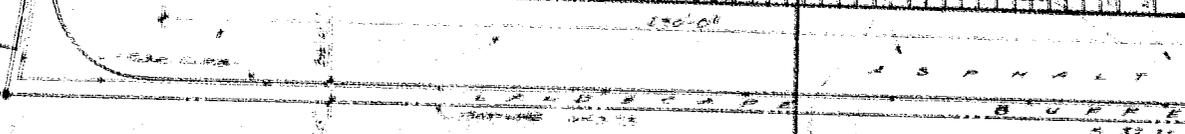
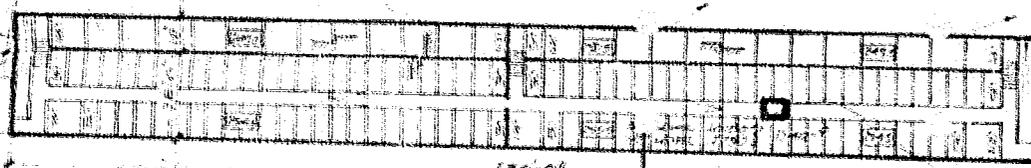
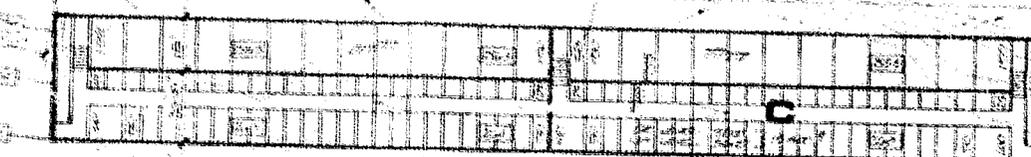


O L S



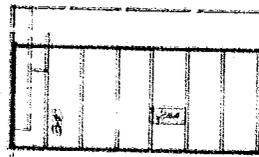
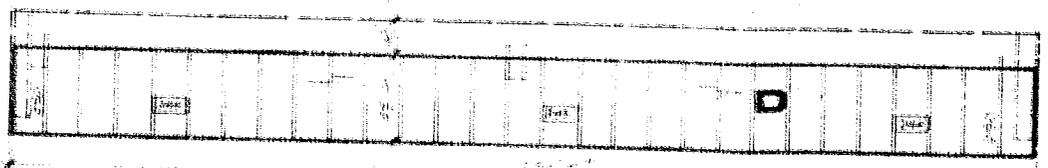
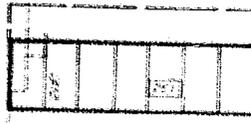
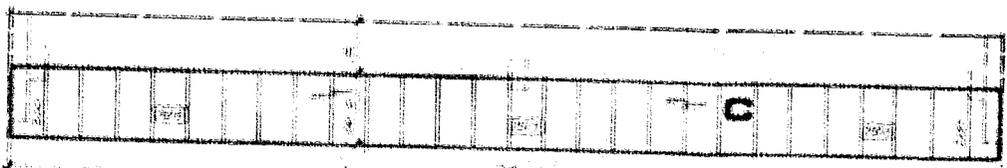
S W C A M B R I D G E S
FIRE BUILDINGS

OPEN STORAGE

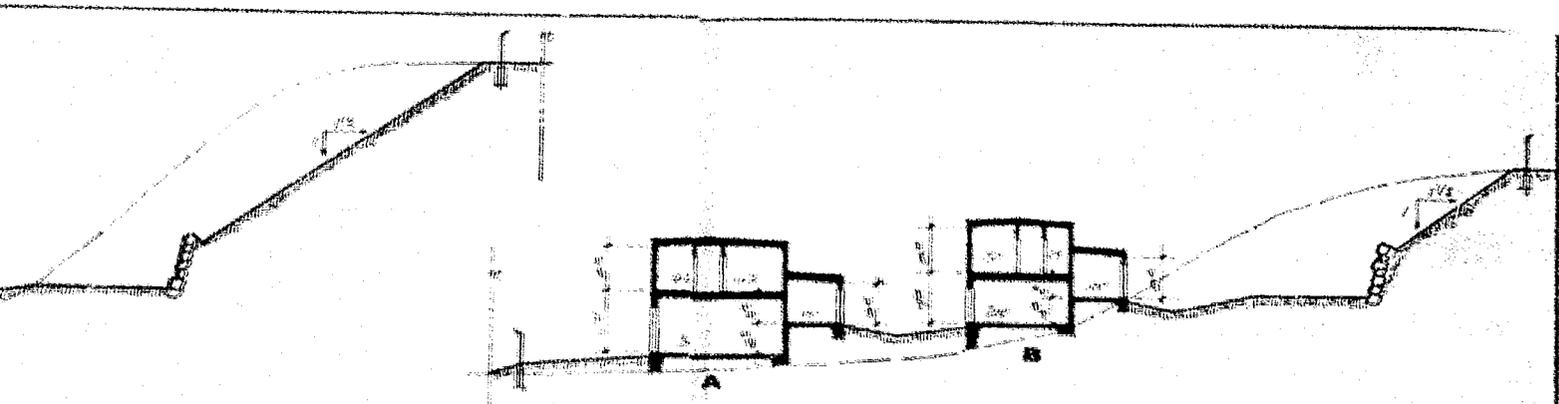


ASPHALT

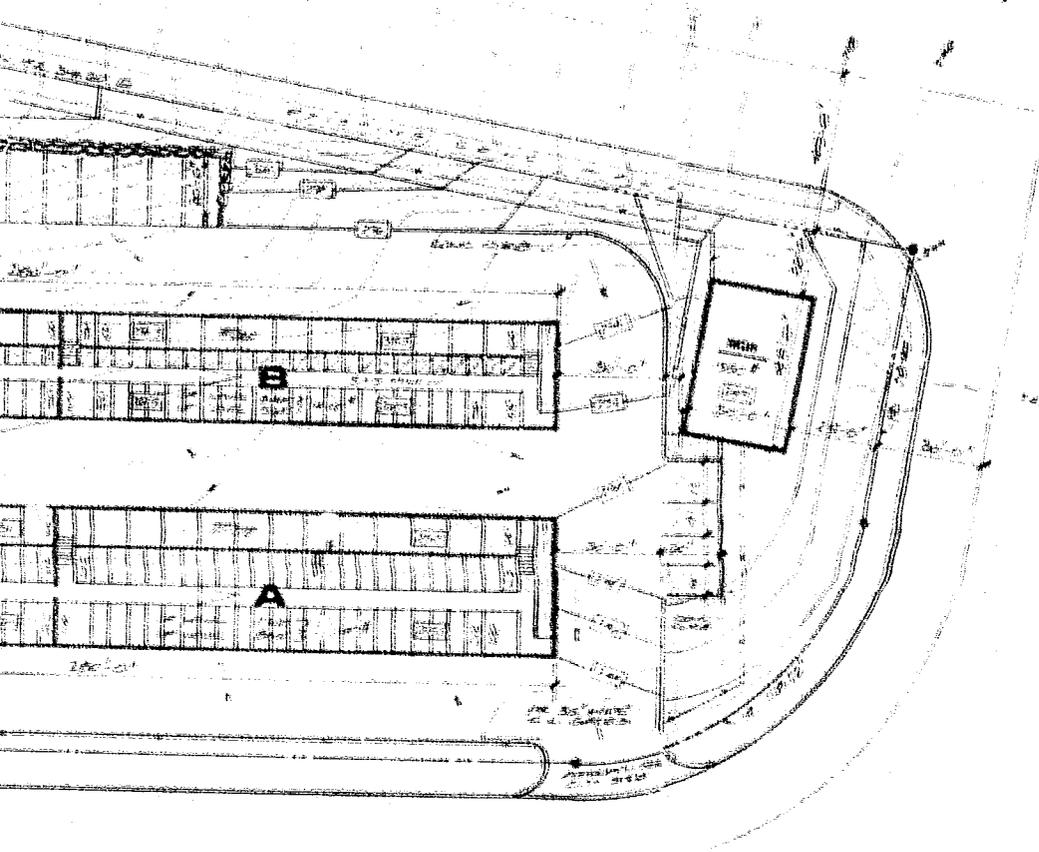
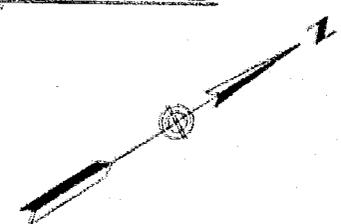
EXISTING CURB



LOWER LEVEL PLAN



SECTION B



SITE AREA	3.4 ACRES	149,016 sq
BLOCK AREA		
GARAGE LEVEL	39,550 sq	66,400 sq
OFFICE LEVEL	26,850	
UNIMPAVED		1,360
TOTAL		67,760 sq

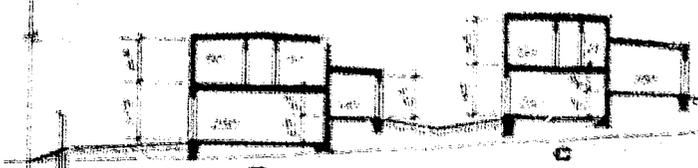
LEGEND

- EXISTING BOUNDARY
- FINISHED BOUNDARY
- FINISHED FLOOR
- PROPERTY LINE
- FENCE LINE
- DEEP IN FLOOR
- CONCRETE RAMP
- SUBMITTAL

N U E S W

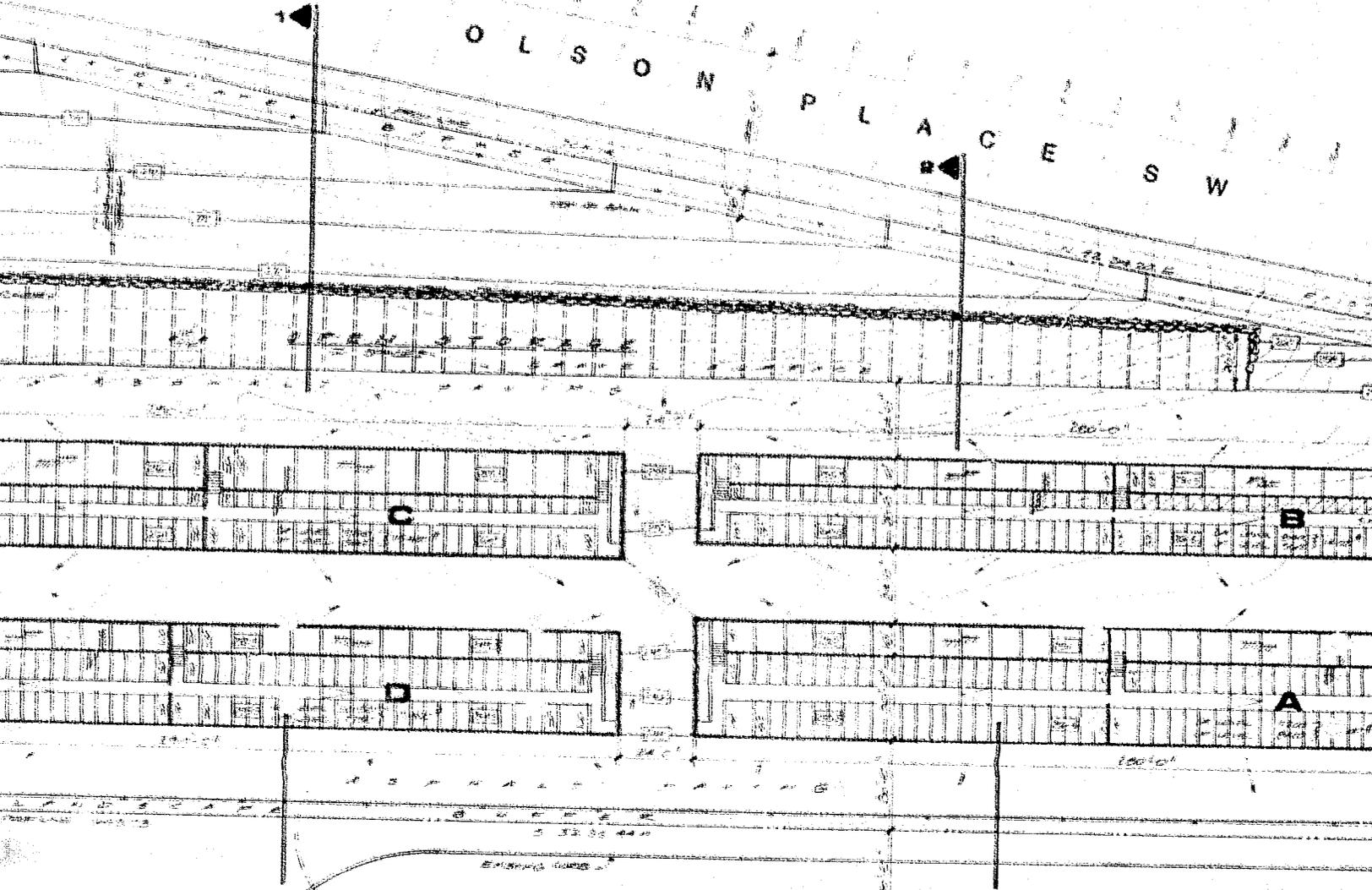
SITE PLAN

UNIT MIX		
BRN	SIZE	UNIT
15	725 sq	40
25	825	74
50	1,425	102
67	1,425	40
100	2,125	52
150	2,125	25
200	2,125	50
250	2,125	25



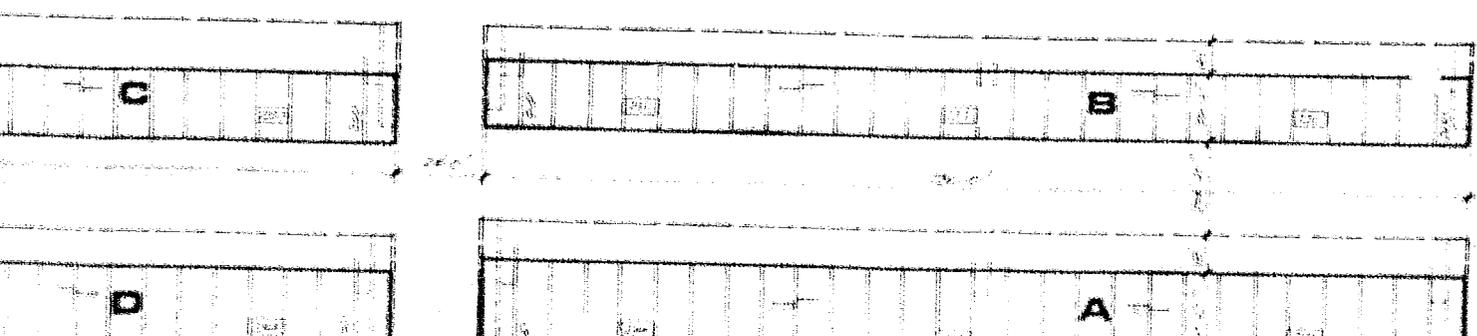
SECTION 1

OLSON PLACE SW

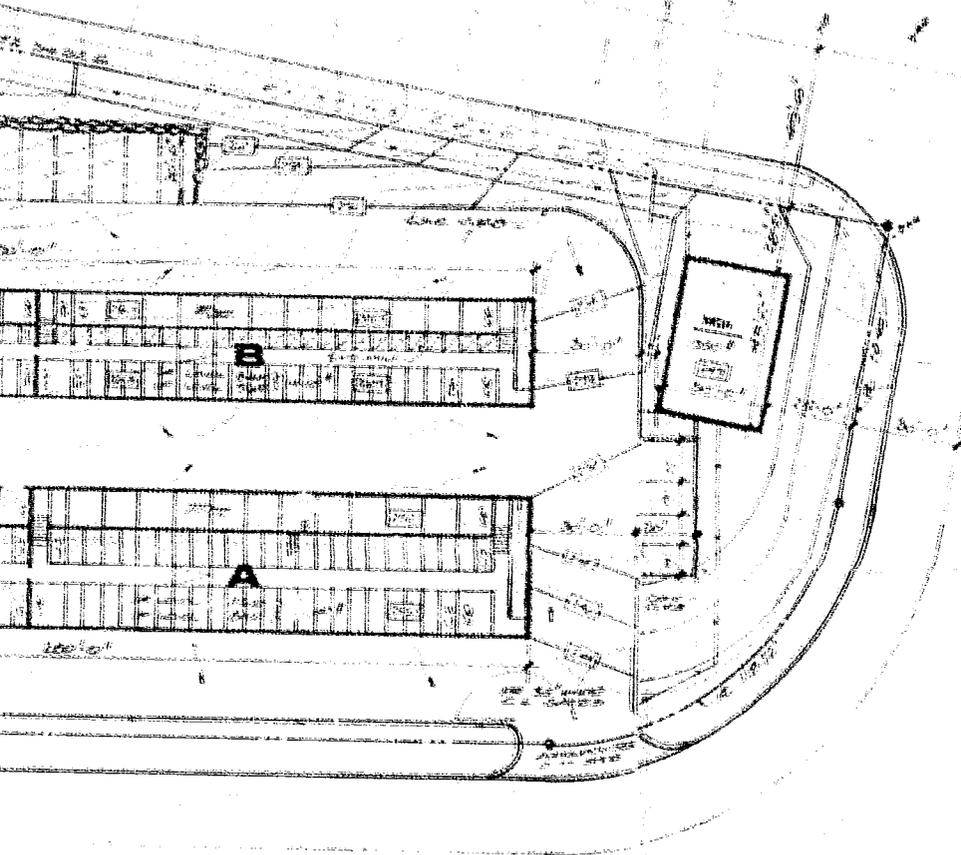
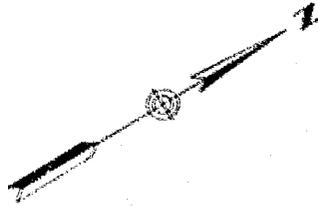


2ND AVENUE S

SITE PL



SECTION B



SITE AREA	3.4 ACRES	140,095 ^{sq}
BLDG AREA		
GROUND LEVEL	39,560 ^{sq}	66,400 ^{sq}
UPPER LEVEL	26,840 ^{sq}	
MANAGER		1,550
TOTAL		67,750^{sq}

LEGEND

- EXISTING DRIVE
- PROPOSED DRIVE
- FINISHED PAVEMENT
- PROPERTY LINE
- FENCE LINE
- DEEP IN FLOOR
- CONCRETE DRIVE
- SIDEWALK

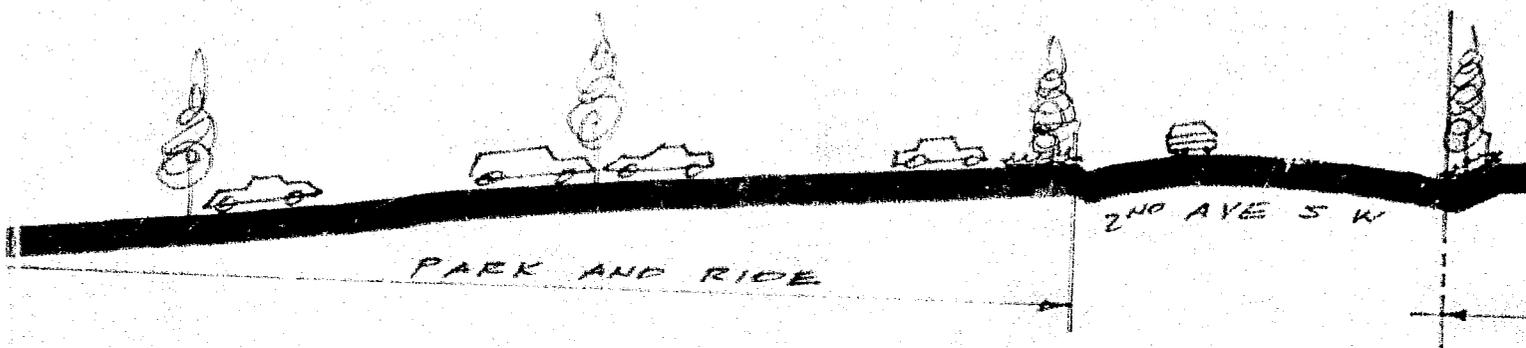
N U E S W

SITE PLAN

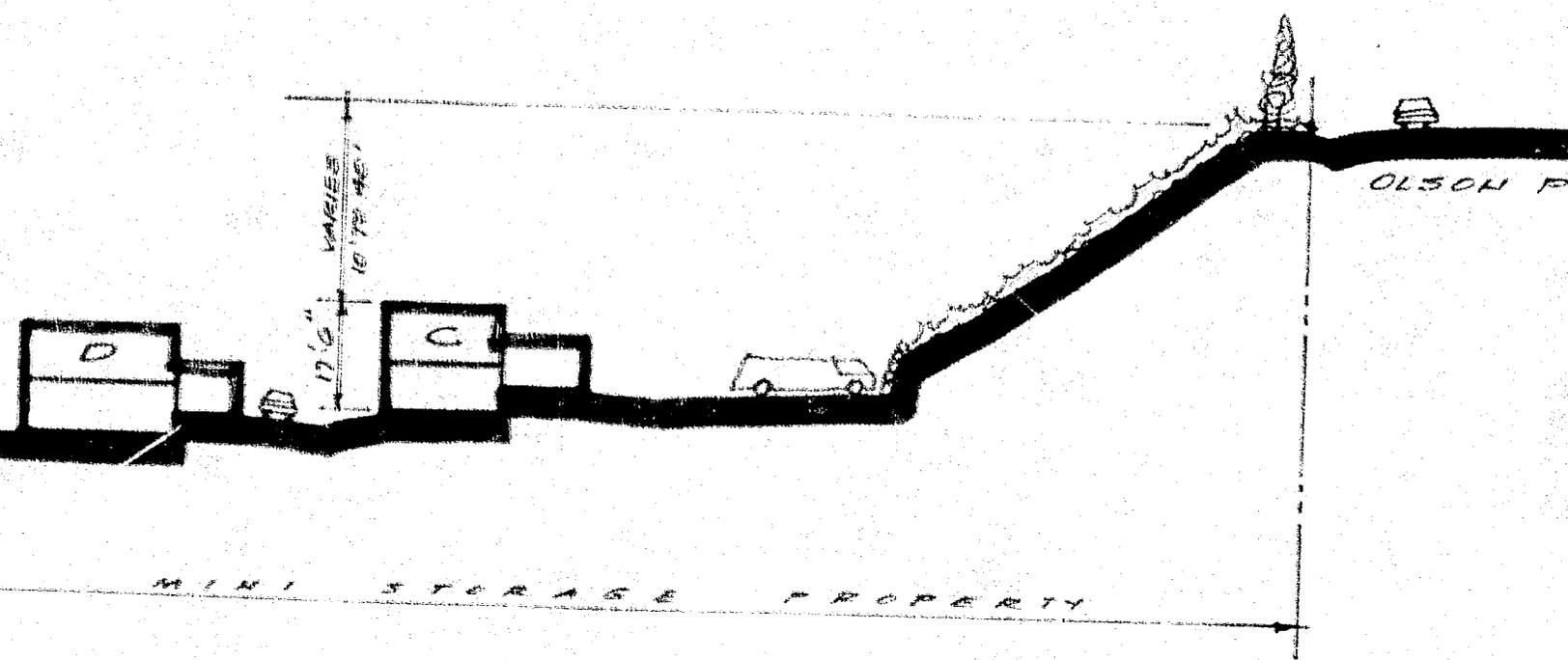
UNIT MIX		
SIZE	SIZE	TOTAL
75	7.5 x 10	40
75	6 x 5	74
50	6 x 10	107
67	4 x 12.5	91
100	6 x 10	36
150	6 x 15	25
200	6 x 20	50
250	6 x 25	74
300	6 x 30	73
OPEN	SPACE	50

1/4" = 1'-0"

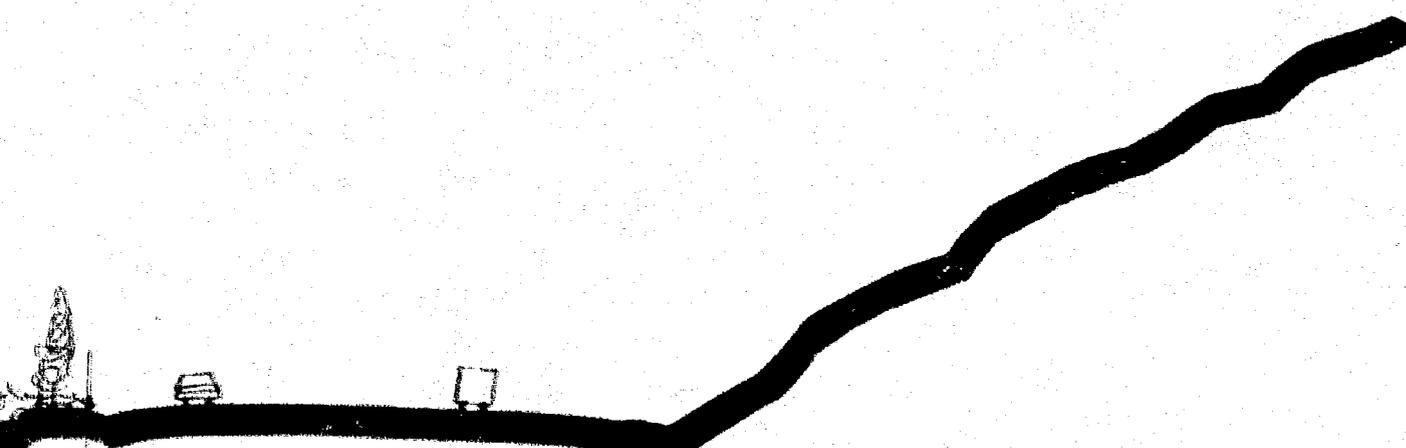
	ROBERT DAYEY, ARCHITECT	SITE PLAN	
	PROJECT NO. _____ DATE _____ DRAWN BY _____	SHEET NO. _____ TOTAL SHEETS _____ DRAWING NO. _____	PROJECT NAME WEST GENTLE WASH



S E C T I O N



LOOKING SOUTH



OLSON PLACE SW

S O U T H W E S T

(GENERAL)

COMPTROLLER FILE NUMBER **289193**

62 B.84

OR

Petition of Donald Daniels to rezone portion of the SE $\frac{1}{4}$ of Section 31-24-4 from RS 7200 to CG located on the south-east side of Olson Place SW at 2nd Ave. SW.

8/26/80 - UDI: H - GRANT ON A CONTRACT BASIS

ORD - 109330

Filed March 26, 1980

TIM HILL
COMPTROLLER AND CITY CLERK

BY *G. C. Geist* DEPUTY

ACTION OF THE COUNCIL

REFERRED MAR 31 1980	TO URBAN DEVELOPMENT & HOUSING
REFERRED	TO
REFERRED	TO
REPORTED SEP 2 1980	DISPOSITION GRANTED
RE-REFERRED	TO
REPORTED	DISPOSITION

REPORT OF COMMITTEE

Mr. President:

Your Urban Development and Housing Committee

to which was referred the within Myone petition,

would respectfully report that we have considered the same and respectfully recommend that the same
be granted on a contract basis, and that the
Director of the Department of Construction and
Land Use and the Hearing Examiner be so
notified.

CHAIRMAN



CHAIRMAN

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



Tim Hill
CITY COMPTROLLER

September 3, 1980

Mr. William Justen, Director
Dept. of Construction & Land Use
City of Seattle

Dear Sir:

The City Council at its meeting on September 2, 1980, adopted the recommendation of its Urban Development & Housing Committee on Comptroller's File No. 289193, entitled:

Petition of Donald Daniels to rezone portion of the SE 1/4 of Section 31-24-4 from RS 7200 to CG (located on the southeast side of Olson Place SW at 2nd Avenue SW).

The Committee recommendation is as follows:

That the same be granted on a contract basis.

Very truly yours,

TIM HILL
Comptroller and City Clerk

By: *Virginia Miller*
Assistant City Clerk

VIA:dm
cc: Hearing Examiner

AUG-14-80 69946 8008140807 -- B HF 5:50:50
8008140807

R/W 8050
RECORDED THIS DAY
AUG 14 2 23 PM '80
BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

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 owners of the within-described property (herein called "Owners"):

W I T N E S S E T H :

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

That portion of the southeast quarter of Section 31, Township 24 North, Range 4 East, W.M. bounded by Olson Place Southwest on the northwest, Second Avenue Southwest on the east and Southwest Cambridge Street on the southwest, situated in the City of Seattle, King County, Washington.

and

WHEREAS, a petition (C.F. 289193) was filed with the City to rezone the property from Single Family Residence Medium Density (RS 7200) Zone to General Commercial (CG) Zone pursuant to the provisions of the Zoning Ordinance (86300) of the City of Seattle; and the Hearing Examiner recommended to the City Council that the petition be granted and that the Property be rezoned subject to the execution and recording of an agreement with the City pertaining to certain uses and development on the Property in order to ameliorate the adverse impact of unrestricted use and development permitted in the CG Zone;

NOW, THEREFORE, Owners hereby covenant, bargain and agree on behalf of themselves, their heirs, successors and assigns, that if the Property is rezoned to the CG Zone:

1% EXCISE TAX NOT REQUIRED
King Co. Records Division

By J. Tordoff, Deputy

-1-

FILED
CITY OF SEATTLE
SEP 3 10:08 AM '80
CONTROLLER AND CITY CLERK

TUSOVI 8005

FILED for Record at Request of
CITY OF SEATTLE
913 MUNICIPAL BUILDING
SEATTLE, WASHINGTON 98104

8008/40807

1. That any use or development of the Property first permitted in a zone more intensive than the RS 7200 Zone shall be subject to the following conditions:

- (a) Use of the Property shall be limited to mini-storage warehouses and caretaker's quarters, the development of which shall be substantially in accordance with the site plan dated February, 1980, and filed in C.F. 289193. No other use is permitted on the Property.
- (b) The structures shall be no higher than thirty feet above the average grade of the development site in order to preserve the views from neighboring properties.
- (c) Development shall be restricted to the lower level of the Property.
- (d) Access to the development site shall be only from Second Avenue Northwest.
- (e) If construction has not been started within five years of the effective date of this rezone, the rezone will be reviewed by the City and may be revoked without opposition from the Owners.

2. This Agreement shall be recorded in the records of King County and the covenants hereof shall be deemed to attach to and run with the Property and shall be binding upon the Owners, their heirs, successors and assigns, and shall apply to after-acquired title of the Owners of the Property.

3. This Agreement may be amended or modified by agreement between the Owners and the City; provided such amended agreement shall be approved by the legislative authority of

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

In the Matter of the Petition of

BARBO AND DANIELS GROUP,
DONALD B. DANIELS

FILE NO. X-80-097

for an amendment to the Official
Zoning Map, Ordinance 86300, as
amended)

C.F. NO. 289193

Recommendation: The petition should be GRANTED.

Introduction

Barbo and Daniels Group, petitioner, requests a re-classification of property bounded by Olson Place S.W., 2nd Avenue S.W. and S.W. Cambridge Street from RS 7200 to CG zoning.

For purposes of this recommendation, all section numbers, unless otherwise indicated, refer to the Zoning Ordinance (86300, as amended).

The Director's Report, submitted by the Department of Community Development (DCD), recommended that the petition be granted on a contract basis.

This matter was heard before the Hearing Examiner on June 13, 1980.

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 Examiner, the following findings of fact and conclusions shall constitute the recommendation of the Hearing Examiner on this petition.

Findings of Fact

1. The subject property of this rezone petition is a site containing roughly 3.4 acres bounded by Olson Place S.W. on the northwest, 2nd Avenue S.W. on the east and unopened S.W. Cambridge Street on the southwest. The site was formerly a gravel pit and is presently vacant. Topographically, it consists of a relatively level area on the southeastern portion and a steep slope up to a bluff on the western portion. (See map attached hereto as Exhibit A).
2. The subject site is currently part of a large Single Family Residence Medium Density (RS 7200) Zone which surrounds the site on all sides. To the northwest is the West Seattle reservoir and surrounding property, to the east across 2nd Avenue S.W. is a new Metro park and ride lot, and immediately across Olson Place S.W. to the northwest and west and S.W. Cambridge Street to the southwest is vacant land. More vacant land is located to the south of the park and ride lot. Single family residential development occurs farther beyond Olson Place S.W.
3. The petitioner's request reclassification to General Commercial (CG) to permit development of the property with mini-warehouse buildings and caretaker's quarters. The structures would be located on the lower, eastern portion of the lot and the bluff would remain vacant. The height of the building at the highest proposed is approximately 20 ft. The highest point on the property is at the southwest corner, an elevation of approximately 318 ft. The highest elevation of the proposed site of the building is approximately 256 ft. Open storage would occur at a slightly higher elevation up to approximately 280 ft.

4. The environmental checklist shows that the estimated number of vehicles visiting the site per day is between 10 and 25 during normal operation from 7 a.m. to 8 p.m. On the day when rents are due it is estimated that 50 to 100 cars will visit the site. One hundred parking spaces would be available on the site.

5. Olson Place S.W. is a principal arterial and presently carries 16,600 vehicles per day with approximately 1,700 vehicles during the peak hour. No counts were available for car and bus traffic on 2nd Avenue S.W. to the park and ride lot, however, considerable traffic has been attracted.

6. The Comprehensive Plan designates the site as suitable for one and two family residences: The Single Family Area Residential Policies would apply to the site since it is presently zoned for single family.

7. Concern was expressed by residents of the area with regard to the potential for expansion of the CG zone to the vacant property to the south and east. There were also questions expressed about need for CG zoning and a mini-storage, specifically, use of view property for commercial enterprise, and potential view blockage. Evidence showed that it is unlikely that most residences to the west and southwest would see the structures and further that the structures would be too low to cause view obstruction.

8. The topography of the area makes a definite separation between the lower area which includes the park and ride and subject site and that to the west and southwest. A high bluff curves around from the subject property to form a partial bowl. There may be some additional RS 5000 zoned land at the level of the park and ride and subject site.

9. With regard to the action proposed in this petition, a declaration of non-significance (DNS) has been prepared by the responsible official pursuant to the State Environmental Policy Act of 1971 (SEPA) and Ordinance 105735, as amended, as is part of the record.

Conclusions

1. The development of the park and ride lot has changed the character of this area from that it had at the time of previous zoning of the property. In addition, the use designated in the Comprehensive Plan is no longer appropriate with the presence of the park and ride lot. With the Single Family Residential Areas Policies resolution the old Comprehensive Plan designation is of less importance. What may be considered in this case is the fact that the property is not developed in single family residential use and is well separated by the natural feature of the bluff from other residential use.

2. While the proposed rezone would create a relatively small CG zone surrounded on all sides by single family zoning, the use of the property to the east as a park and ride lot and the sharp change in topography make this deviation from the accepted zoning principle of having similar zones face each other across streets less significant.

3. The CG zone would face the RS 7200 zoned parking lot on one side and a bluff and busy street on the other. If the subject rezone petition is granted, there may be precedent for rezoning an additional small amount of property, if any remains, within the bowl area between Olson Place S.W. and Myers Way S.W. since it is at the same level and the park and ride lot would have the same effect on it as the subject property.

4. Restricting the use of the subject property to mini-storage warehouses, as proposed by petitioner, would be appropriate to assure that the property is put to no other CG use which could have effects not considered. It would also be appropriate to limit the maximum height of any structure to 30 ft. above grade to assure that the warehouses are well below the view lines from the developed properties above; restrict development to the lower level of the property; and allow access to the site be only from 2nd Avenue S.W.

5. Because of the effects of the park and ride lot which was recently established across from this property and its separation from other residential properties by the topographical break, the property is no longer desirable for residential use and the rezone should be granted on a contract basis with the provisions recommended above.

Recommendation

For each of the above reasons, the recommendation of the Hearing Examiner to the City Council is as follows:

The petition should be GRANTED on a contract basis.

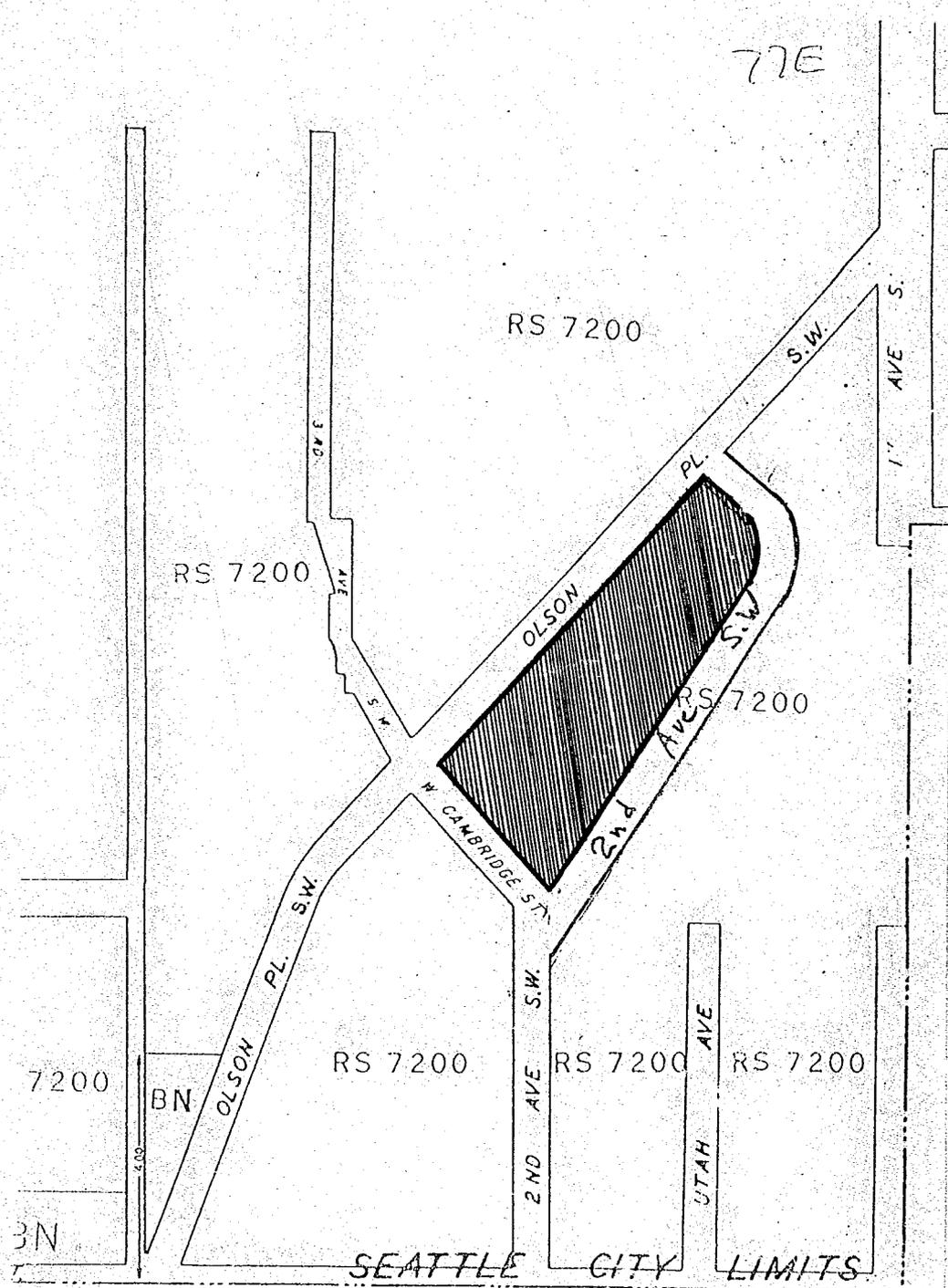
Entered this 30th day of June 1980
pursuant to the authority granted under the Zoning Ordinance
(86300, as amended).

M. Margaret Klockars
M. Margaret Klockars
Deputy Hearing Examiner

Notice of Right to Appeal

Pursuant to Section 27.51, Ordinance 86300, as amended, 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 and must be addressed to: City Council, Urban Development and Housing Committee, Municipal Building, Seattle, Washington 98104. The appeal petition must state clearly and concisely the reasons for which the appeal is filed and contain specific references to any alleged errors in the facts or conclusions and the basis for any disagreement with the recommendation.

77E



502E
 182

Attachment A
 File No. X-80-097
 Area proposed for
 rezone from RS
 7200 to CG



Your
Seattle
Community Development



Darel Grothaus, Director
Charles Royer, Mayor

Re: Donald B. Daniels
(Compt. No. 289193)
X-80-097

June 4, 1980

Hearing Date: June 13, 1980

DEPARTMENT REPORT TO THE HEARING EXAMINER

SUMMARY OF PROPOSED ACTION

Rezoning petition (Comptroller's File No. 289193) of Donald B. Daniels for the reclassification of a triangular property bounded by Olson Place South West on the northwest, 2nd Avenue South West on the east, and South West Cambridge Street (unopened right-of-way) on the southwest, from Single Family Residence Medium Density (RS 7200) Zone to General Commercial (CG) Zone. (Kroll No. 77E)
(LEGAL DESCRIPTION: A metes and bounds description of property located within Section 31, Township 24 North, Range 4E, W.M.)

The proposed rezone area is roughly 3.4 acres in size. A mini-storage building is proposed for the site.

DEPARTMENT CONCLUSIONS AND RECOMMENDATION

The proposed rezone is consistent with good planning principles and the Single Family Area Residential Policies in that the boundary line will follow a natural topographic break. The proposed mini-warehouse building will be across 2nd Avenue South West and on the same level as a new METRO Park and Ride Lot. The new Park and Ride Lot makes the site unsuitable for single family development despite the fact the Comprehensive Plan designates it for one or two family housing. The site has good access from major arterials. For these reasons the Department recommends GRANTING the petition on a contract basis. The contract should include landscape review by the Department of Community Development.

BACKGROUND INFORMATION

Petitioner and Owner: Barbo and Daniels Group
A Partnership
Don Daniels, Partner
2920 W. Harrison
Olympia, Wa. 98501

Existing Zone Classification: RS 7200 which provides for medium density single family residential development on lots of 7,200 square feet in size. These include single family dwelling, church, school, park and library. Halfway houses and commercial greenhouses are conditional uses first permitted in this zone.

Proposed Zone Classification: CG which permits a wide variety of commercial and business uses such as light manufacturing uses, warehouses, wholesale stores, automobile rental and sales areas, An equal employment opportunity - affirmative action employer.

etc. Automobile major repair garage and commercial vehicle storage are also permitted outright under certain conditions. Residences are allowed as conditional uses. Generally heights are limited to 60 feet and full lot coverage is permitted for non-residential uses.

EXISTING DEVELOPMENT ON SITE

The subject site consists of a portion of a former gravel pit. The property is bounded by Olson Pl. S.W. on the northwest, 2nd Avenue S.W. on the east and north and the unopened S.W. Cambridge Street on the south.

The land consists of a flat portion contiguous to the METRO Park and Ride Lot to the east and a steep cliff (the sides of the gravel pit) which rises to the south and west. As a result of that cliff, Olson Pl. S.W. is elevated considerably above the site.

The site is now vacant with some shrubs and grass.

EXISTING DEVELOPMENT IN VICINITY

The site, a portion of a large RS 7200 Zone which includes the West Seattle Reservoir site to the northwest and the METRO Park and Ride lot to the east. Vacant land is immediately across both Olson Place S.W. and the unopened S.W. Cambridge Street. More vacant land is to the southeast. Single family houses are to the southwest along Olson Place S.W. Myers Way and Route 509 (the Burien Freeway) are to the east and below the METRO Park and Ride lot.

The steep slopes down to the north and east in this area essentially isolate the site from remaining RS 7200 zoned land to the south, west, and southeast.

Further to the south, across the City line, at a higher elevation, is a large low-income housing project.

ANALYSIS

Zoning History The original 1923 Zoning Ordinance shows the site and surrounding properties as R1-A, First Residence District. When the 1957 Zoning Ordinance was passed, the site was designated RS 7200.

Comprehensive Plan The Comprehensive Plan designates the site and surrounding land as suitable for one and two family residences. However, that designation was made before the establishment of the METRO Park and Ride Lot which detracts considerably from the livability of the site. A need to review the Comprehensive Plan for this area has long been realized. Over the years discussions have been held with owners of the entire pit area. It has been recognized that one and two family was not an appropriate classification for this site. Until a plan study and change was made this proposal as a contract rezone would make a good holding zone.

Single Family Area Residential Policies The tract has no single family houses on it nor does it face or abut single family houses. The Single Family Area Residential (SFAR) policies state that single family area boundaries should follow natural geographic boundaries. The steep slopes separate the subject site from RS zoned land to west and south that might be developed as single family

in the future. The level portion of the lot faces the Park and Ride Lot. It appears that the proposed rezone is not contrary to the SFAR policies.

Zoning Principles Accepted zoning principles generally call for similar zones to face each other across streets or for zone boundaries to follow natural geographic breaks. In this case the proposed CG Zone will face RS 7200 zoning on all sides. However, the steep slope forms a natural boundary line on the west and south and would obscure any CG development from RS zoned land to the south and west. To the east across 2nd Ave. S.W. the site faces a METRO Park and Ride rather than houses.

It might be argued that this proposal is really a spot zone. However, the proposal does relate to the large Park and Ride lot which, though zoned RS, is really a non-residential use. If the slope area to the south is ever to be developed, economics would appear to dictate the use would be other than single family. Thus, in a practical and futuristic sense this proposal is really not a spot zone.

Transportation Vehicular access to the site is from Second Avenue S.W. on the east of the site rather than from Olson Place S.W. above. Second Avenue S.W. was recently paved for access to the new Park and Ride lot. Second Avenue S.W. has good access from Olson Place S.W., S.W. Roxbury Street, Myers Way S.W. and SR 509 (the Burien freeway). Although the proximity of the site to the METRO lot gives good bus access, customers will most likely arrive by cars or small trucks.

Need It is difficult to assess the need for CG zoning in this area. There is no other CG zoned land nearby, and there is apparently a need for mini-warehouses in the City and this rezone would help fill that need.

Public Facilities The proposed use of the CG zoning would not overly tax existing facilities in the area. Facilities such as schools, parks and playgrounds would not be affected in any manner.

Summary The new METRO parking lot in conjunction with the steep sides of the former gravel pit work to isolate the subject site from other RS 7200 zoned land. These conditions make the site no longer suitable for single family houses. The site has good access to arterials and a major highway. The proposed development of mini-warehouses will fill a need for such storage space in the City. While zoned commercial, the proposed use would not be intense and would generate no more traffic than the actual renters of space.

We believe that the use would be very appropriate. However, since the Comprehensive Plan is in sore need of review in this area, the rezoning should be in the form of a contract. Such a process would allow this particular use but would not create a situation that would commit other nearby properties to a land use classification that might be more intense than is desirable. The contract should include landscape review by the Department of Community Development.

COMMUNITY RESPONSE

One letter in support from the White Center Chamber of Commerce had been received at the time of this report. Letters will continue to be received through the time of the hearing on this case, however, and response can also be made in person at the hearing.

X-80-097
Page 4

OTHER AGENCY RESPONSE

The Engineering Department had no objections to the proposed rezone.

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, (signed April 18, 1980).

Darel E. Grothaus, Director


By: Larry W. Schmeiser, Director
Environmental Management Division

LWS:EH:k

AFFIDAVIT OF SERVICE BY MAILING

STATE OF WASHINGTON)
COUNTY OF KING)

Linda D. Klopstad, BEING FIRST SWORN,
UPON OATH DEPOSES AND STATES:

THAT ON THE 30th DAY OF June 1980,
AFFIANT DEPOSITED IN THE MAILS OF THE UNITED STATES AND THE MAIL
MESSENGER SERVICE (used for City personnel only) A SEALED
ENVELOPE CONTAINING A DECISION OR RECOMMENDATION WITH POSTAGE
PREPAID, ADDRESSED TO THE PARTIES LISTED BELOW OR ON THE
ATTACHED MAILING LIST OR THOSE INDICATED WITH ASTERISKS (*) ON
THE ATTACHED MINUTES FOR THE APPEAL/APPLICATION/PETITION, OF
BARBO AND DANIELS GROUP, FILE NO. S-80-097
DONALD B. DANIELS

Linda D. Klopstad

SUBSCRIBED AND SWORN THIS 30th DAY OF June,
1980.

Janet F. Nelson
NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING IN KITSAP
COUNTY.

June 13, 1980
9:34 a.m.
Case #4

M I N U T E S

DONALD B. DANIELS
File No. X-80-097
(Compt. No. 289193)
Rezoning Petition
Klockars - Deputy Hearing Examiner

Tape Count

Tape 81
Track 4

- 166 Introduction of above-entitled case.
- 177 Oath of those expecting to testify in this matter.
- 179 * Elsie Hulsizer, Department of Community Development (09-03-02, City mail code), made opening statement for DCD, recommending the application be granted.
- 212 Hearing Examiner asked Hulsizer if there were any plan to use the higher portion of the property.
- 214 * Charles Barbo, Barbo and Daniels Group, A Partnership, 2920 W. Harrison, Olympia, WA. 98501, spoke for the applicant.
- 228 * Robert Davey, 160 N.E. Gilman Blvd, Issaquah, WA. 98027, architect, spoke in support, explaining charts of the property.
- 254 Hearing Examiner asked Hulsizer why it was acceptable to have a residence on the property. She asked if the zoning code allowed for a caretaker's residence and if this could be included in a contract rezone.
- 266 Hearing Examiner asked Davey how many square feet were proposed for the caretaker's quarters.
- 276 * Lloyd Kilgore, 9424 5th Ave. S.W., Seattle, WA. 98106, spoke in opposition, presenting a petition gathered by
- * August Miller, 9432 5th Ave. S.W., Seattle, WA. 98106, who also spoke in opposition.
- 317 Hearing Examiner explained to Kilgore and Miller that the rezone petition was only for the piece of property being considered. She asked Kilgore if other nearby areas were at the same level as the subject property.
- 340 Hearing Examiner asked Miller if neighbors consider the subject site to be a good piece of property for single family development.
- 351 Kilgore read a letter written by Miller, expressing his opposition.
- 362 Hearing Examiner asked Hulsizer to point out other parcels of land on the map and explain why they too would not be subject to the same rezoning.
- 380 Hearing Examiner asked Hulsizer the following questions: What about the parcel northeast of Olson? Is there a deep ravine south of the Park and Ride lot? Do you know why a park and ride lot was established in single family zoning? Do you agree that a 30 ft. height limit should be recommended?
- 396 Barbo made rebuttal.

MINUTES - Donald B. Daniels, X-80-097 - Page 2

Tape Count

Tape 81
Track 4

- 411 Davey made rebuttal.
- 441 Kilgore made rebuttal.
- 457 Hearing Examiner noted for the record that there had been a discussion away from the microphones about the availability of property for storage units.
- 459 Miller made further comments.
- 465 Kilgore asked for more clarification.
- 475 Barbo made further comments.
- 485 Hearing Examiner said the record would remain open for the following additions:
1. Traffic volume counts for 2nd Avenue access to the Park and Ride lot, and Olson Avenue.
 2. To learn whether or not an additional permit would be necessary for a residence on the property, or if it could be included in a contract rezone.
- 502 The hearing concluded at 11:01 a.m.

CITY OF SEATTLE
ENGINEERING DEPARTMENT
MEMORANDUM



To Elsie Hulsizer, Environmental Management, DCD
From D. H. Carr, P.E., T&TD *DHC* Date June 18, 1980 19__
Subject X-80-97 REZONE

This is in response to our recent discussion regarding traffic conditions on Olson Place SW in the vicinity of 2 Avenue SW. Olson Place is classified as a principal arterial and meets the latest design standards for arterials. Besides the wide lanes, the left turning lanes makes this street ideal for the abutting property to be designated as a Commercial General Zone.

Presently, Olson Place SW has 16,600 vehicles per day, with approximately 1700 vehicles during the peak hour. The street has ample capacity to accommodate additional traffic. Streets adjacent to Olson Place SW are not as suitable for higher intensity uses without major revisions.

Thus, we have no objections to the proposed rezone at this location.

DHC/sma

14

ROBERT S. DAVEY
ARCHITECT

June 13, 1980

Mrs. Elsie Hulziser
Department of Community Development
400 Yesler Building
Seattle, WA 98104

RE: Donald B. Daniels
Compt. No 289193
X-80-097
(Shurgard Mini Storage)

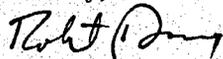
Dear Mrs. Hulziser:

I spoke with Kary Hamner at the zoning counter who consulted with Joyce Kling, a zoning administer regarding the permitted size of a caretakers residence. There is not an exact size stipulated by ordinance but there has been a 400 sq. ft. maximum size precidented by a certain shoreline case. Our proposal unit is 1350 sq. ft. and can probably be considered a dwelling unit, not a caretakers' space. However, in their opinion, it is serving as the intent of a caretakers space for the purpose of maintaining and surveillance of the whole project. The size and an exact plan could be made part of the contract.

I am enclosing prints of our typical managers residence for your review. This plan has evolved over several mini storage projects and is designed to meet the needs of our managers, usually a retired couple, and to provide an attractive and inviting entrance for the customer.

Please call if there are any other questions.

Sincerely,



Robert S. Davey, Architect

RSD/dd

Enclosure

cc: Barbo-Daniels Company

SEATTLE CHAPTER AIA

160 N.W. Gilman Blvd Issaquah, WA 98027 (206) 392-6522

June 9, 1980

RECEIVED
JUN 11 1980

August Miller
9432-5th Ave S.W.
Seattle, Wa. 98106

OFFICE OF HEARING EXAMINER

Re: Rezoning Petition
(Comptroller's File No. X-80-097)

Gentlemen:

We, the undersigned, are writing to protest the above-mentioned rezoning petition of Donald B. Daniels for the reclassification of a triangular property bounded by Olson Place S.W. on the northwest, 2nd Avenue S.W. on the east and S.W. Cambridge (unopened right of way) on the southwest, from Single Family Residence Medium Density (RS 7200) Zone to General Commercial (CG) zone. (Kroll No. 77E). Legal Description: A metes and bounds description of property located within Section 31, Township 24N, Range 4E, W.M.)

(Surreounding areas) We, the undersigned, are registered voters and home owners residing on 5th Avenue S.W. and are of the opinion this property as currently zoned is ideal for residential housing - not as a proposed mini-storage site. The housing shortage is becoming more and more acute in the Seattle area and especially, prime building property offering a sweeping view of the greater Seattle area such as this property offers. We believe it is now properly zoned and should not be considered for any type of commercial use.

We believe by the rezoning of this property, this could adversely affect our neighborhood in several ways: 1) More traffic will be in and around the area; 2) there is no guarantee our property taxes will not escalate due to a commercial rezoning; 3) there is also no guarantee that by rezoning this piece of property that others looking to promote industry will not wish to rezone more and more of the nearby vacant land now zoned for residential dwellings, thereby causing a ripple effect in higher taxes, more traffic and a greater safety risk factor to neighboring areas; and 4) we do not see the need for this proposed mini-storage building(s). There are several other mini-storage units in the south end and there are presently openings for storage in these units. This indicates to us that the need for this type of business is not warranted.

We further feel that it would truly be a waste of a beautiful area to place any form of commercial business on this and adjoining lots which are now vacant. This particular area should be used for people to live on, to enjoy, and to build for the future. It seems apparent to us that there are other properties available locally for use as mini-storage lots which would not rob the populous of the opportunity to own and care for prime view property. We therefore are calling for a denial of Rezoning Petition, Comptroller File n. X-80-097 for the express purpose of commercializing our neighborhood. We call this form of "business" greed, not need!

Thank you for considering our protest and may we have an opportunity to receive any further communication as to its progress if such should be the case. Please address all correspondence to: Mr. August Miller residing at: 9432 5th Avenue S.W., Seattle 98106.

NAME:

ADDRESS:

Mrs. Madelyn E. Wenner
Gunnard Larson
Mae E. Larson
Lloyd G. Killgore
Richard L. Killgore
Gail R. Dierman
William E. Dierman
Walt Mary Sathard

9425 5th Avenue SW Seattle 98106
9433 5th Ave SW Seattle 98106
9433-5th Ave SW Seattle 98106
9424-5th Ave S.W. Sea 98106
9424-5th Ave S.W. Sea 98106
9407-5th Ave SW Sea 98106
9407-5th Ave S.W. Sea 98106
9439 5th SW Sea WA 98106

Aug. C. Miller	9132-5 th ave SW
Wm & Mager	507-S.W. Parkway St
Victoria H. Meyer	502 S.W. Parkway St
C. E. Meyer	228-S.W. Parkway St
Amund R. Olsen	9429 Okon Pl SW
Fris Jean Johnson	9429 Olson pl SW
Wm & Betty Canton	9419 Olson Pl. SW
Mrs. Wm. Zueger	9412 Lane S.W. SW 98106
Walter S. Johnson	9250-4th ave SW
Milton & Sorenson	9250-4th ave SW
Bernard Reed	9244 4 th SW
Hazel Reed	9409 4 th av. S.W.
Chas. J. Jones	9415 4 th Ave SW
Blair T. Abrahamson	9202 3rd Ave S.W. Seattle, WA
Frank E. Andersen	9060 3rd SW Seattle
Wm. & Fealy	9055 3rd SW Seattle
Robert Fealy	9055 3 rd SW Seattle
Tony & Morris	9046 3rd Ave SW
Wm. & Fealy	
James Michael Alston	9029 3 rd SW
Sarah Richardson	9018-3rd SW
Marcus Grambau	9010 3rd SW
Edith Grambau	" " "
Luis Daniels	9009-3rd S.W.
Benny Pulkhan	9000 3 rd av. S.W.
James H. Parkin	9095-3 rd Ave. S.W.
Bill Clark	9046 3 rd SW
Regina Clairmont	9046 3rd SW
Jay Springer	9414-5 th SW
Oliver Springer	9414-5 th SW

name	address
Walter A. Peters	9037 3 RD Ave S. W.
Marjorie E. Peters	9037 3 rd Ave. S. W.
Lila E. Redding	9063 - 3rd SW
Francis L. Redding	9063 3rd SW
John W. Redding	9419 5 th SW
Betty A. Markhoff	9419 5 th SW.
Alma V. Buttram	9238 4 th Ave. S.W.
Edgar L. Buttram	9238 4 th Ave S.W.
Mr. Mrs. R. G. Inynton	9014 4 th S.W.
James H. Johnson	9000 - 4 th Ave. SW
Alpha M. Johnson	9000 - 4 th S.W.
Mary S. Johnson	9449 5 th S. W.

Mary Ann Meiers	9403 - 4 th S.W.
Bernice Read	9244 4 th SW
R. Read	9216 4 th SW
Charles E. Jensen	9454 Olson Pl. SW
Janette A. Jensen	9454 Olson Pl. SW
Clitha Barber	9474 Olson Pl. S.W.
Ronald B. Barber	9474 Olson Pl. S.W.
Jennie Hutchison	9480 Olson Pl. S.W.

CAPITAL NORTHWEST MANAGEMENT CORPORATION

June 4, 1980

6/14/80
RECEIVED
JUN 24 1980

Mr. Leroy McCullough
400 Yessler Bldg.
5th Floor
Seattle, WA 98104

OFFICE OF HEARING EXAMINER

RE: Rezone of the Property Filed Under Number X-80-097 and
Controller's File #289193

Dear Mr. McCullough:

On Thursday, May 29th, representatives of SHURGARD Mini-Storage met with a group of property owners in the White Center area who wished to determine the impact our proposed mini-storage would have on their neighborhood.

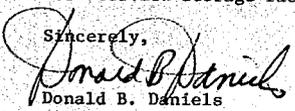
The residents were primarily concerned about two issues; they didn't want to have their view blocked by our buildings and they were worried about excessive traffic generation due to additional businesses in the area.

During the meeting it became apparent that much of the apprehension about the loss of view was due to some confusion about the location of the project. Once the residents realized that the site was directly adjacent to the Metro Park and Ride lot, well below the road level of Olson Place S.W., most of their concerns were eliminated. We also agreed to a height limitation of thirty feet to further assure that their view would not be marred.

In responding to their concerns about traffic generation we discussed the fact that our mini-storages tend to be very minimal traffic generators. Typically our customers make a trip to store their goods and another one to collect them, and these trips tend to be spread evenly throughout the day, rather than clustered during peak traffic hours. Furthermore, it is our policy to discourage any recurrent on-site use of our storage facility. In fact a mini-storage facility on 1/2 acres will generate no more trips than the same property utilized for single-family residential at four units per acre on a 1/2-acre site.

It was the consensus of those residents who attended the meeting that in view of the information presented at the meeting, and our willingness to agree to a height limitation, that they had no further objections to our project. In fact, some of those present welcomed the convenience of a self-service storage facility in their community.

Sincerely,


Donald B. Daniels

Received subsequent
to public hearing and
therefore not con-
sidered.

DBD/fw

cc: Charles K. Barbo
Bob Davey
Mrs. Tidholm

2920 WEST HARRISON / P.O. BOX 187 / OLYMPIA, WASHINGTON 98507 / (206) 943-7238

Your
Seattle
Building Department



Phone 625-4518

NOTICE OF PUBLIC HEARING
File No. X-80-097

On Friday, June 13, 1980 the City Hearing Examiner will hold a public hearing, beginning at 10:00 A.M. in the Office of the Hearing Examiner, Fifth Floor, 400 Yesler Building, 400 Yesler Way, to consider, among other proposals, the following:

Rezoning petition (Comptroller's File No. 289193) of Donald B. Daniels for the reclassification of a triangular property bounded by Olson Place S. W. on the northwest, 2nd Avenue S. W. on the east and S. W. Cambridge Street (unopened right of way) on the southwest, from Single Family Residence Medium Density (RS 7200) Zone to General Commercial (CG) Zone. (Kroll No. 77E)

(LEGAL DESCRIPTION: A metes and bounds description of property located within Section 31, Township 24 N, Range 4E, W.M.)

A report and recommendation to the Hearing Examiner on this matter, as well as an agenda listing the other cases to be considered, 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, 400 Yesler Building, 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 13, 1980.

*File Copy
Posted
9/14/80 RS*

CITY OF SEATTLE DEPARTMENT OF BUILDINGS
AFFIDAVIT OF NOTIFICATION

State of Washington)
County of King) ss.

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

That on this day, May 14, 1980, 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 Galanosa

The undersigned, being first duly sworn, on oath states: That on this day 5/14/80 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.

Rupel A. Hunt

Subscribed and sworn to this 19 day of May, 1980.

Anton W. Genine
Notary Public in and for the State of
Washington, residing at Seattle

Petition/Proposal/Application No. X-80-097 for Rezoning (C.F. #289193)

Petitioner/Initiator/Applicant Donald B. Daniels

Property Address/Location Bounded by Olson Place S.W. on the northwest, 2nd Avenue S.W. on the east and S. W. Cambridge Street (unopened right of way) on the southwest.

Date of Public Hearing June 13, 1980

Barbo and Daniels Group
A Partnership
Don Daniels, Partner
2920 W. Harrison
Olympia, WA 98501

Robert S. Davey
160 N. W. Gilman Blvd.
Issaquah, WA 98027

Floyd F. Fulle ,
Attorney (Receiver)
11840 Holmes Pt. Dr. N. E.
Kirkland, WA 98033

Floyd F. Fulle ,
Attorney (Receiver)
715 Hoge Building
Seattle, WA 98104

Overlook Investors
C/O L. D. Walton
1008 Tower Building
Seattle, WA 98101

Elmer R. Coats
R. G. Hill (or #B42)
8003 Sandpoint Way N. E. #842
Seattle, WA 98115

Floyd F. Fulle
715 Hoge Building
Seattle, WA 98104

Val & Evelyn Hughes
9301 3rd Ave. S. W.
Seattle, WA 98106

James A. Ellis
9205 3rd Ave. S. W.
Seattle, WA 98106

Bruce H. Packard
9411 Olson Pl. S. W.
Seattle, WA 98106

Capretto & Clark, Inc.
2200 Westlake Ave.
Seattle, WA 98121

Val & Evelyn Hughes
9301 3rd Ave. S. W.
Seattle, WA 98106

Municipality of Metropolitan
Seattle - METRO
14-01-01
821 2nd Avenue
Seattle, WA 98104

Barbo & Daniels Group
711 Capital Way, Suite 204
Olympia, WA 98501

Occupant
9411 Olson Pl. S. W.
Seattle, WA 98106

Occupant
9419 Olson Pl. S. W.
Seattle, WA 98106

Occupant
9429 Olson Pl. S. W.
Seattle, WA 98106

Occupant
9439 Olson Pl. S. W.
Seattle, WA 98106

Occupant
9440 Olson Pl. S. W.
Seattle, WA 98106

Occupant
9201 3rd Ave. S. W.
Seattle, WA 98106

Occupant
9202 3rd Ave. S. W.
Seattle, WA 98106

Occupant
9205 3rd Ave. S. W.
Seattle, WA 98106

Occupant
9220 3rd Ave. S. W.
Seattle, WA 98106

Occupant
9301 3rd Ave. S. W.
Seattle, WA 98106

RITTENHOUSE-ZEMAN & ASSOCIATES, INC.
GEOLOGY & SOILS ENGINEERING

13837 N.E. 8th Street, Bellevue, Washington 98005 (206) 748-8020
8050 S.W. Cirrus Drive, Beaverton, Oregon 97005 (503) 644-9141

26 February 1980

Robert S. Davey, Architect
160 N.W. Gilman Boulevard
Issaquah, Washington 98027

W-3255

Subject: Visual Evaluation
Shurgard Mini Storage
Olson Place S.W. and Second Avenue S.W.
Seattle, Washington

Attention: Mr. Robert S. Davey

Gentlemen:

In accordance with your request we have made a visual inspection of the above referenced site. The property under discussion is situated between Olson Place S.W. and Second Avenue S.W. near White Center. The property was formerly a borrow pit and much of the parcel is relatively flat. However, a steep slope, with a maximum height of approximately 70 feet at the west corner of the site, climbs to the northwest property line along Olson Place S.W. This slope daylights near the north corner of the property. It is our understanding that three rows of mini warehouse buildings are planned. Current plans require that the slope be graded back to make room for the northwesterly structure. The resulting slope angle will stay approximately the same as present at 1-1/2:1 (Horizontal: Vertical). The uphill end of this building will be cut into the slope and will require a retaining wall.

Based on a visual inspection of the site and a soils exploration program conducted by us across Second Avenue S.W., it appears that the property under discussion is underlain by medium dense to very dense sand with occasional traces of gravel. Although the sand is generally masked by fill in the low areas of

Robert S. Davey, Architect
26 February 1980

W-3255
Page Two

of the site, it is well exposed in the steep cut face. No springs were noted flowing from the face of the slope nor were any wet areas encountered in the lower section of the property. However, our previous soils exploration conducted adjacent to this site leads us to believe that groundwater may be within several feet of the surface at the lower elevations.

Our inspection of the cut slope revealed evidence of some minor instances of sloughing and surficial erosion. This is to be expected; especially in those areas where vegetation is sparse or non-existent. For planning purposes, a slope angle of 1-1/2H:1V may be used as a maximum, both during and after construction. The hillside should be vegetated as soon as construction is complete to minimize surficial sloughing. Depending on final plans, a slope stability study would be prudent to verify actual maximum slope angles.

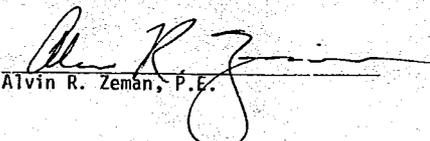
Assuming dense sand is present beneath the surficial fill soils in the lower section of the property, a bearing pressure of up to 4000 psf may be used for design purposes in dense natural ground. However, we suggest that test pits be excavated in this area to check the depth to dense native soil, identify the elevation of any groundwater, and confirm the above referenced bearing pressure.

We appreciate this opportunity to be of service. Should you have further questions or wish us to conduct final design studies, please do not hesitate to call.

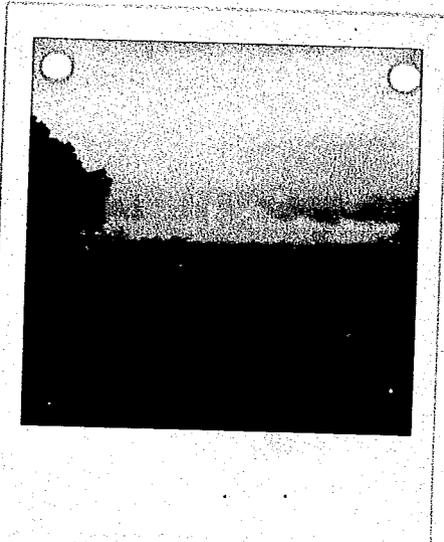
Respectfully submitted,

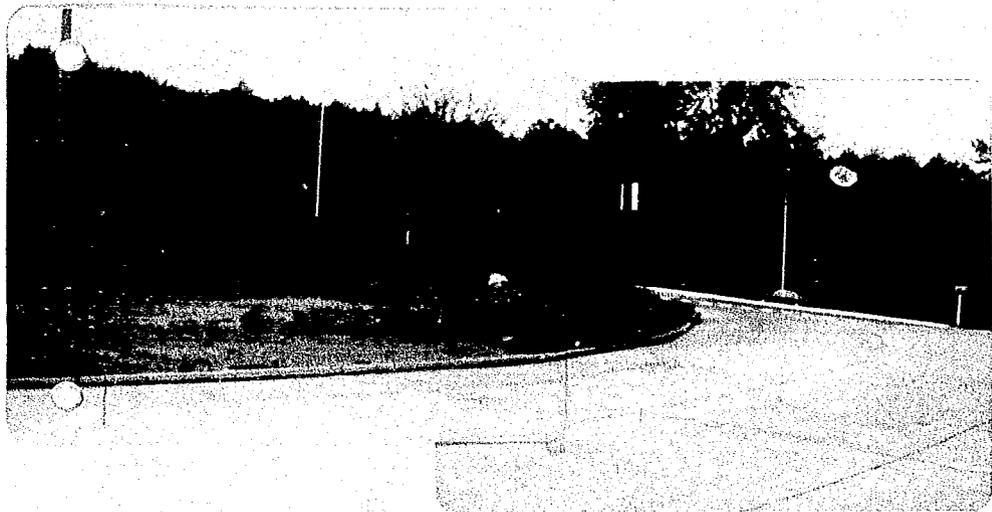
RITTENHOUSE-ZEMAN & ASSOCIATES, INC.


Douglas B. Holsten, Engineering Geologist

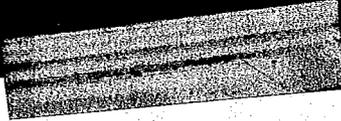

Alvin R. Zeman, P.E.



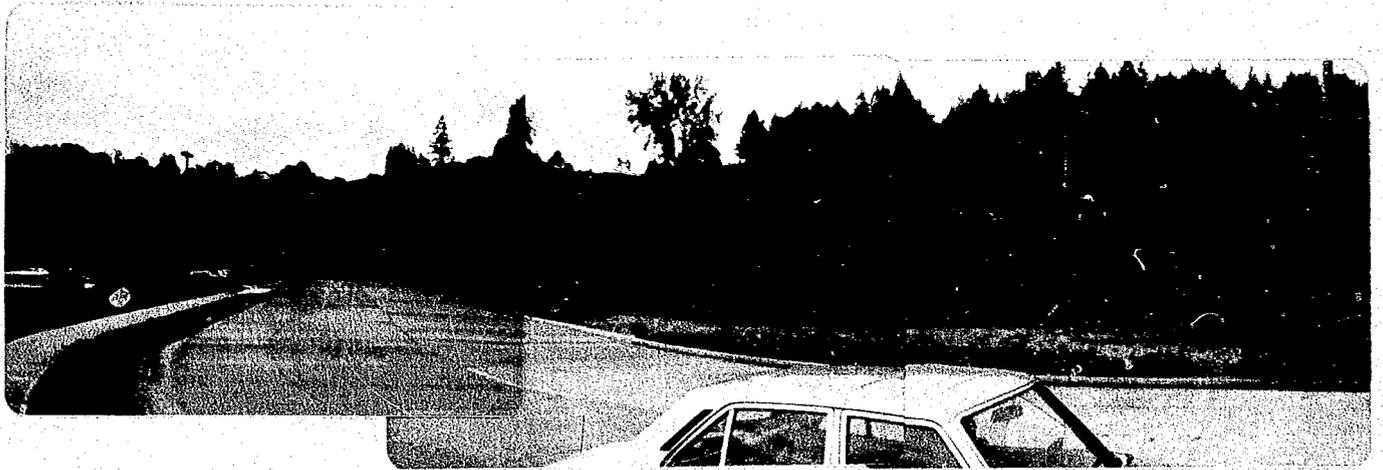


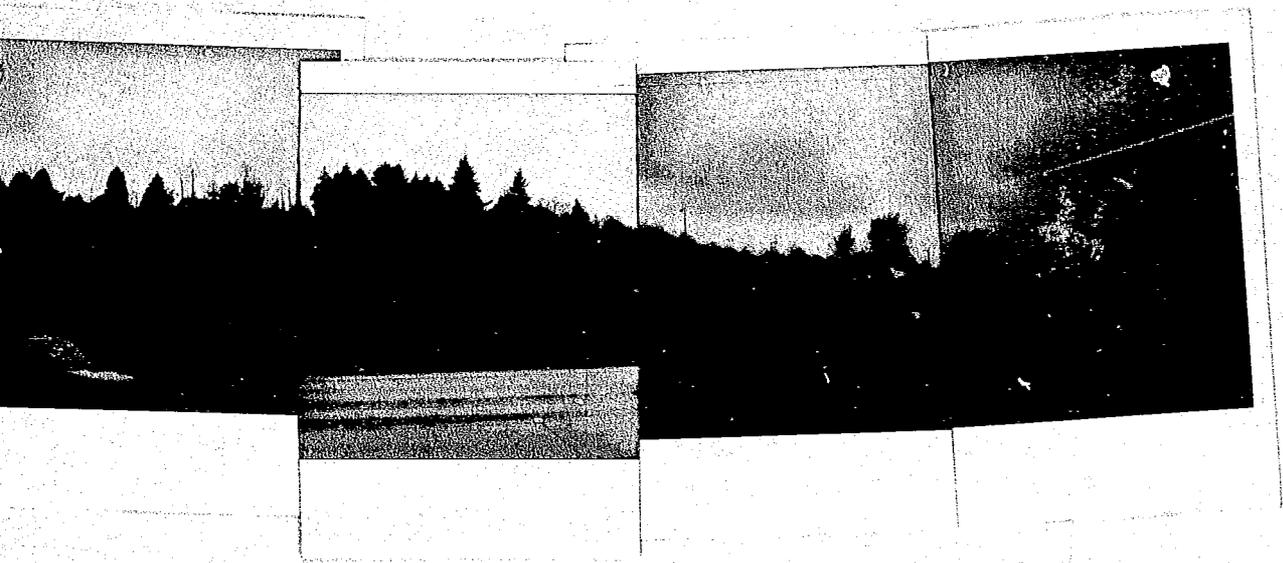








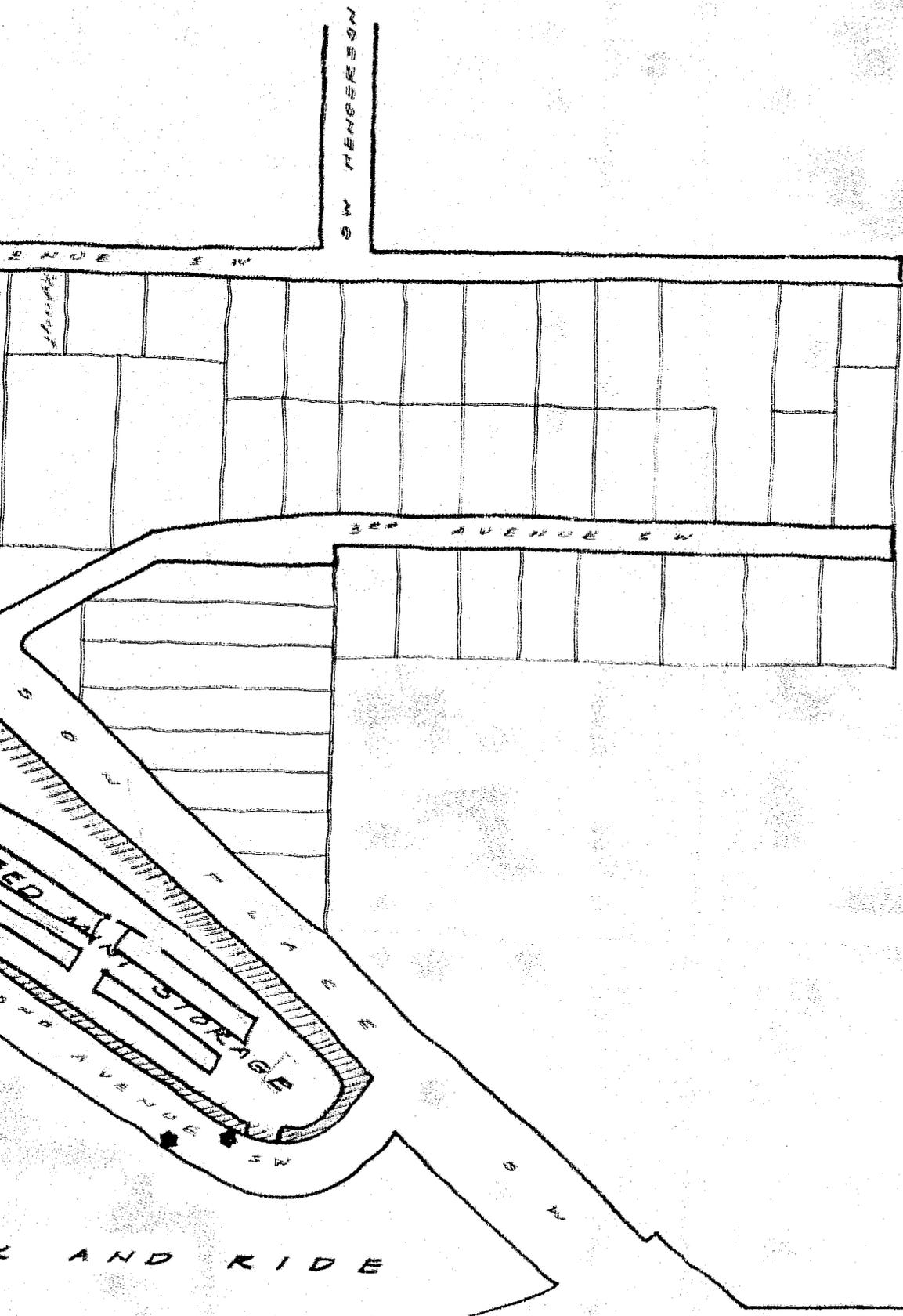




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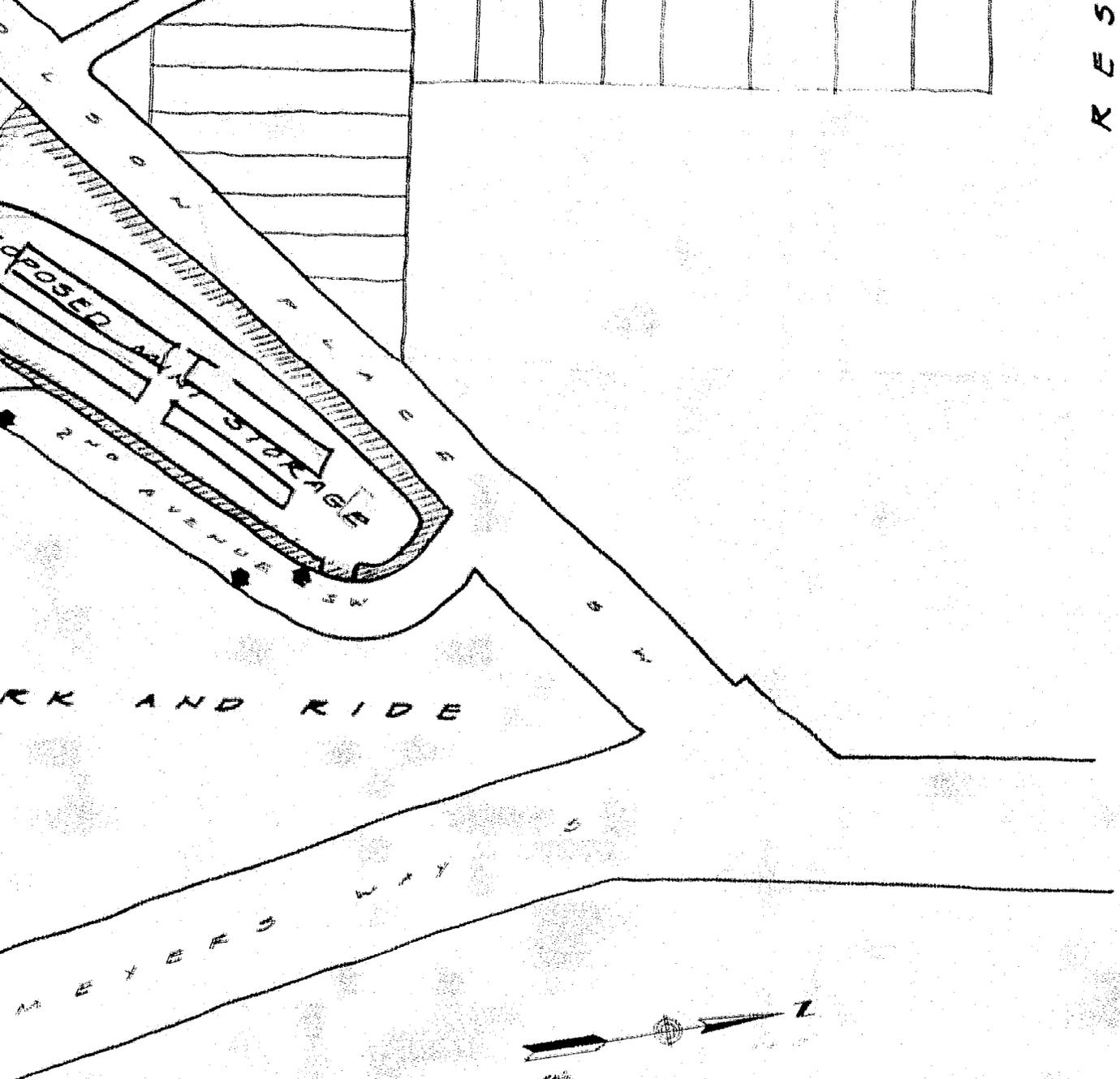
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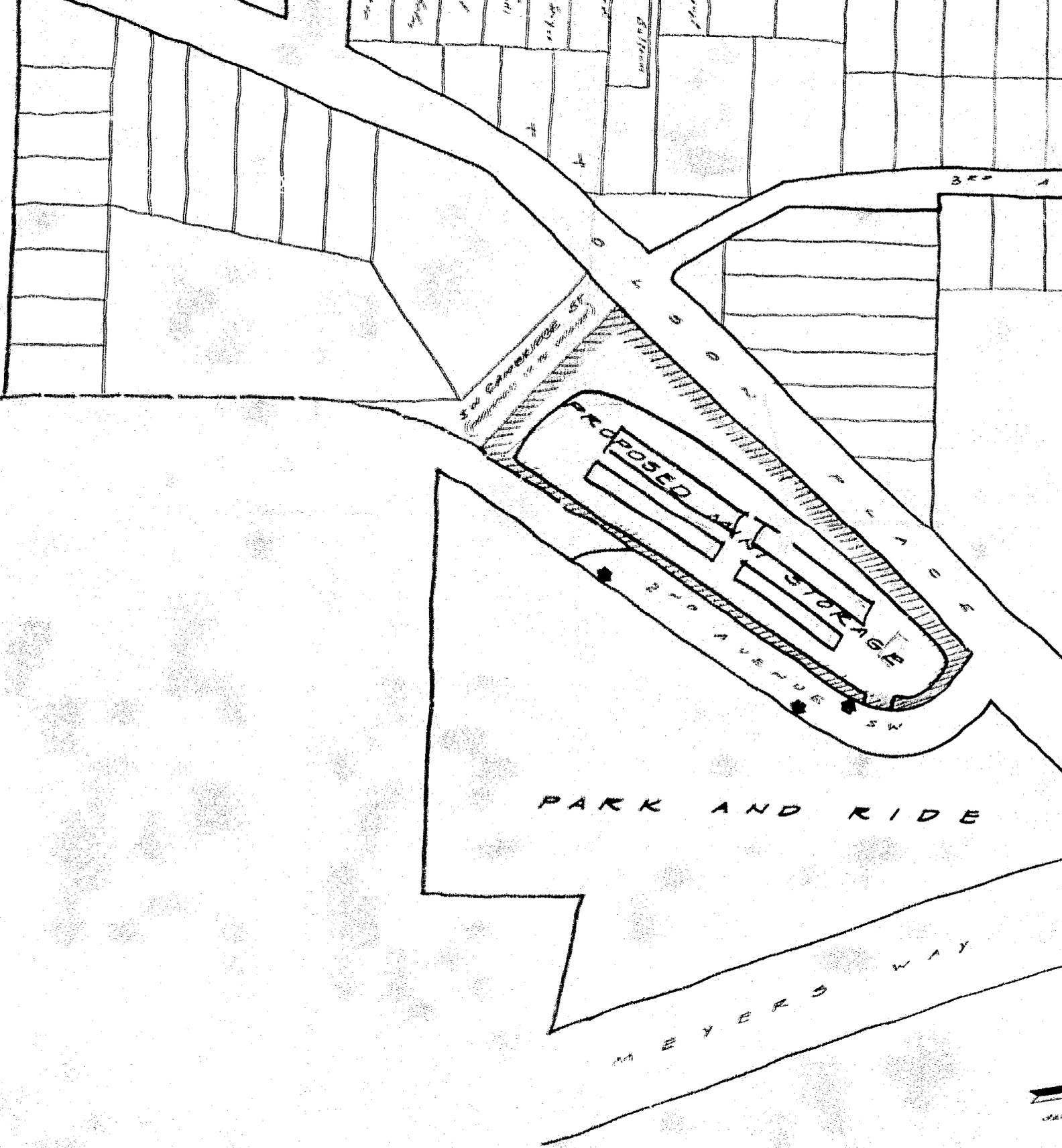
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ITY MAP

SEATTLE

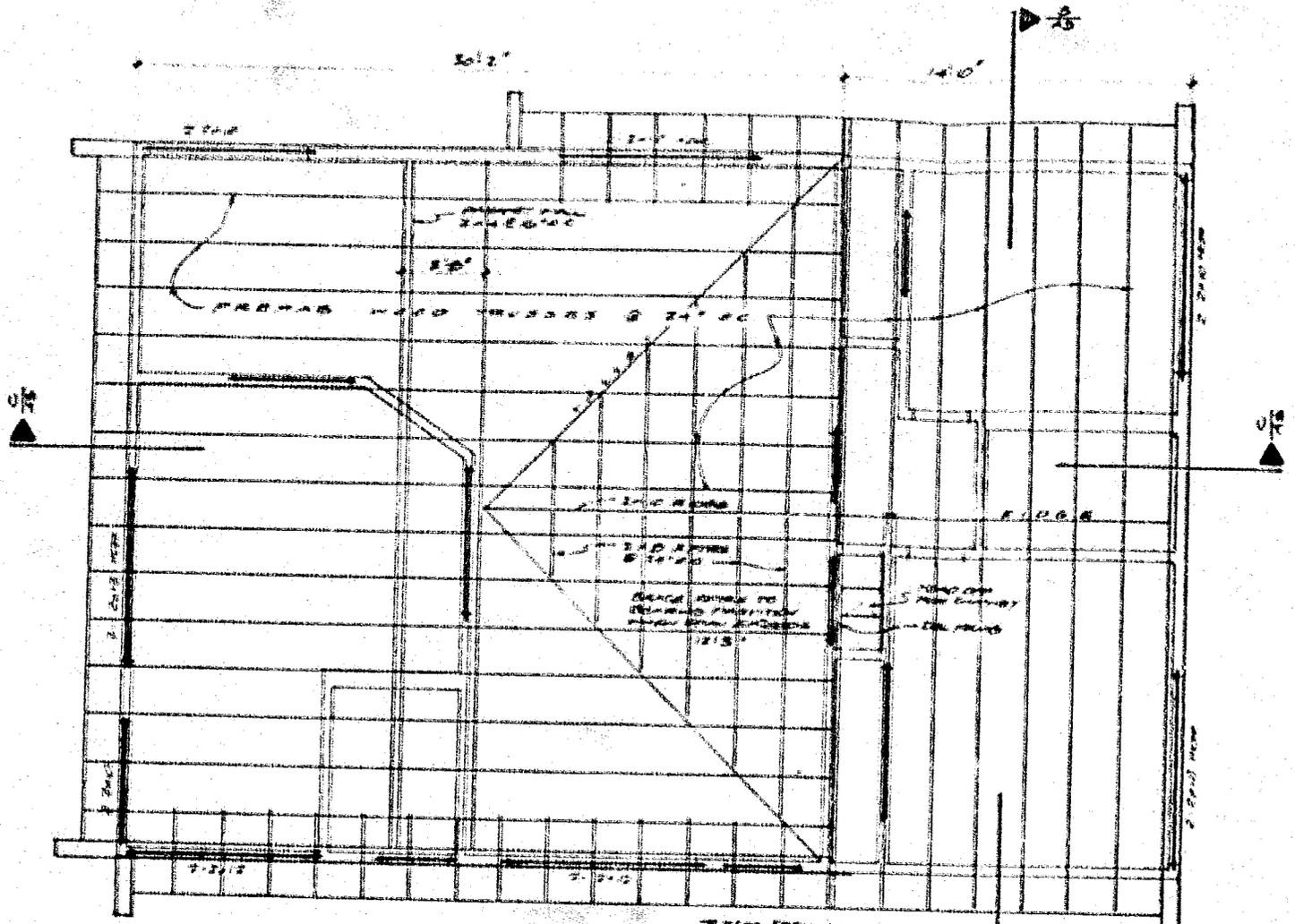
RESUBDIVISION



V I C I N I T Y

SHURGARD MINI STORAGE WEST SEATTLE

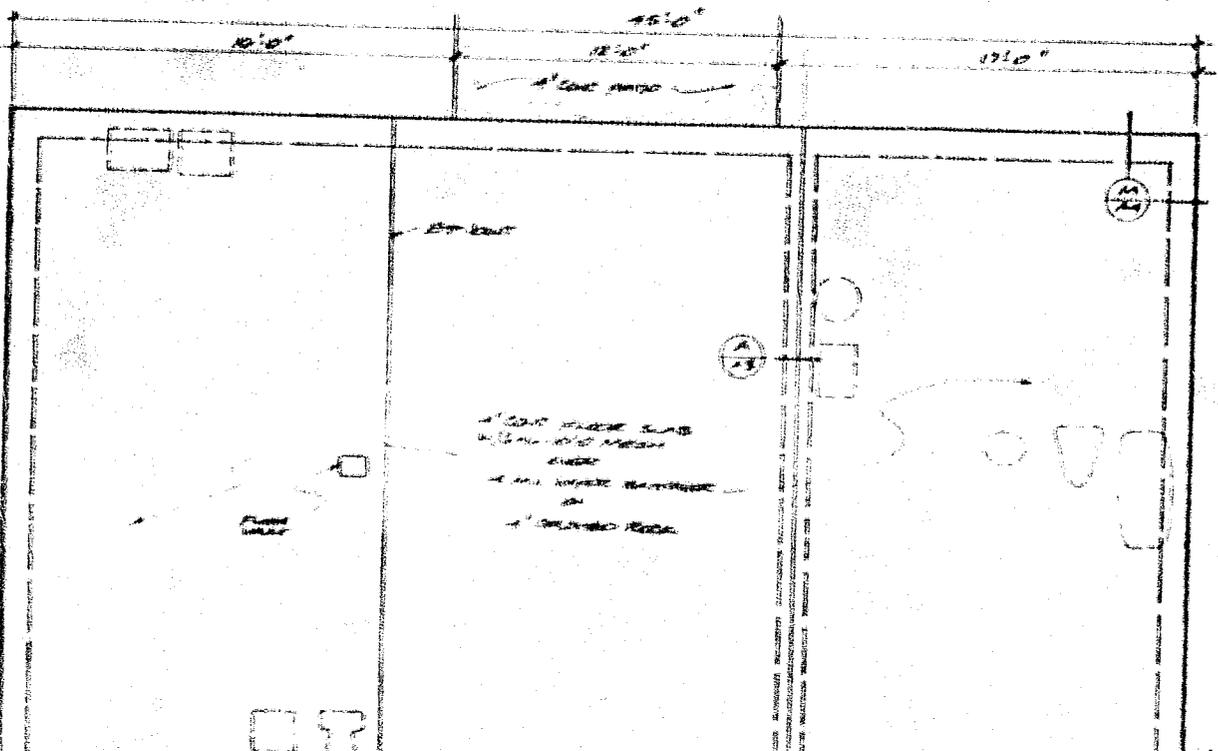
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ALL OPENINGS IN ROOFING SHALL BE MADE TO MATCH THE ROOFING IN ADJACENT AREAS UNLESS NOTED OTHERWISE. SEE 27 FOR ROOF DRAINAGE TO THE DOWN SPOUTS.

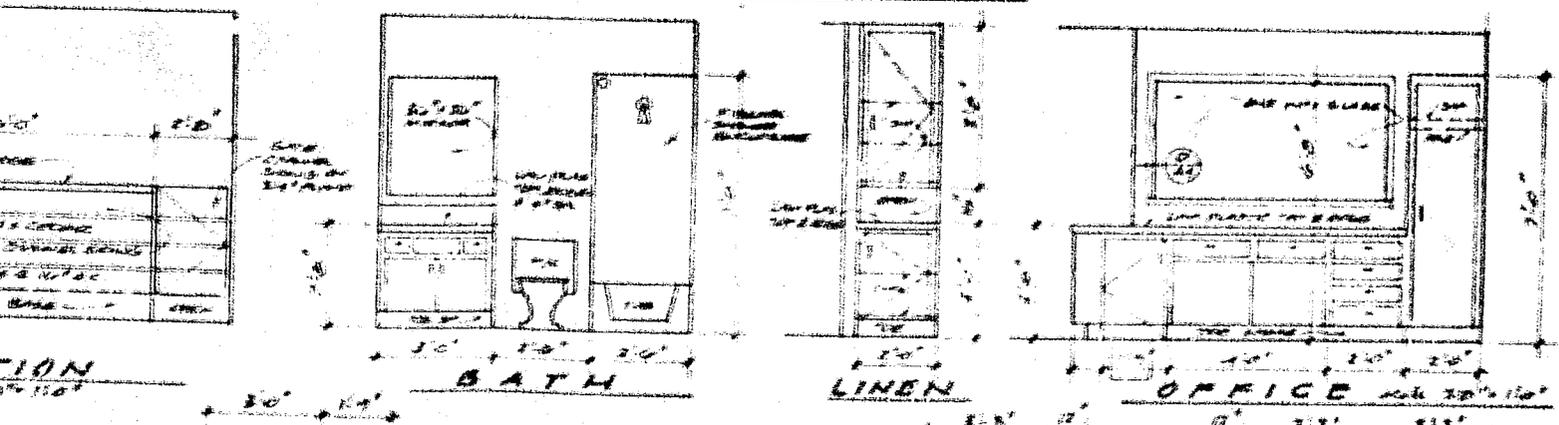
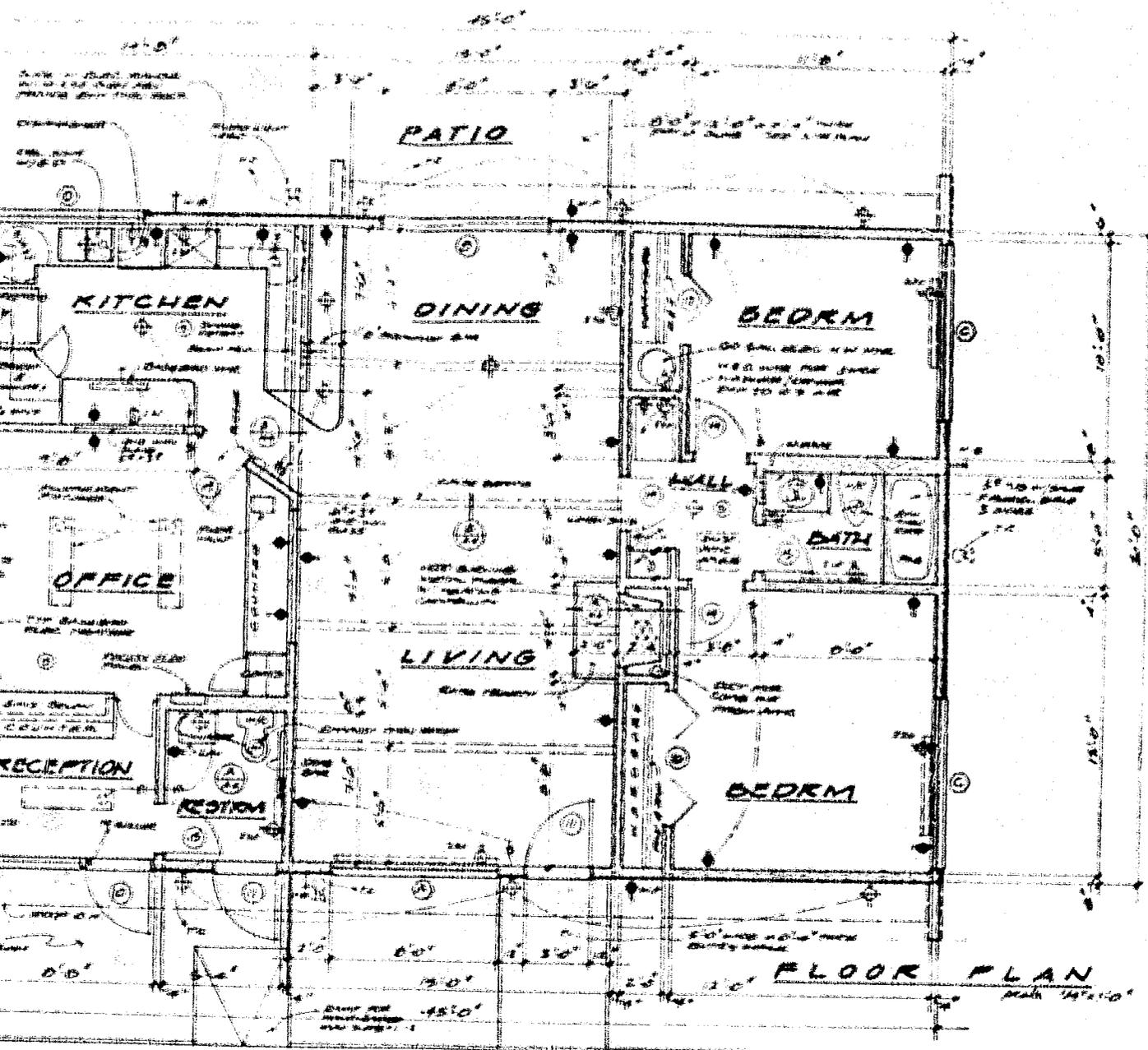
ROOF FRAMING

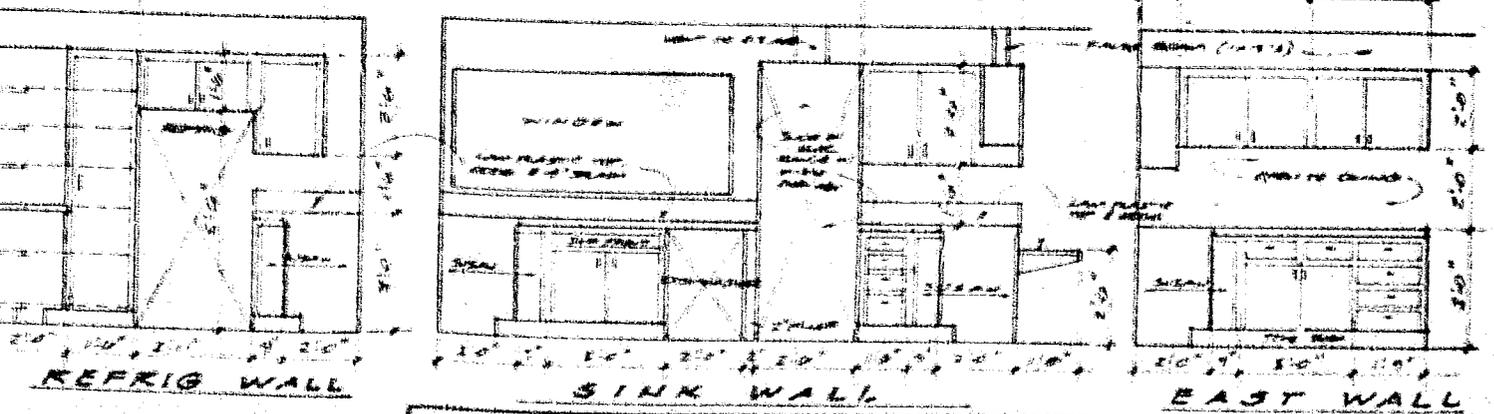
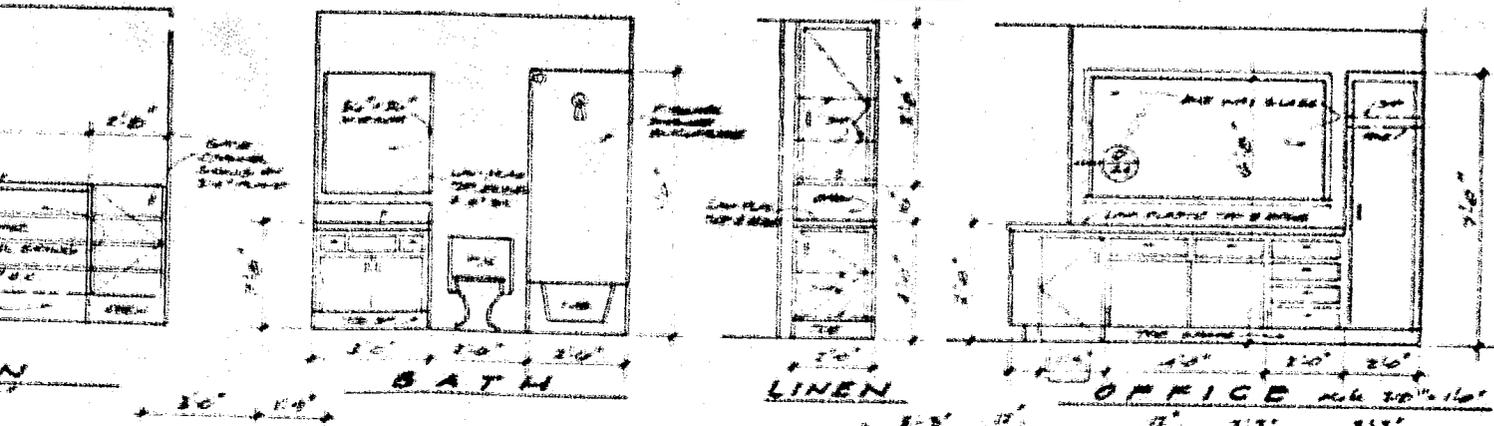
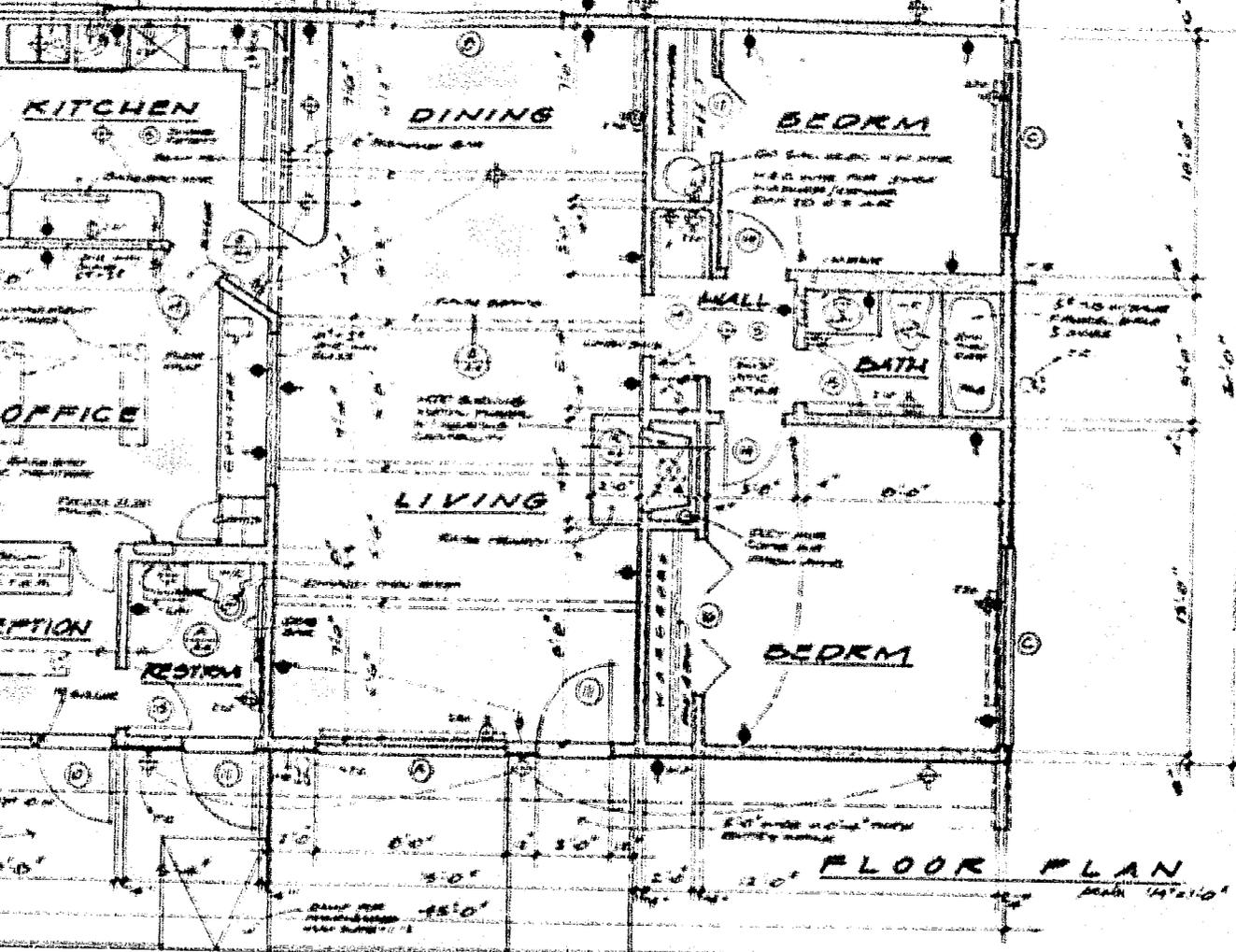
RAFTERS SHALL BE ENGINEERED BY A PROFESSIONAL ENGINEER. SEE 27 FOR ROOF DRAINAGE TO THE DOWN SPOUTS. DIMENSIONS & DIRECTIONS SHOWN ARE TO CENTER LINE UNLESS NOTED OTHERWISE.



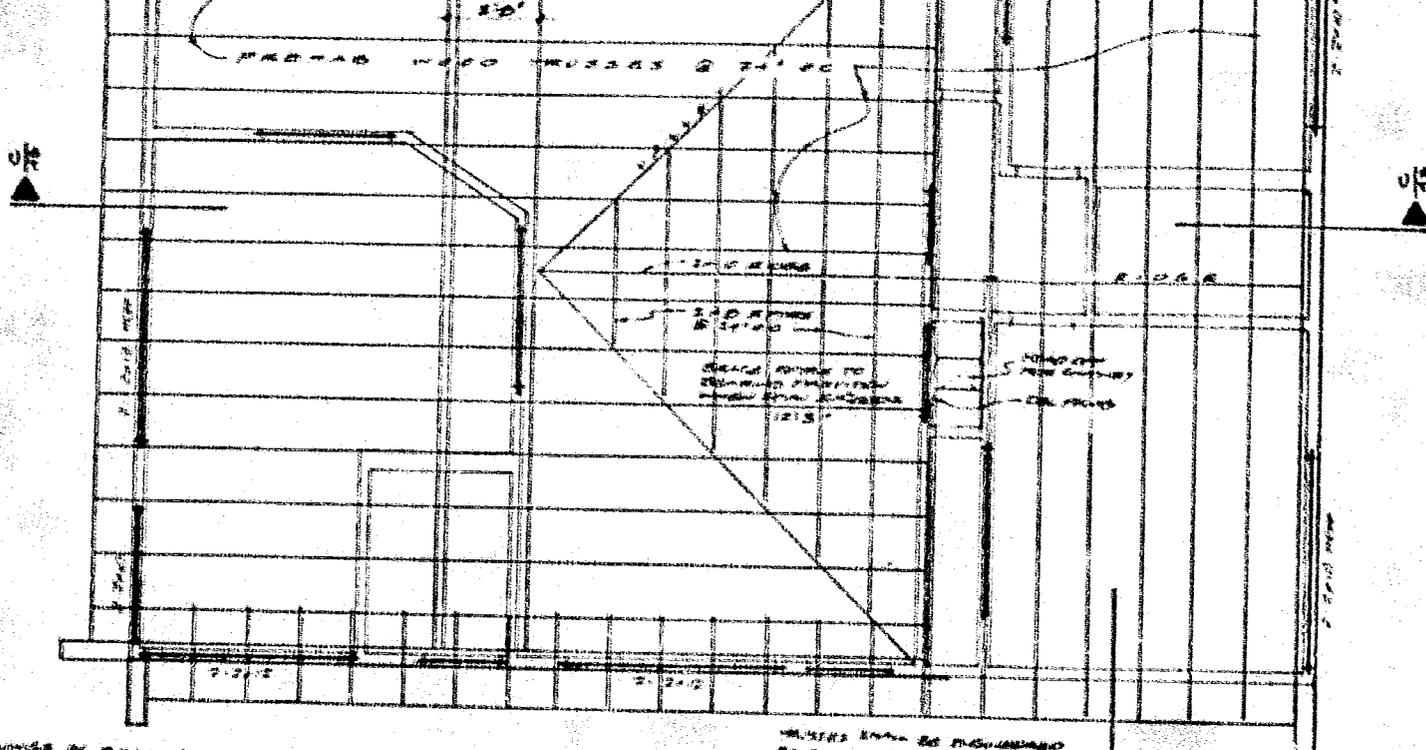
SEE 27

1 1/2" RIGID
2 1/2" RIGID
1 1/2" RIGID





	MANAGERS RESIDENCE	
	ROBERT DAVEY, ARCHITECT	SHEET NO. _____ SCALE _____ DATE _____ DRAWN BY _____
	THE NEW YORK STATE BOARD OF ARCHITECTS REGISTRATION NO. 12345	PROJECT NO. _____ SHEET NO. AR

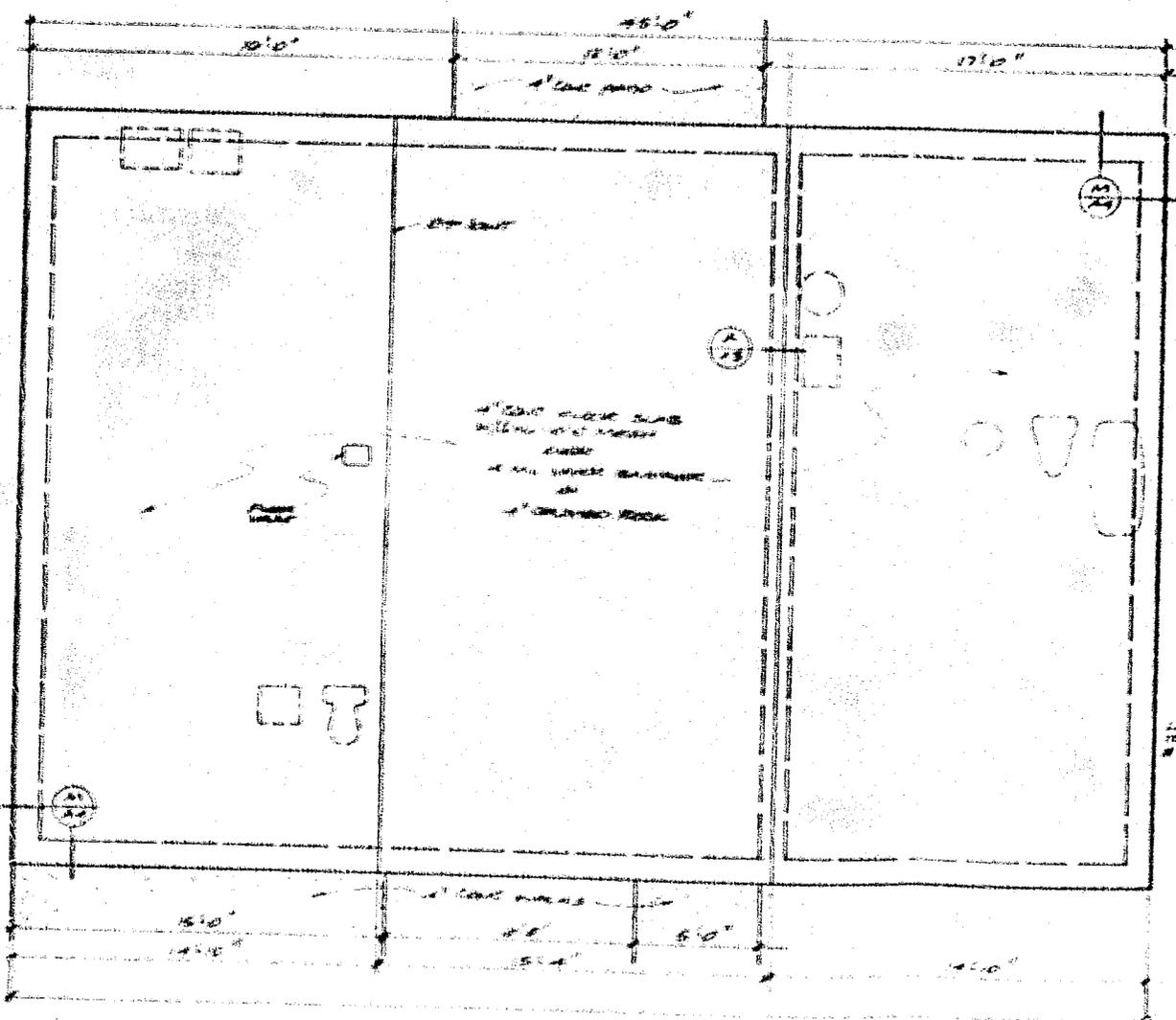


ALL OPENINGS IN ROOFING
SHOULD BE MADE BY THE CONTRACTOR
AND BE RESPONSIBLE FOR THE
PROVIDING THE ROOFING IN THE
OPENINGS.

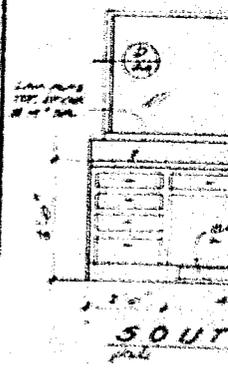
ROOF FRAMING

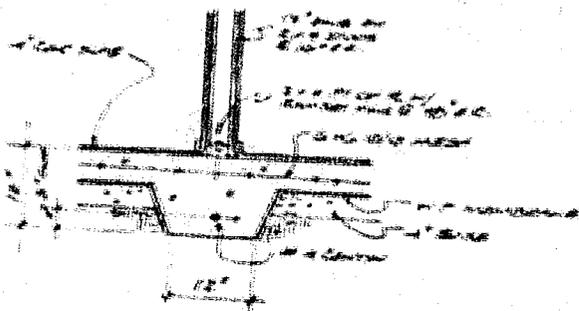
ROOFING SHALL BE DISMANTLED
BY A MAJOR CONTRACTOR
SHALL BE DONE CONCENTRICALLY
UNDER PROTECTIVE FRAMING,
SHALL BE REPAIRED OR
REPLACED WITH TYPICAL

SECTION
A-B

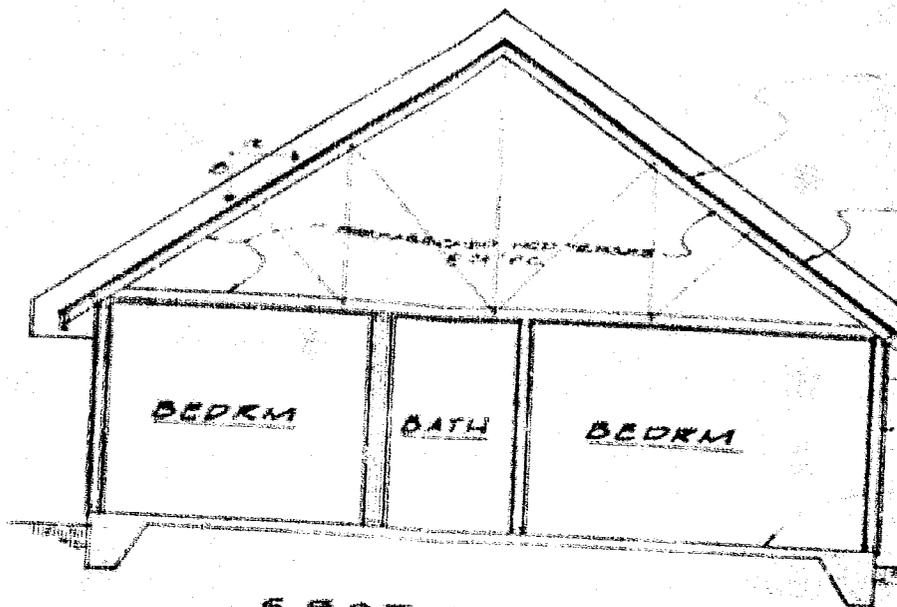


FOUNDATION PLAN

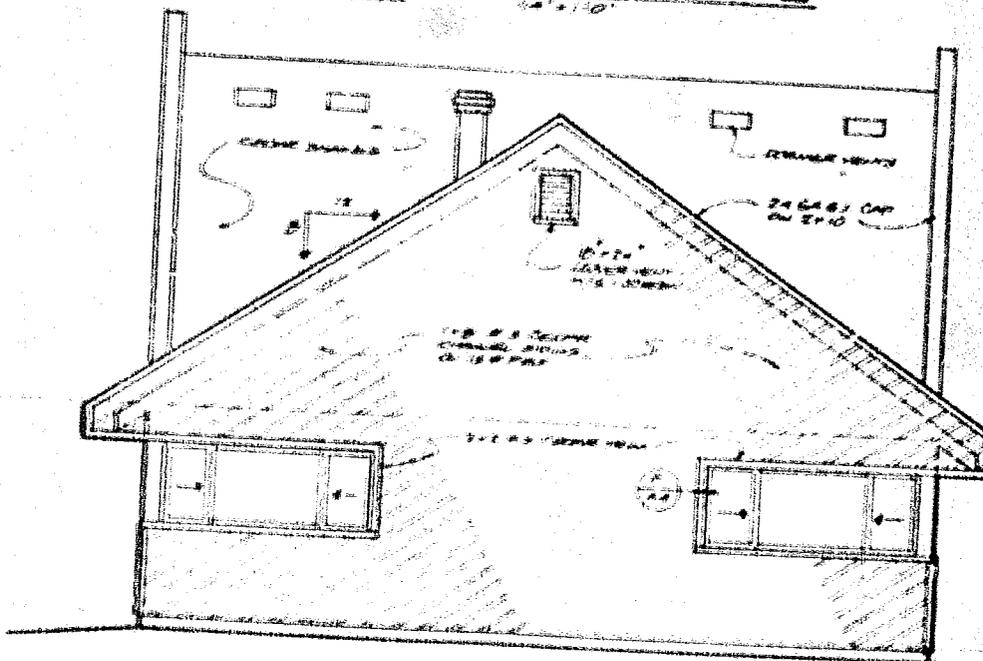




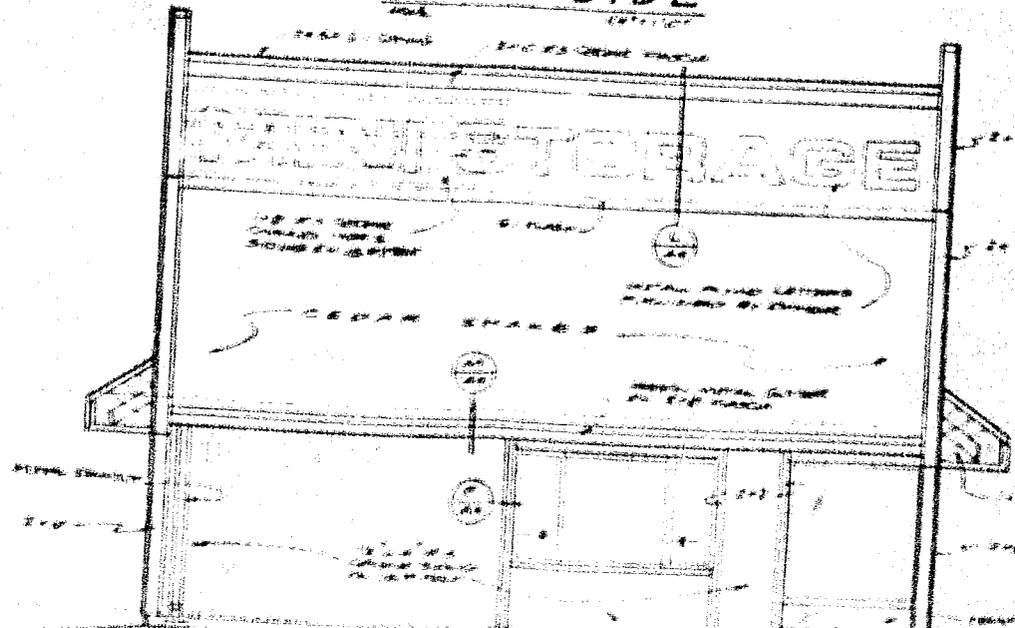
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Arch. **A**

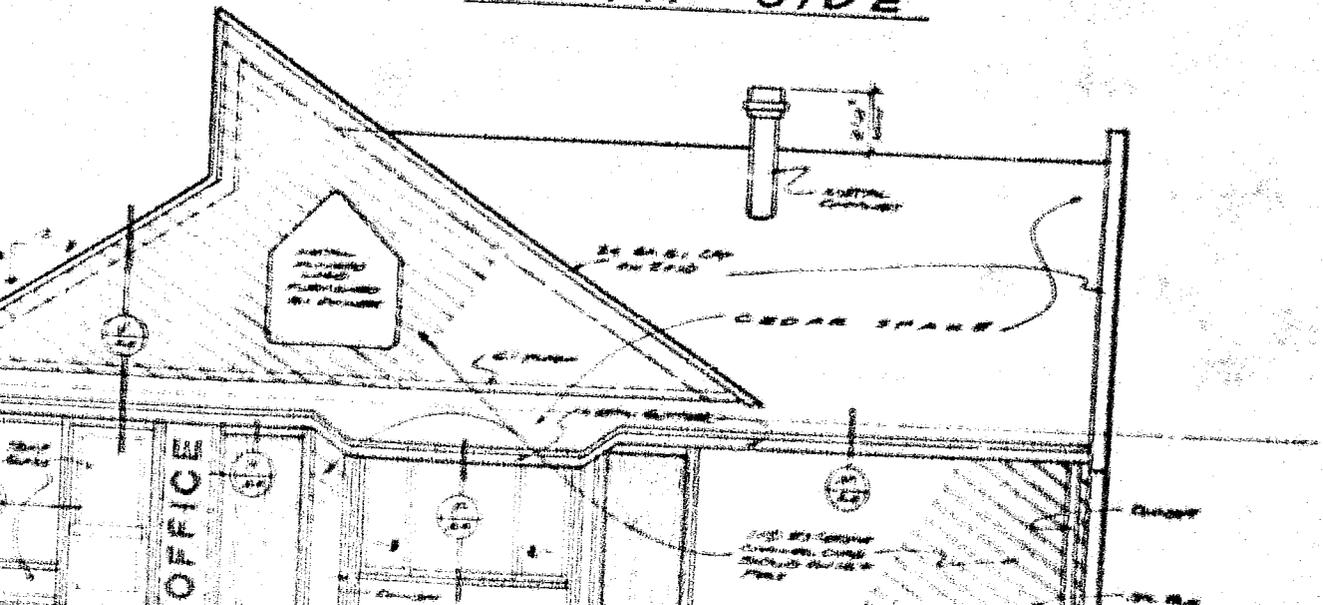
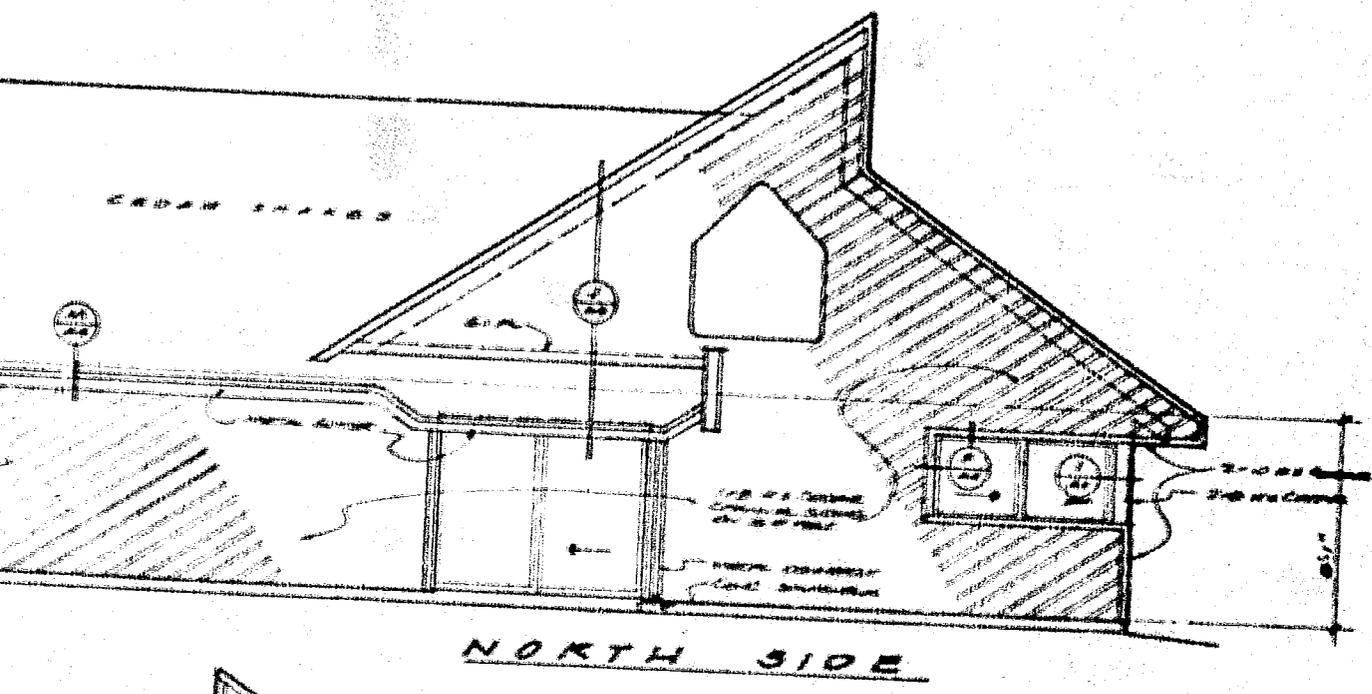
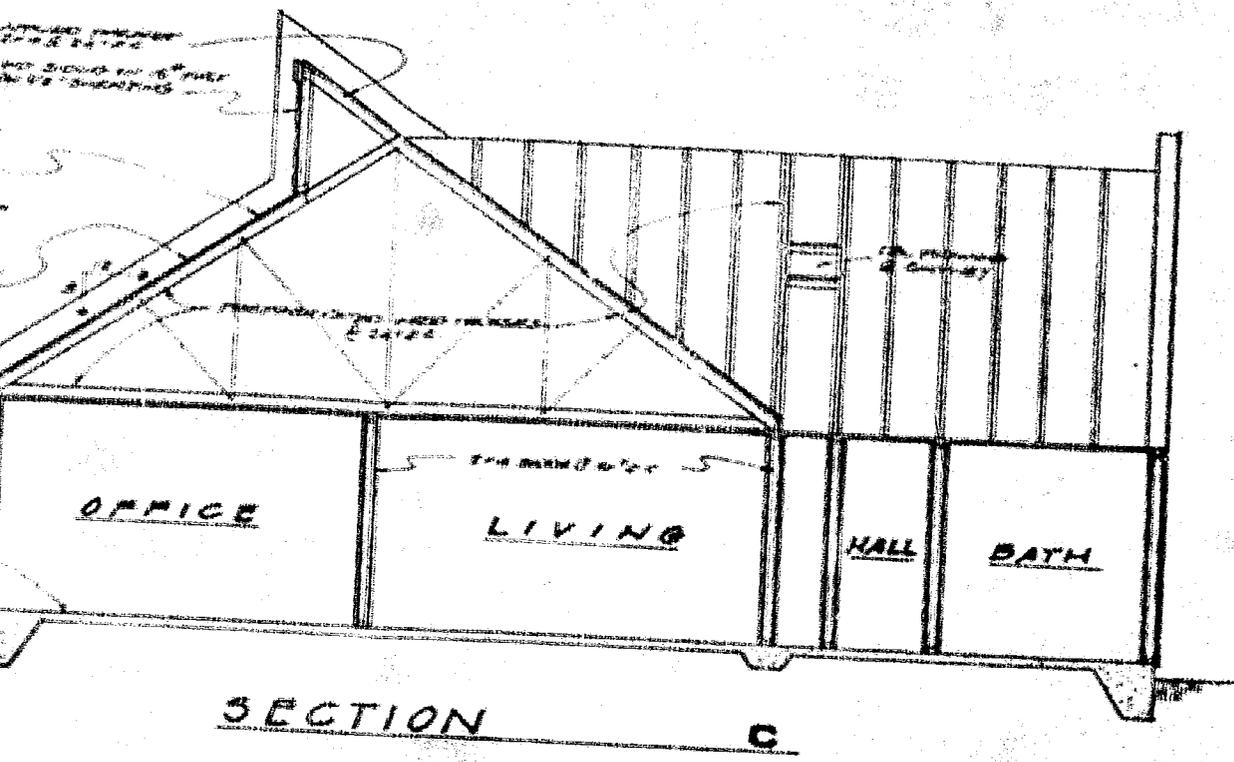


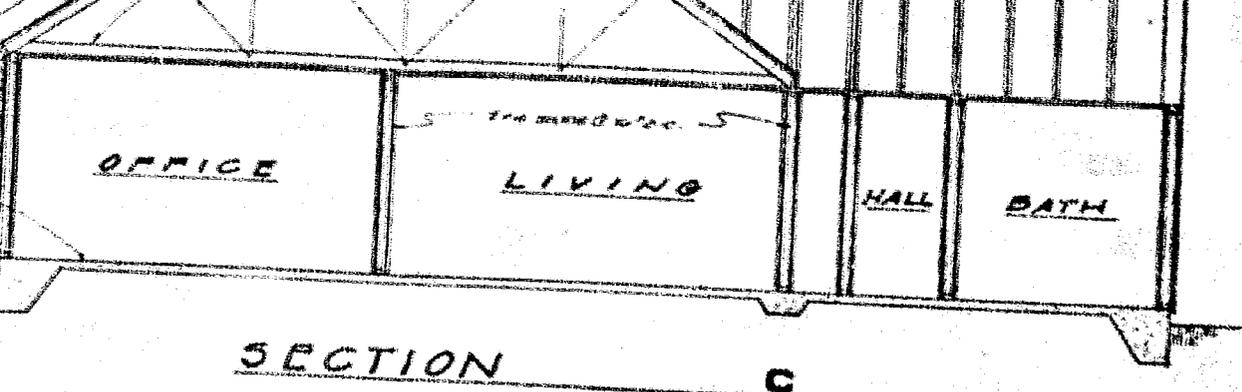
SECTION
Arch. **B**



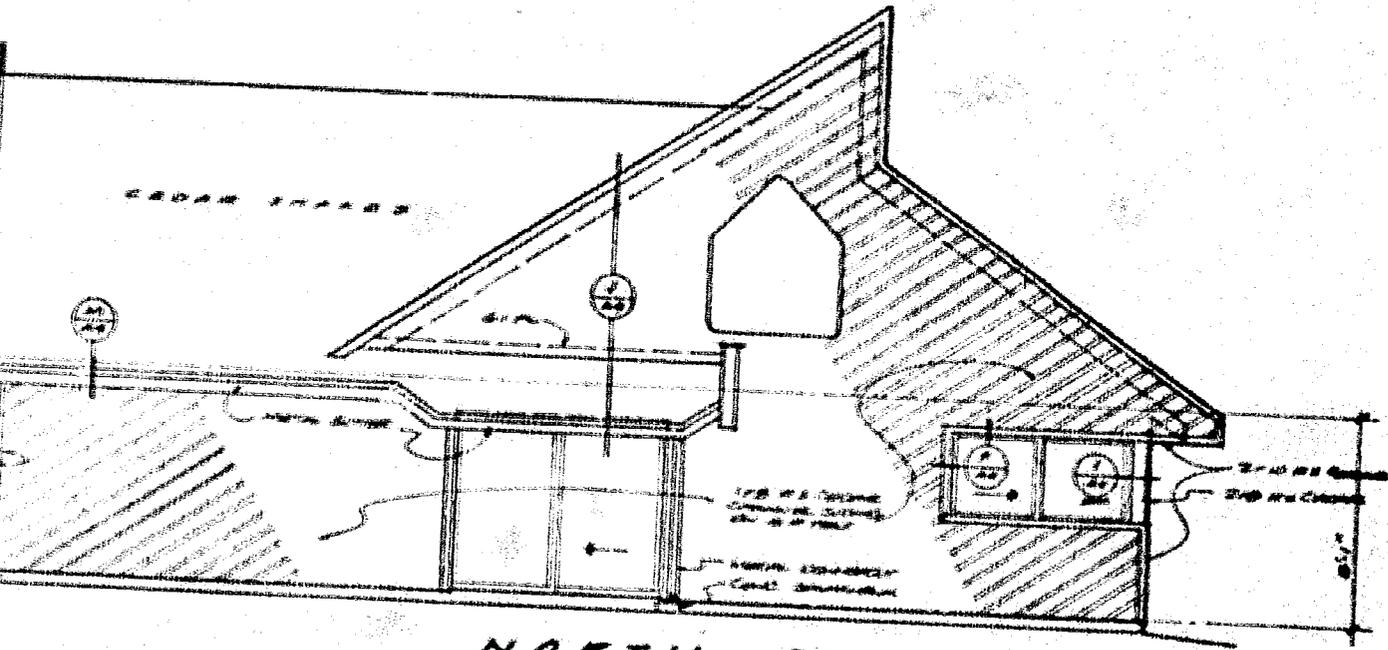
EAST SIDE
Arch.



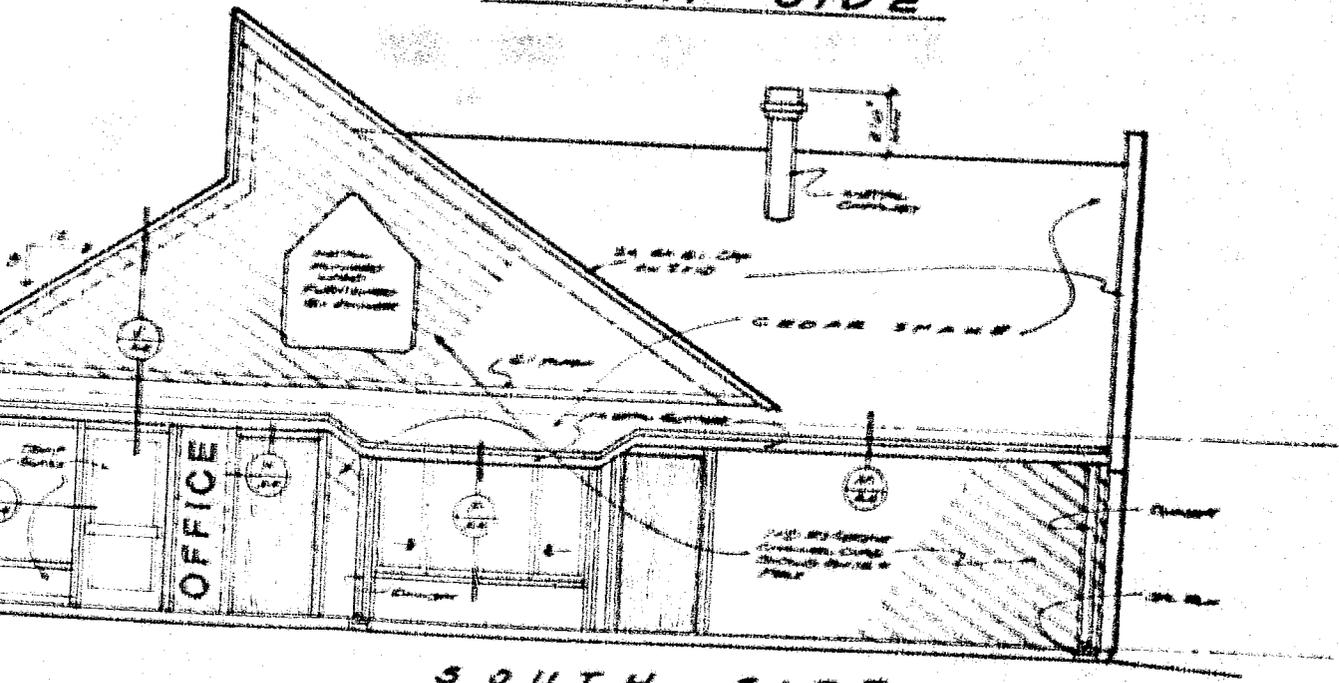




SECTION **C**

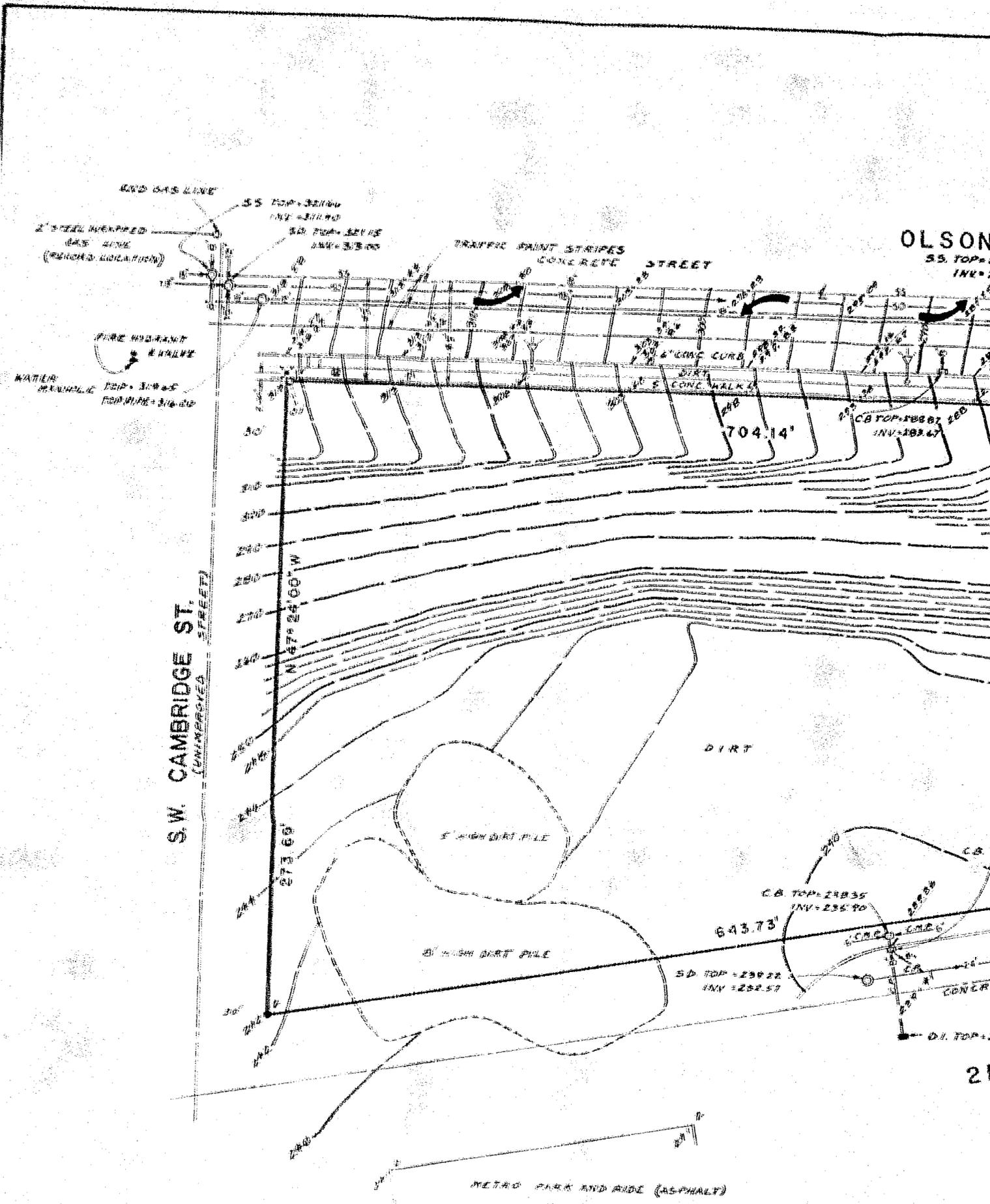


NORTH SIDE



SOUTH SIDE

<p>REGISTERED ARCHITECT</p>	<p>ROBERT DAYEY, ARCHITECT</p> <p>1415 N. 4th Street Seattle, Wash. 98107</p>	<p>SHEET TITLE: MANAGERS, EXTERIORS & SECTIONS</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DATE: 1/15/54</p> <p>INCHES: 1/8" = 1'-0"</p> <p>PROJECT NAME: _____</p>	<p>SHEET NUMBER: A3</p>
	<p>DATE: _____</p> <p>BY: _____</p> <p>CHECKED: _____</p>		<p>REVISIONS:</p> <p>1. _____</p> <p>2. _____</p>



OLSON
SS TOP =
INV =

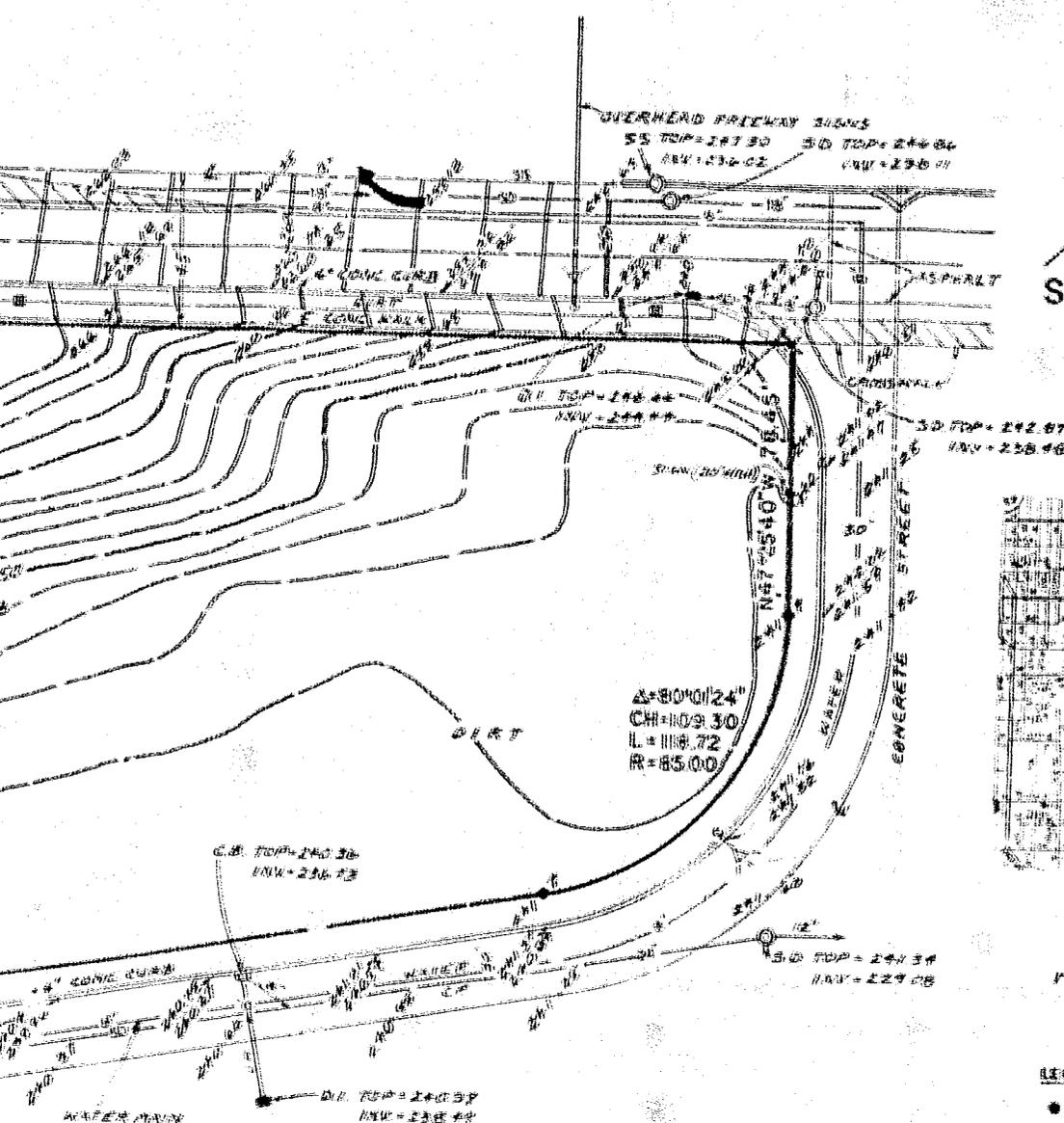
S.W. CAMBRIDGE ST.
(UNIMPROVED STREET)

DIRT

5' HIGH DIRT PILE

8' HIGH DIRT PILE

METRO PARK AND RIDE (ASPHALT)

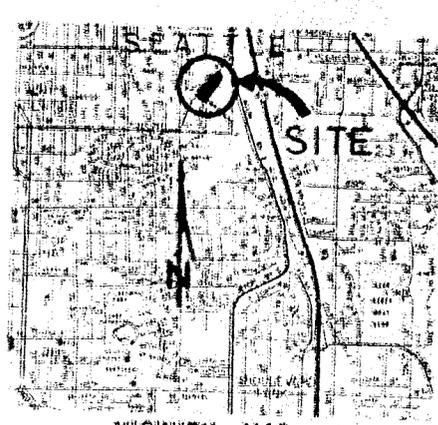


N

SCALE: 1"=30'

BEARINGS ARE BASED ON TIDELANDS MERIDIAN

ELEVATIONS BASED ON CITY OF SEATTLE DATUM



TOTAL AREA = 148,089 SF 3.4 ACRES

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, LYING NORTHWESTERLY OF THE NORTHWESTERLY LINE OF 2ND AVENUE SOUTHWEST, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 10017, LYING SOUTHWESTERLY OF THE SOUTHEASTERLY LINE OF OLSON PLACE SOUTHWEST, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 10013, AND LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SOUTHWEST CAMBRIDGE STREET, AS ESTABLISHED BY ORDINANCE NO. 10011.

LEGEND:

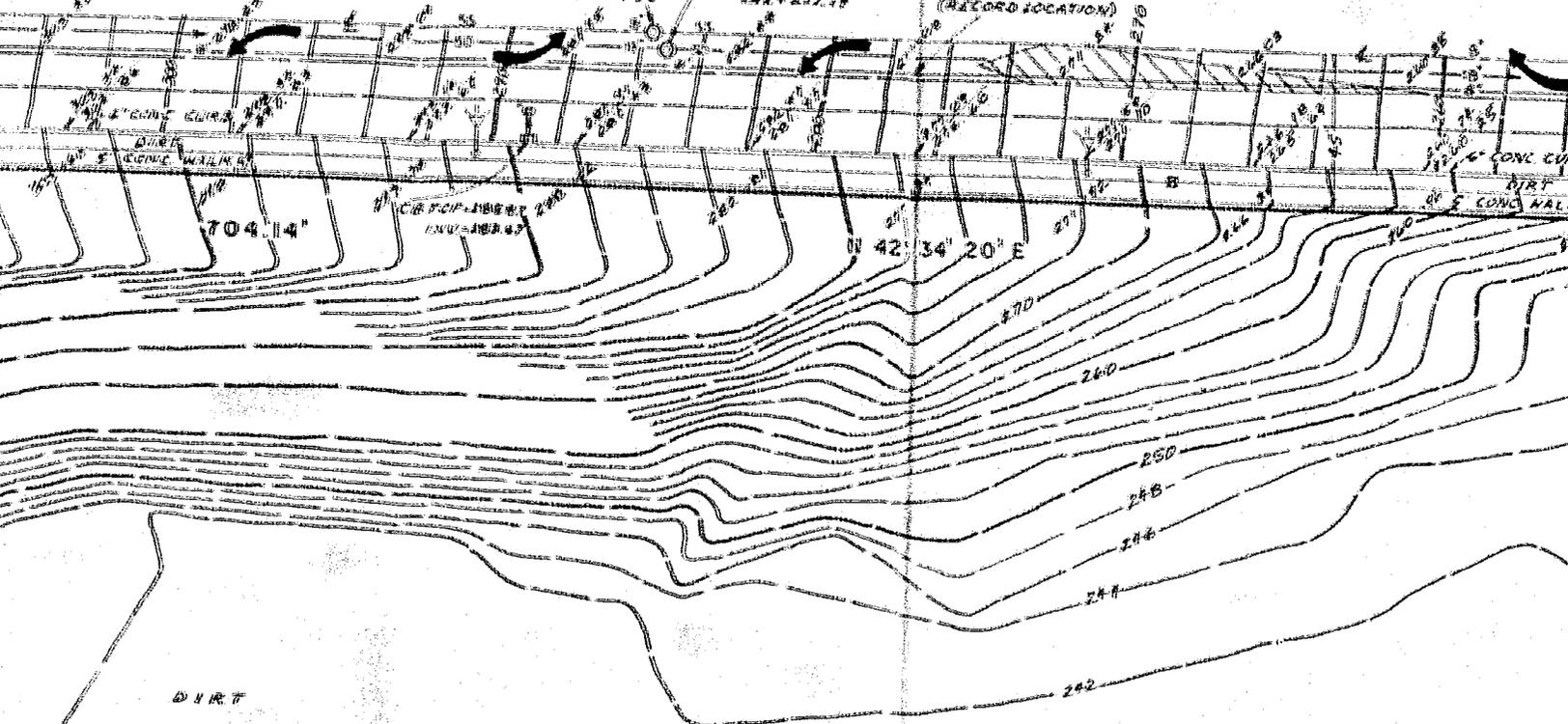
- SET PROPERTY CORNER PIN
- ✕ SET TACK IN LEAD
- EXISTING CORNER PIN
- C.P. CONCRETE PIPE
- C.M.P. CORRUGATED METAL PIPE
- ★ FIRE HYDRANT
- ⊕ WATER VALVE
- ⊙ UTILITY ACCESS MANHOLE
- CATCH BASIN
- DRAIN INLET
- ⊙ STREET LIGHT
- ⊙ STREET LIGHT ELECTRICAL BOX
- S.S. SANITARY SEWER
- S.D. STORM DRAIN

OLSON PLACE S.W.

PIPES
SITE
STREET

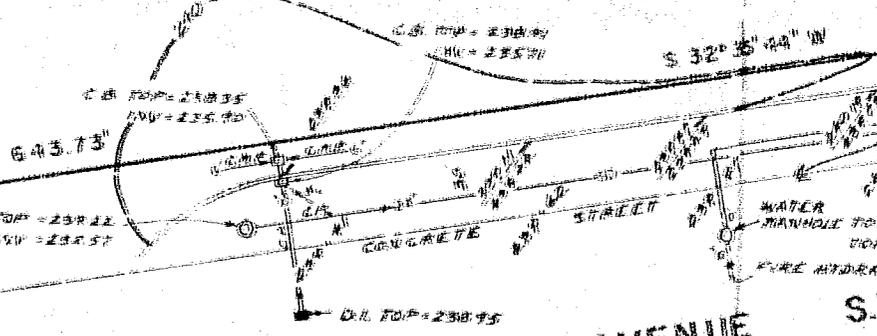
55. TOP = 205.17
INV = 275.74
50. TOP = 204.89
INV = 277.78

WATER MAIN
(RECORD LOCATION)



DIRT

CB. TOP = 240.36
INV = 256.73

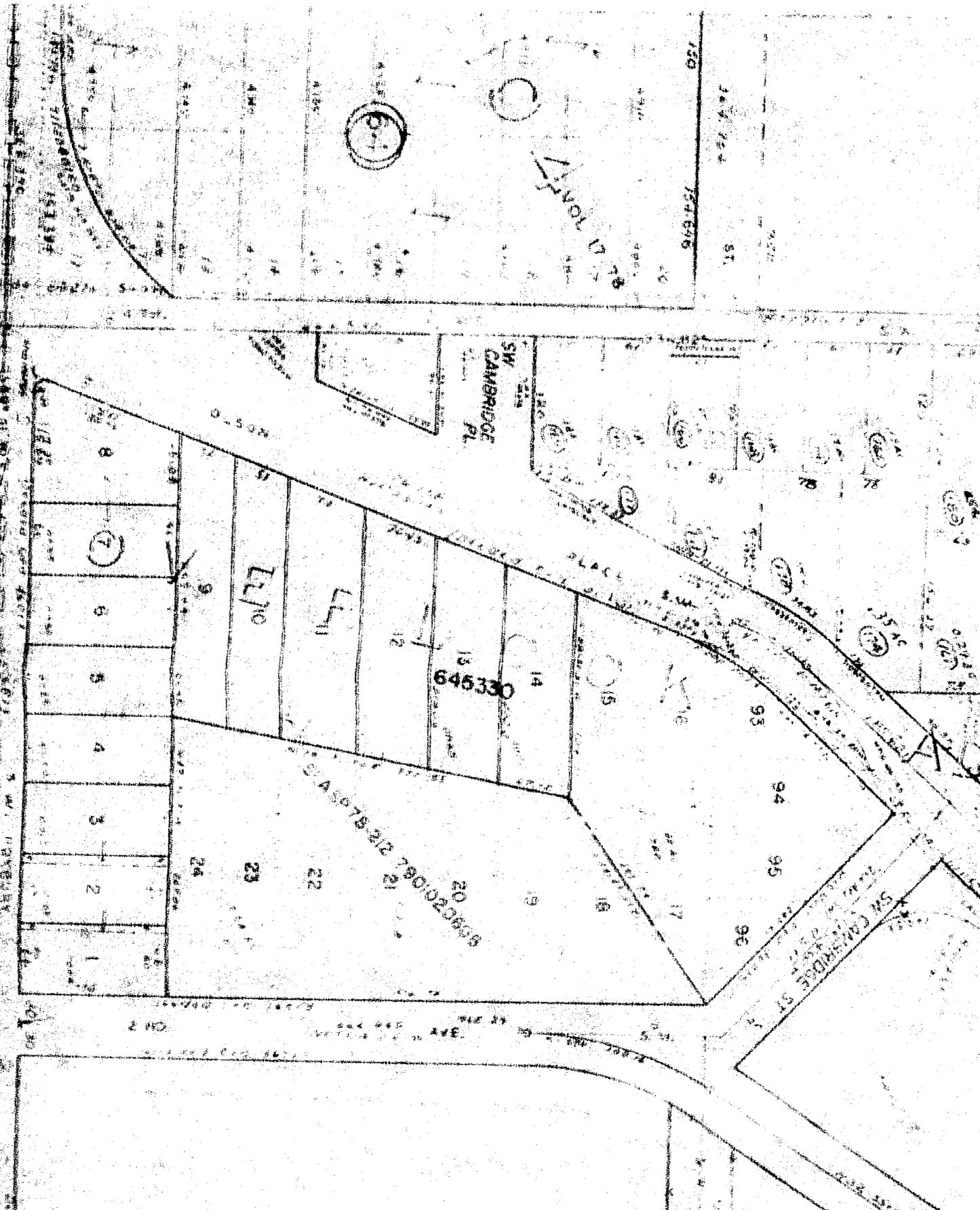


2ND AVENUE S.W.

LEGAL DESCRIPTION:
THAT PORTION OF THE SQU
RANGE 4 EAST, W.M., IN 10
NORTHWESTERLY CORNER OF 2N
SEATTLE ORDINANCE NO. 10
LINE OF OLSON PLACE SOUT
NO. 10015, AND LYING NOR
SOUTHWEST CAMBRIDGE STR

DIRT SIDE (ASPHALT)

E 46-23-4



43

48

644370
6304200



(48)

L

R

O

I

FS

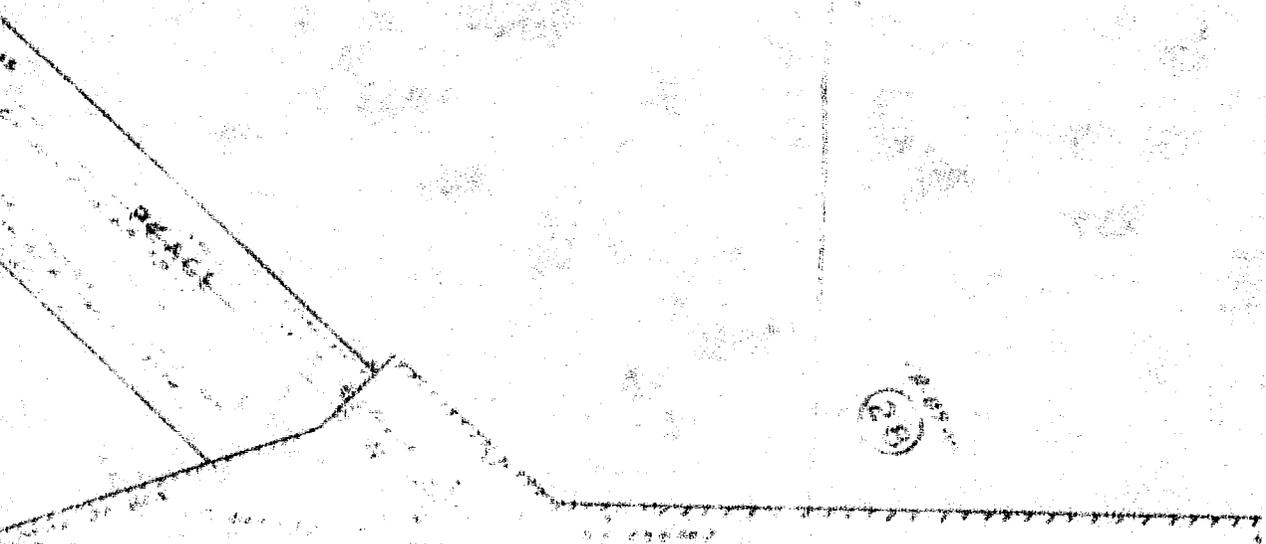
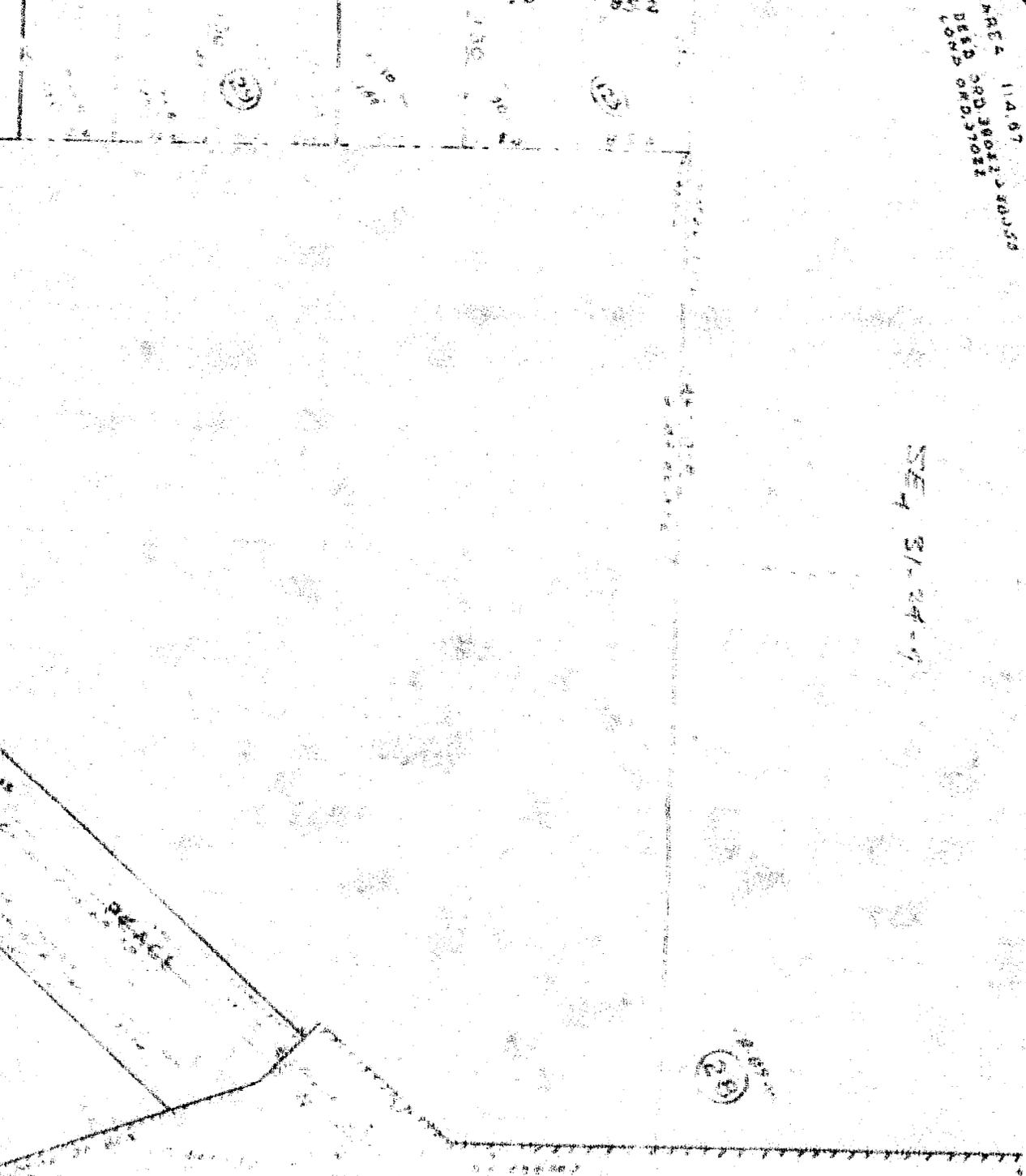
AREA 11A 67
PERM. ORD. STORE

DATE

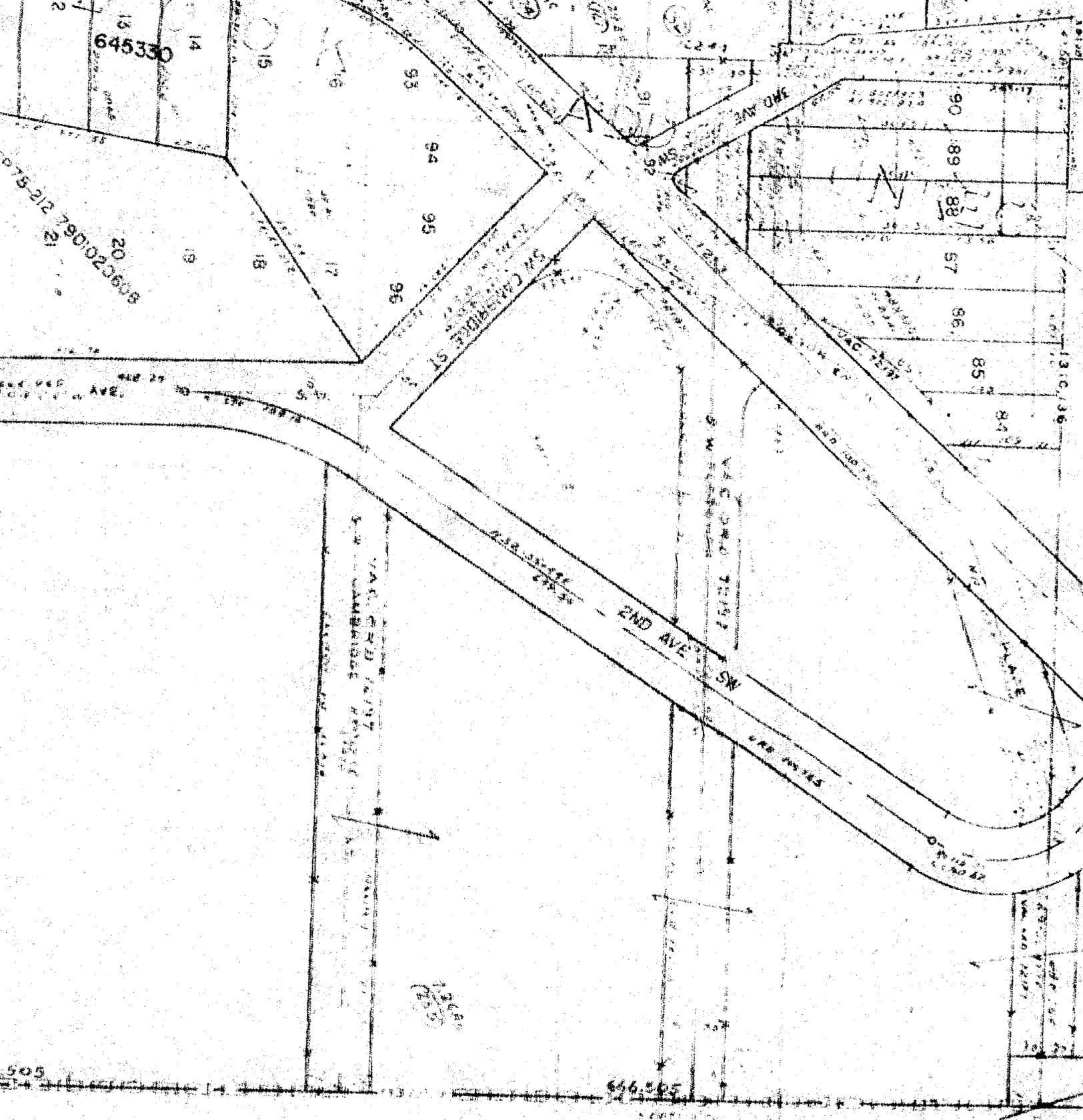
3/1/67

REC 4 11407
DEED ORD 30012
LORD ORD 31012

SEE 31-24-15



444 3 3
333 310
S. J. H. NO 1
RECORDED IN
ACCORD TO AN



645330

8075-212 7901022658

90
89
88
87

93
94
95
96

2ND AVE SW

SW CAMBRIDGE ST

5446-374
51210-3

S. W. 4 32

505

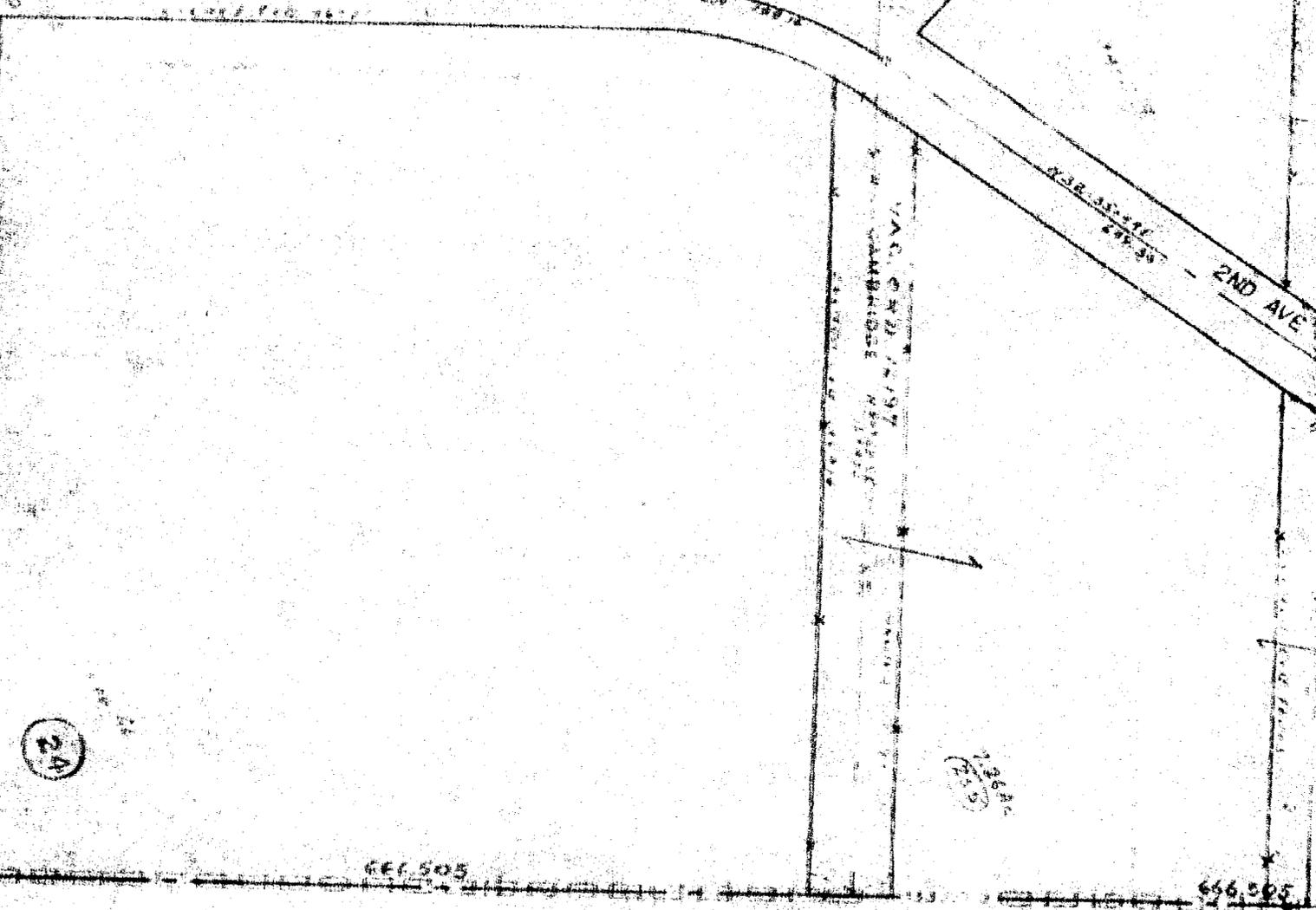
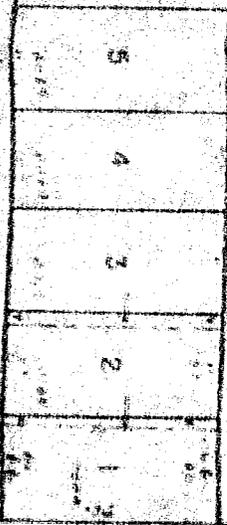
646-505

645330

20
645075-212 790102098

SM CAMBRIDGE ST

2ND AVE



24

REC 505

656505