

ORDINANCE No. 114863

COUNCIL BILL No. 107713

AN ORDINANCE relating to the Pike Place Market, expanding the boundaries of the Pike Place Market Historical District to include the PC-1 (Planning/Commercial Area 1) Site in the Historical District; and including the structure beneath Steinbrueck Park in the Historical District.

COMPTROLLER FILE No. _____

Introduced: <u>Dec. 04, 1989</u>	By: <u>Knox</u>
Referred: <u>Dec. 04, 1989</u>	To: <u>Urban Redevelopment</u>
Referred:	To:
Referred:	To:
Reported: <u>DEC 11 1989</u>	Second Reading: <u>DEC 11 1989</u>
Third Reading: <u>DEC 11 1989</u>	Signed: <u>DEC 11 1989</u>
Presented to Mayor: <u>DEC 11 1989</u>	Approved:
Returned to City Clerk:	Published:
Vetoed by Mayor:	Veto Published:
Passed over Veto:	Veto Sustained: <u>OK</u>

Law Department

The City of Seattle - Legislature

REPORT OF COMMITTEE

Honorable President:

Your Committee on Urban Redevelopment

to which was referred the within Council Bill No. 107713 report that we have considered the same and respectfully recommend

12/6/89 Do Pass (30, PK, JK, GA)

Vote 7-1

Committee Chair

Law Department

The City of Seattle--Legislative Department

Date Reported
and Adopted

REPORT OF COMMITTEE

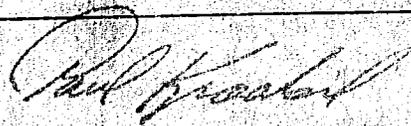
Honorable President:

Your Committee on Urban Redevelopment

to which was referred the within Council Bill No. 107713
report that we have considered the same and respectfully recommend that the same:

12/6/89 Do Pass (3-0; PK, JN, GA)

Vote 7-1 Williams Against



Committee Chair

44
C.B. 107713

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

ORDINANCE 114863

AN ORDINANCE relating to the Pike Place Market, expanding the boundaries of the Pike Place Market Historical District to include the PC-1 (Planning/Commercial Area 1) Site in the Historical District; and including the structure beneath Steinbrueck Park in the Historical District.

WHEREAS, on July 17, 1989, the Urban Redevelopment Committee held a public hearing and thereafter recommended that the PC-1 Site be included in the Pike Place Market Historical District on the condition that inclusion of the site in the District will not affect the construction of the parking garage, congregate care facility and associated facilities; and

WHEREAS, on August 12, 1989, the Pike Place Public Development Authority and the Historical Commission entered into a letter agreement attached hereto as Attachment I reflecting their intent that the PC-1 site should be treated as a separate zone of the District; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Exhibit A of Ordinance 100475, as last amended by Ordinance 113199, is hereby amended and redrawn to expand the boundaries of the Pike Place Historical District to include the property known as the PC-1 (Planning/Commercial Area 1) Site (described on Exhibit "B"), as shown on Exhibit "A" hereto; provided, that the structure beneath Victor Steinbrueck Park shall also be included within the boundaries of the District.

Section 2. The Department of Construction and Land Use is hereby directed to amend MAP XIIA "Pike Market Mixed," codified at the end of SMC Chapter 23.49 of the Land Use Code, to reflect this amendment of Exhibit "A" of Ordinance 100475.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

(To be used for all Ordinances except Emergency.)

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

Passed by the City Council the 11th day of December, 1989,
and signed by me in open session in authentication of its passage this 11th day of
December, 1989.
[Signature]
President of the City Council.

Approved by me this 15th day of December, 1989.
[Signature]
Mayor.

Filed by me this 15th day of December, 1989.

Howard J. Brooks
Attest: City Comptroller and City Clerk.

(SEAL)

Published

By *Theresa Dunbar*
Deputy Clerk.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

PUBLISH DO NOT PUBLISH
CITY ATTORNEY _____

RECEIVED THIS DAY

JBB:rlh
11/29/89

MAY 23 10 13 AM '90

BY THE DIVISION OF
RECORDS & ELECTIONS
KING COUNTY

44
C.B. 107713
90/05/23 #0530 B
RECD F 8.00
REC FEE 2.00
CRSHSL ***10.00
55

ORDINANCE 114863

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

9005230530

AN ORDINANCE relating to the Pike Place Market, expanding the boundaries of the Pike Place Market Historical District to include the PC-1 (Planning/Commercial Area 1) Site in the Historical District; and including the structure beneath Steinbrueck Park in the Historical District.

WHEREAS, on July 17, 1989, the Urban Redevelopment Committee held a public hearing and thereafter recommended that the PC-1 Site be included in the Pike Place Market Historical District on the condition that inclusion of the site in the District will not affect the construction of the parking garage, congregate care facility and associated facilities; and

WHEREAS, on August 12, 1989, the Pike Place Public Development Authority and the Historical Commission entered into a letter agreement attached hereto as Attachment I reflecting their intent that the PC-1 site should be treated as a separate zone of the District; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Exhibit A of Ordinance 100475, as last amended by Ordinance 113199, is hereby amended and redrawn to expand the boundaries of the Pike Place Historical District to include the property known as the PC-1 (Planning/Commercial Area 1) Site (described on Exhibit "B"), as shown on Exhibit "A" hereto; provided, that the structure beneath Victor Steinbrueck Park shall also be included within the boundaries of the District.

Section 2. The Department of Construction and Land Use is hereby directed to amend MAP XIIA "Pike Market Mixed," codified at the end of SMC Chapter 23.49 of the Land Use Code, to reflect this amendment of Exhibit "A" of Ordinance 100475.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

(To be used for all Ordinances except Emergency.)

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this

APR 24 1990

NORWARD J. BROOKS
Comptroller and City Clerk

By: *Theresa Dunbar*
Deputy Clerk

9005230530

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

Passed by the City Council the 11th day of December, 1989,
and signed by me in open session in authentication of its passage this 14th day of
December, 1989.

[Signature]
President of the City Council.

Approved by me this 15th day of December, 1989.

Charles R. Payne
Mayor.

Filed by me this 15th day of December, 1989.

Norward J. Brooks
Attest: _____
City Comptroller and City Clerk.

(SEAL)

Published.....

By: *Theresa Dunbar*
Deputy Clerk.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9005230530

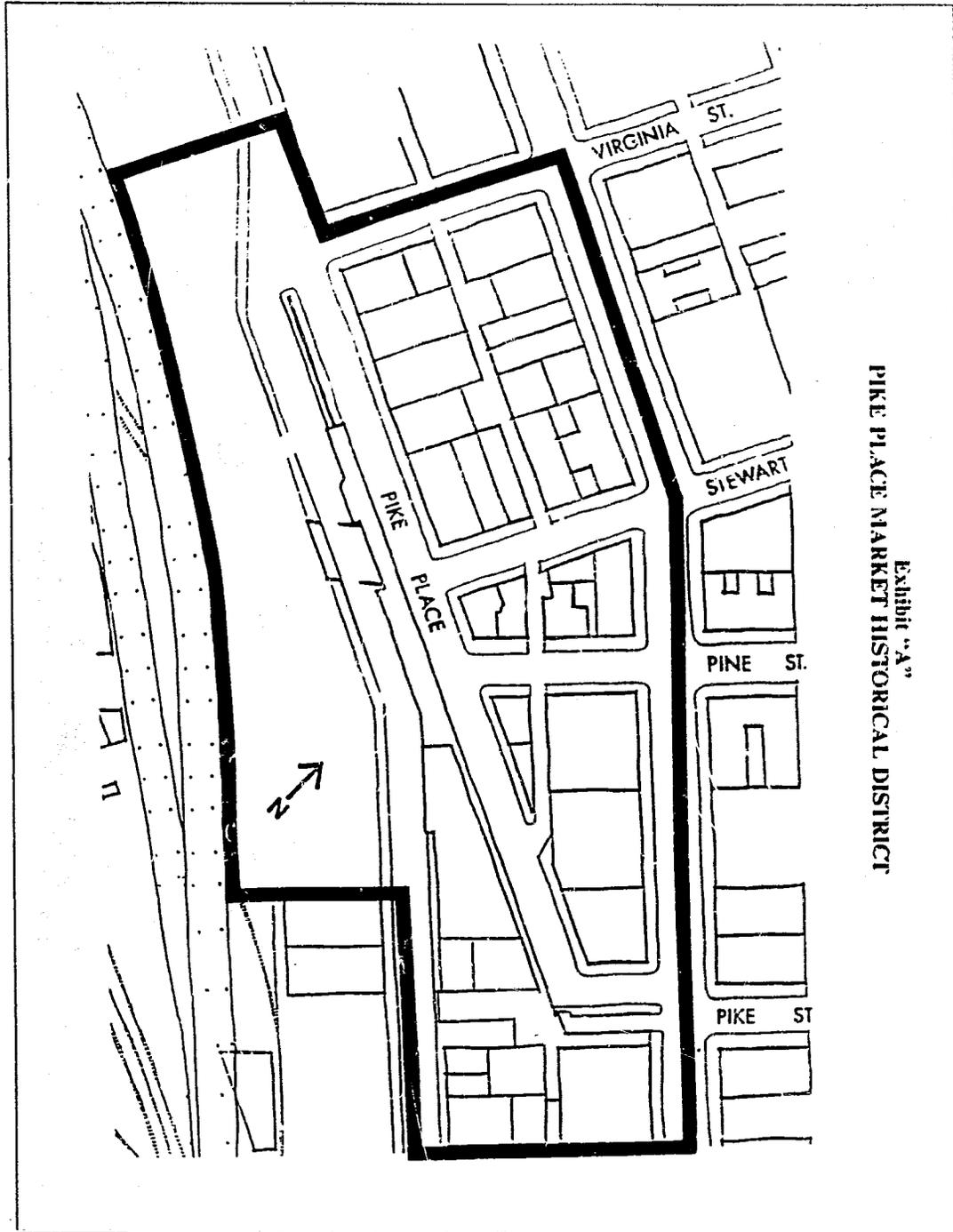


Exhibit "A"
PIKE PLACE MARKET HISTORICAL DISTRICT

EXHIBIT "A"

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Revised Legal Descriptions--PC-1 Parcel, Parking Garage Property Disposition

Parcel A: Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block H, Addition to the Town of Seattle, as Laid out by A. A. Denny (Commonly known as A. A. Denny's 4th Addition to the City of Seattle), as recorded in Volume 1 of Plats, page 69, Records of King County, Washington;

EXCEPT that portion of said Lot 2 condemned for widening and extension of Western Avenue pursuant to Ordinance No. 18109 of the City of Seattle; and

EXCEPT that portion taken for Armory Way in King County Superior Court Cause No. 292884, described as follows:

9005230530

That portion of Lots 1, 4, 5, and 8, Block H lying southwesterly of a line 31.25 feet southwesterly from and parallel with the southwesterly margin of the alley as platted in said Block H.

TOGETHER WITH that portion of the alley in said Block H as vacated by Ordinance 107097 lying northwesterly of the southeasterly line extended of Lots 7 and 8, said Block H; AND that portion of Pine Street as vacated by Ordinance 23613 and Ordinance 107097 lying between the northwesterly line of said Block H and a line parallel to and 30 feet northwesterly of the northwesterly line of said Block H.

SUBJECT TO easements and restrictions of record.

EXHIBIT "B"

Page 6 of 8

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE

JBB:rlh
11/29/89

RECEIVED THIS DAY

44
C.B. 107713

FEB 9 4 21 1990

BY THE CITY CLERK
RECORDED & INDEXED
ORDINANCE 114863

9002091858

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

AN ORDINANCE relating to the Pike Place Market, expanding the boundaries of the Pike Place Market Historical District to include the PC-1 (Planning/Commercial Area 1) Site in the Historical District; and including the structure beneath Steinbrueck Park in the Historical District.

WHEREAS, on July 17, 1989, the Urban Redevelopment Committee held a public hearing and thereafter recommended that the PC-1 Site be included in the Pike Place Market Historical District on the condition that inclusion of the site in the District will not affect the construction of the parking garage, congregate care facility and associated facilities; and

WHEREAS, on August 12, 1989, the Pike Place Public Development Authority and the Historical Commission entered into a letter agreement attached hereto as Attachment I reflecting their intent that the PC-1 site should be treated as a separate zone of the District; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Exhibit A of Ordinance 100475, as last amended by Ordinance 113199, is hereby amended and redrawn to expand the boundaries of the Pike Place Historical District to include the property known as the PC-1 (Planning/Commercial Area 1) Site (described on Exhibit "B"), as shown on Exhibit "A" hereto; provided, that the structure beneath Victor Steinbrueck Park shall also be included within the boundaries of the District.

Section 2. The Department of Construction and Land Use is hereby directed to amend MAP XIIA "Pike Market Mixed," codified at the end of SMC Chapter 23.49 of the Land Use Code, to reflect this amendment of Exhibit "A" of Ordinance 100475.

90/02/09		#1858 D
RECD F	9.00	
RECFEE	2.00	
CASHSL		***11.00

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

(To be used for all Ordinances except Emergency.)

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF SEATTLE)

I, NORWARD J. BROOKS, Comptroller and City Clerk of the City of Seattle, do hereby certify that the within and foregoing is a true and correct copy of the original instrument as the same appears on file, and of record in this department.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of The City of Seattle, this 2nd day of February, 1990

NORWARD J. BROOKS
Comptroller and City Clerk

By: Theresa Dunbar
Deputy Clerk

9002091858

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

Passed by the City Council the 11th day of December, 1989,
and signed by me in open session in authentication of its passage this 11th day of
December, 1989.

[Signature]
President of the City Council.

Approved by me this 15th day of December, 1989.

Charles Payne
Mayor.

Filed by me this 15th day of December, 1989.

Norward J. Brooks

Attest: _____
City Comptroller and City Clerk.

(SEAL)

Published _____

By: Theresa Dunbar
Deputy Clerk.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9002091858

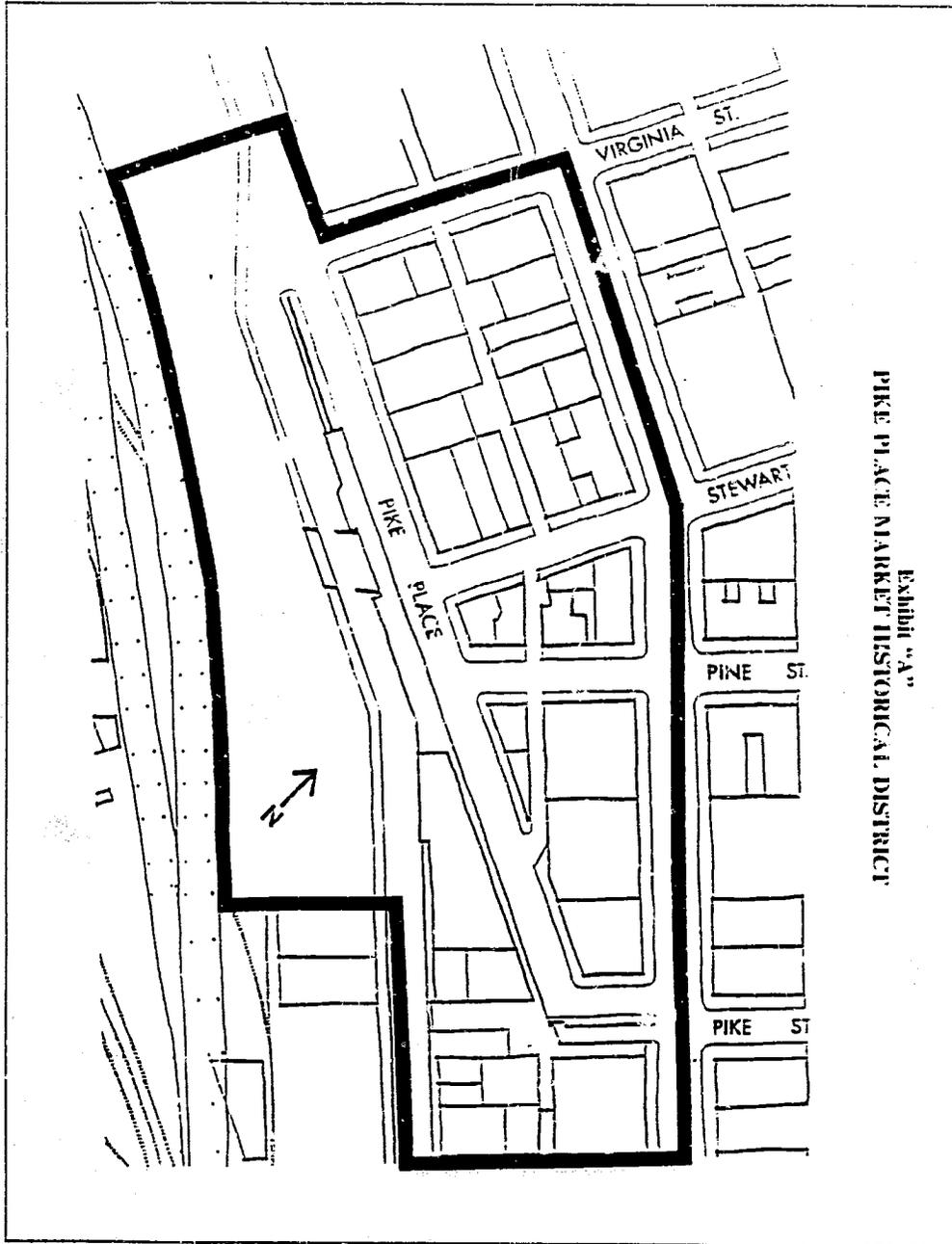


EXHIBIT "A"

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Revised Legal Descriptions--PC-1 Parcel, Parking Garage Property Disposition

Parcel A: Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block H, Addition to the Town of Seattle, as Laid out by A. A. Denny (Commonly Known as A. A. Denny's 4th Addition to the City of Seattle), as recorded in Volume 1 of Plats, page 69, Records of King County, Washington;

EXCEPT that portion of said Lot 2 condemned for widening and extension of Western Avenue pursuant to Ordinance No. 18109 of the City of Seattle; and

EXCEPT that portion taken for Armory Way in King County Superior Court Cause No. 292884, described as follows:

That portion of Lots 1, 4, 5, and 8, Block H lying southwesterly of a line 31.25 feet southwesterly from and parallel with the southwesterly margin of the alley as platted in said Block H.

TOGETHER WITH that portion of the alley in said Block H as vacated by Ordinance 107097 lying northwesterly of the southeasterly line extended of Lots 7 and 8, said Block H; AND that portion of Pine Street as vacated by Ordinance 23613 and Ordinance 107097 lying between the northwesterly line of said Block H and a line parallel to and 30 feet northwesterly of the northwesterly line of said Block H.

SUBJECT TO easements and restrictions of record.

EXHIBIT "B"

15 of 6 of 8

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LEGIBLE CLEARER THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9002091858

Parcel B:

Those portions of Lots 5, 6, 7, 8, 9, 10, 11, and 12, Block 36, and that certain unnumbered tract or lot lying generally southeast of Block 36, delineated on an Addition to the Town of Seattle as Laid out by A. A. Denny (Commonly Known as A.A. Denny's 6th Addition to the City of Seattle), as recorded in Volume 1 of Plats, page 99, Records of King County, Washington, and those portions of the vacated alley in said Block 36 and vacated Pine and Stewart Streets more particularly described as follows:

Beginning at the most northerly corner of Lot 5, Block 36, of said Plat of A. A. Denny's Sixth Addition to the City of Seattle, thence southwesterly along the northwesterly margin of said Lot 5 to its intersection with the northeasterly line of Armory Way, as established by Condemnation Ordinance No. 66339, as amended by Ordinance No. 67125; thence southeasterly along said northeasterly line of Armory Way to a point on a line parallel with and 30 feet northwest of the northwesterly line of Block H, Addition to the Town of Seattle as Laid Out by A. A. Denny (Commonly Known as A. A. Denny's 4th Addition to the City of Seattle), as recorded in Volume 1 of Plats, Page 69, Records of King County, Washington; thence northeasterly along said parallel line to the southwesterly line of Western Avenue as widened under the provisions of Ordinance Nos. 11704 and 18109 of the City of Seattle; thence northwesterly along said southwesterly line of Western Avenue to its intersection with the northwesterly line of Lot 6, Block 36, said Plat of A. A. Denny's 6th Addition to the City of Seattle; thence southwesterly along the northwesterly line of said Lot 6 to the most westerly corner thereof; thence southwesterly along the southwesterly projection of the northwesterly line of said Lot 6 to the point of beginning.

SUBJECT to easements and restrictions of record.

9002091858

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

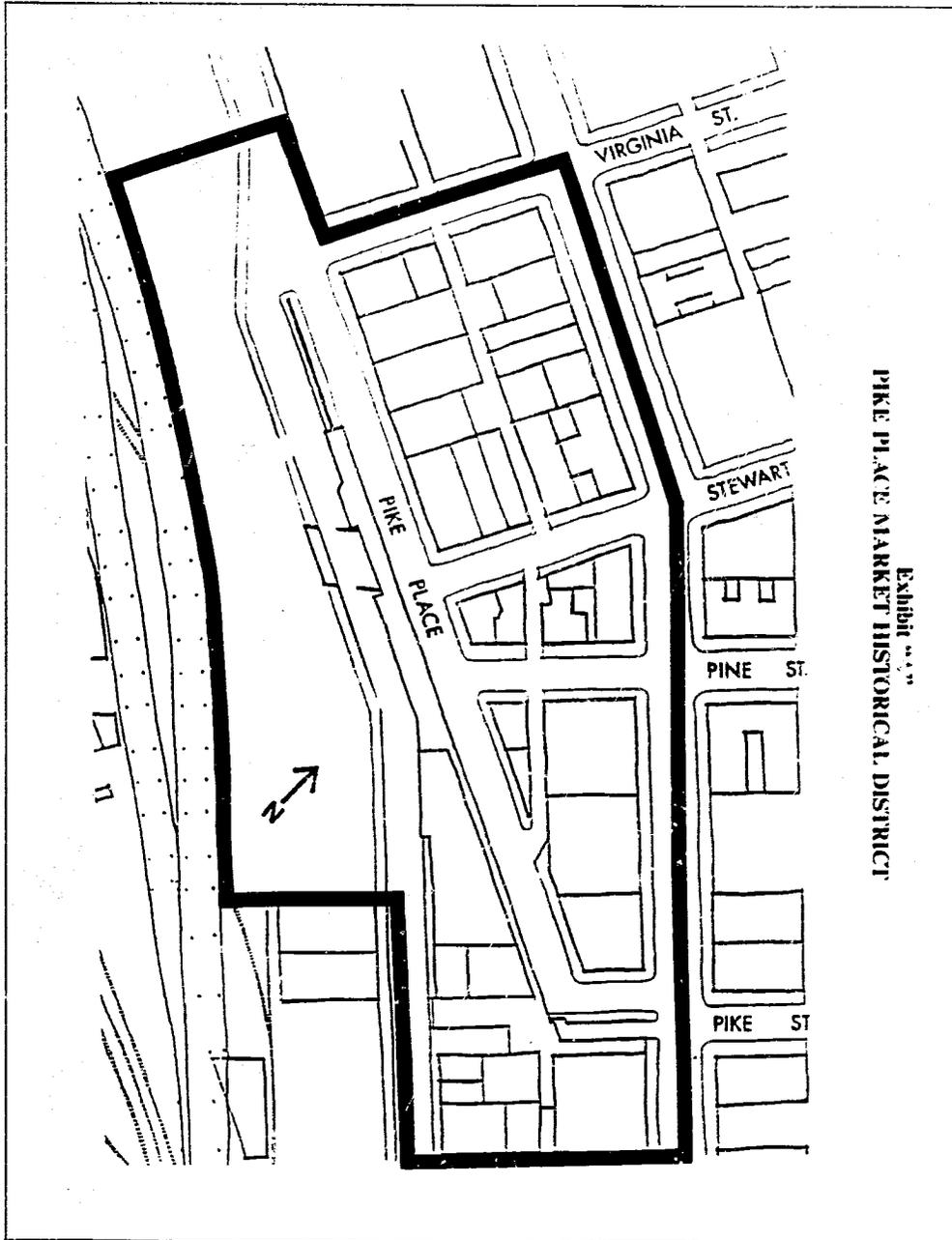


Exhibit "A"
PIKE PLACE MARKET HISTORICAL DISTRICT

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

EXHIBIT "A"

Revised Legal Descriptions--PC-1 Parcel, Parking Garage Property Disposition

Parcel A: Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block H, Addition to the Town of Seattle, as Laid out by A. A. Denny (Commonly Known as A. A. Denny's 4th Addition to the City of Seattle), as recorded in Volume 1 of Plats, page 69, Records of King County, Washington;

EXCEPT that portion of said Lot 2 condemned for widening and extension of Western Avenue pursuant to Ordinance No. 18109 of the City of Seattle; and

EXCEPT that portion taken for Armory Way in King County Superior Court Cause No. 292884, described as follows:

That portion of Lots 1, 4, 5, and 8, Block H lying southwesterly of a line 31.25 feet southwesterly from and parallel with the southwesterly margin of the alley as platted in said Block H.

TOGETHER WITH that portion of the alley in said Block H as vacated by Ordinance 107097 lying northwesterly of the southeasterly line extended of Lots 7 and 8, said Block H; AND that portion of Pine Street as vacated by Ordinance 23613 and Ordinance 107097 lying between the northwesterly line of said Block H and a line parallel to and 30 feet northwesterly of the northwesterly line of said Block H.

SUBJECT TO easements and restrictions of record.

EXHIBIT "B"

1572 6/3/8

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

PIKE PLACE MARKET

LETTER OF UNDERSTANDING

The purpose of this letter is to confirm our mutual agreement as to the terms and conditions under which PC-1 will be included in the Pike Place Market Historical District. Both parties acknowledge that this letter needs to be reviewed and acted upon by the Pike Place Market Historical Commission and the Public Development Authority Council.

We are in agreement on the following points:

1. The separate zone shall consist of PC-1 and Steinbrueck Park (including the structure below the park if that is already legally within the district) (the "area").

2. The inclusion of the area in the district will not affect the progress and completion of the construction of the parking garage and congregate care facility currently contracted for between the City of Seattle and the PDA and Seattle Housing Authority respectively, together with associated facilities of commercial/retail space, the branch of the Pike Place Medical Clinic and the food bank facility. The facility shall be completed and managed in accordance with the existing contracts and pending permit applications concerning its financing, development and construction and City Master Use Permits that the PDA now has with the City of Seattle. The PDA represents that it has fully apprised the Commission of the existing contracts and pending permit applications.

ATTACHMENT I



Preservation & Development Authority (PDA)
31 Pike Pl. Room 500 Seattle, Washington 98101 (206) 687-7453

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

3. Use of the facility for parking, congregate care, medical clinic and food bank will be acceptable in the area. The Commission understands the unique responsibility of the PDA and the guidelines will reflect and acknowledge PDA's authority to operate , manage and market the garage and congregate care facility in a reasonable business manner to the benefit of the Pike Place Market and consistent with the contracts mentioned in paragraph number 2.

4. Use and design approval of the retail/commercial spaces shall be subject to the guidelines adopted for the development, operation and management of the separate zone generally consistent with the existing guidelines.

5. The PDA is contemplating leasing a portion of the retail/commercial space to the operator of the congregate care food facility to allow it to operate out of the same kitchen facilities. The guidelines for the separate zone shall permit this dual usage, as well as the possibility of the food operator being an existing business.

6. The Historical Commission will exercise its authority over the separate zone in a manner generally consistent with existing guidelines and it shall adopt guidelines for use and design specific to the separate zone. The Historical Commission and the guidelines shall permit all uses currently authorized and zoned for, plus parking and parks, with the preference for public

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

service usage except in the retail/commercial space.

7. The Historical Commission shall appoint a subcommittee to recommend guidelines for the separate zone. Each of existing property owners in the district the PDA, City of Seattle, Seattle Parks Department, Department of Community Development, Seattle Housing Authority and Bruce Lorig and Associates shall be invited to send a representative as full voting members of the subcommittee.

8. The terms of the guidelines shall be in accordance with the Urban Renewal Plan for the Pike Place Project.

9. This letter is a working agreement between the parties during the interim period between adoption of the proposed amendment to the city ordinance and formal adoption by the Historical Commission of guidelines for the separate zone. In the event of a material change of circumstance in the interim period, the parties agree to consult and examine each others concerns in good faith. This agreement shall be superseded by the adoption of guidelines for the separate zone. The guidelines shall be consistent with this agreement.

PDA

HISTORICAL COMMISSION

By *Michael Powell*
Date 8-12-89

By *Marri Delgado, Chair*
Date Aug 11, 1989

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Parcel B:

Those portions of Lots 5, 6, 7, 8, 9, 10, 11, and 12, Block 36, and that certain unnumbered tract or lot lying generally southeast of Block 36, delineated on an Addition to the Town of Seattle as Laid out by A. A. Denny (Commonly Known as A.A. Denny's 6th Addition to the City of Seattle), as recorded in Volume 1 of Plats, page 99, Records of King County, Washington, and those portions of the vacated alley in said Block 36 and vacated Pine and Stewart Streets more particularly described as follows:

Beginning at the most northerly corner of Lot 5, Block 36, of said Plat of A. A. Denny's Sixth Addition to the City of Seattle, thence southwesterly along the northwesterly margin of said Lot 5 to its intersection with the northeasterly line of Armory Way, as established by Condemnation Ordinance No. 66339, as amended by Ordinance No. 67125; thence southeasterly along said northeasterly line of Armory Way to a point on a line parallel with and 30 feet northwest of the northwesterly line of Block H, Addition to the Town of Seattle as Laid Out by A. A. Denny (Commonly Known as A. A. Denny's 4th Addition to the City of Seattle), as recorded in Volume 1 of Plats, Page 69, Records of King County, Washington; thence northeasterly along said parallel line to the southwesterly line of Western Avenue as widened under the provisions of Ordinance Nos. 11704 and 18109 of the City of Seattle; thence northwesterly along said southwesterly line of Western Avenue to its intersection with the northwesterly line of Lot 6, Block 36, said Plat of A. A. Denny's 6th Addition to the City of Seattle; thence southwesterly along the northwesterly line of said Lot 6 to the most westerly corner thereof; thence southwesterly along the southwesterly projection of the northwesterly line of said Lot 6 to the point of beginning.

SUBJECT to easements and restrictions of record.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

PIKE PLACE MARKET

May 3, 1989

The Honorable Paul Kraabel
Seattle City Council
1106 Municipal Building
600 4th Avenue
Seattle, Washington 98101

Dear Councilman Kraabel:

The Pike Place Market Preservation and Development Authority ("PPMPDA"), manager of the market and owner of the PC-1 project, opposes the expansion of the Pike Place Market Historical District (the "District") to incorporate the PC-1 site. PPMPDA considers the proposed inclusion in the District of the PC-1 site to be fundamentally inconsistent with the agreement between the City and PPMPDA (Contract for Sale for Property and Redevelopment) providing for development of the PC-1 by PPMPDA.

As you understand, the District enabling ordinance (SMC Ch.25.024) was enacted by initiative to preserve and subsequently regulate the historic core of the Market. Its boundaries were carefully drawn by its sponsors in 1971 to include structures and sites essential to the Market's preservation. The PC-1 site was originally excluded, presumably for good reason. The development of the PC-1 project pursuant to the City-PPMPDA agreement obviates the need for regulation of the site under District ordinance by the Pike Place Historical Commission (the "Commission") and will produce a project for which such regulation is entirely inappropriate.

The City-PPMPDA agreement provides for the development of a new structure, the vast bulk of which is dedicated to the provision of public parking for the Market. Other uses, including congregate care housing for the frail, low-income elderly; a community clinic annex; a food bank; and a small amount of retail will remain features of the project for the foreseeable future. The facility is simply very different in character and use from the historic structures in the Market appropriately subject to Commission regulation under the District ordinance.

When the City-PPMPDA agreement was being developed two years ago, consideration was given at that time to the possibility of extending the District boundaries and thus Commission regulation to the PC-1 site and project. This concept was specifically rejected in lieu of an elaborate design review process which featured broader community scrutiny of the project than that which would have been represented by



Preservation & Development Authority (PDA)
85 Pike St. Room 500 Seattle, Washington 98101 (206)682-7453

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Page Two

the Commission alone and which was subject to very specific design and operational guidelines and prescribed by the agreement itself. Thus,

the City-PPMPDA agreement approved by City ordinance provided a specific regulatory regime tailor-made for the distinctive PC-1 project. It also is important to note that the PC-1 project being developed pursuant to the agreement enjoyed broad consensus support within the Market community, including the Commission. The Commission was a designated participant in the design review process under the agreement.

Once the PC-1 project is completed, its management and operation will remain subject to the agreement's specific standards. Additionally, PPMPDA remains obligated to manage the project in a manner consistent with its charter and its management of the Market itself. Its broadly representative governing council will ensure that it does so.

These contracts obviously provide greater safeguards to the neighboring historical district that would otherwise exist. Existing developments at South Arcade and Fix Madore, each with direct connection to the Market have had few negative impacts on the District without these added guidelines.

Extending the District and Commission regulation to the project is not only inappropriate and unnecessary but might also entail costs which were not among the assumptions pursuant to which the project is expected to perform under the City-PPMPDA bond issue to be serviced by PC-1 parking revenues. Adding additional heretofore unanticipated costs arising from yet undermined controls would threaten project financial performance to the detriment of the PPMPDA and the City alike.

Our Governing Council has discussed this issue both in committee and in full Council. The attached resolution was adopted unanimously in opposition to the Historical District inclusion. The PDA Council was most disturbed at a what appeared to be "after the fact zoning" which would violate the agreement between the City and the Market Authority.

For these many reasons, we believe the PC-1 project should remain outside the Historical District. If we can provide further information or respond to questions, we would be pleased to do so.

A couple of our council members expressed a willingness to consider some type of review by the Commission, especially with respect to the remaining undeveloped north half of the site.

Thank you for consideration of our views in your review of the proposal.

Sincerely,



Michael Carroll
Executive Director

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

PIKE PLACE MARKET

Resolution 89-20

Adopted April 25, 1989

WHEREAS specific components of the PDA development approved and under construction for the south portion of the PC-1 site include principle use parking, a satellite location for the Market Clinic, non-owner operated congregate care housing, and food service catering by an existing food service business are specifically in non-conformance with the guidelines of the Historical District Commission, and

WHEREAS the Pike Place Market Urban Renewal Plan provided for the development of accessory uses such as office development, mid-rise residential development, public parks and principle use parking structures outside the boundaries of the Pike Place Historical District in order to preserve the integrity of historical uses and structures within the district, and

WHEREAS this Plan was written and adopted with the consent of the Historical District Commission in 1974, and

WHEREAS in the 15 years since the establishment of the Urban Renewal Plan the Historical District Commission and other agencies, both public and private, have completed the restoration and re-development of the entire Historical District and the vast majority of the surrounding Urban Renewal District in a manner that fulfills all objectives of the Plan, and

WHEREAS the development of any remaining parcels still under City ownership requires the establishment of a set of specific development standards and criteria in addition to those of the Urban Renewal Plan and that those standards, as defined in REQUESTS FOR PROPOSALS for development of City owned property, incorporate the comments and suggestion of the Historical District Commission, and

WHEREAS, all developments on the perimeter of the Historical District pursued according to this process have resulted in buildings and structures that are compatible neighbors to the Market, although they do not meet the strict standards justifiably applied to the National Register Historical District, and

WHEREAS the Historical District Commission has participated actively in making its comments and suggestion known on each of these proposals and has been able to provide the City with guidance on compatible development standards that are specific to individual properties while not necessarily restricted to the test of guidelines for development within a National Register Historical District, and

WHEREAS the Commission has no separate standards or guidelines for review of design and operation of large scale new construction projects or for any combination of uses or buildings design that are prohibited within the Historical District, and

WHEREAS the PDA Council has completed a three year process involving the community to arrive at the current construction and development plans for the PC-1 property, and

WHEREAS it is inappropriate to establish a new and different set of controls upon these developments after such extensive planning has been completed and the PDA has committed to certain financing and management agreements for the property in which these new controls were not referenced,



Preservation & Development Authority (PDA)
85 Pike St. Room 500 Seattle, Washington 98101 (206)682-7453

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

NOW THEREFORE BE IT RESOLVED that the PDA Council requests the City of Seattle to agree to involve the Historical District Commission in the drafting and review of any future standards for the development of property remaining in the Urban Renewal District, and

BE IT FURTHER RESOLVED that the PDA Council finds the extension of the Historical District and its specific guidelines to selected portions of the larger urban renewal area unnecessary, inappropriate and inconsistent with the development standards that were established and have been to date successfully implemented under the Pike Place Urban Renewal Plan, and

BE IT FURTHER RESOLVED that the PDA Council firmly and expressly opposes the inclusion of the PC-1 parking garage, congregate care residence and accessory uses within the boundaries of the Market Historical District as these developments have been designed, approved and are planned to operate according to established controls, guidelines and criteria that are compatible with, yet distinct and separate from those established by the Commission for the National Register Historical District.


Pat Santiago
Secretary-Treasurer

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



PIKE PLACE MARKET CONSTITUENCY

May 15, 1989

Faul Kraabel
Seattle City Council
1106 Municipal Building
600 Fourth Avenue
Seattle WA 98104

Dear Councilmember Kraabel:

At its May 11 special meeting, the Market Constituency, a public forum for citizen involvement in the public affairs of the Pike Place Market, adopted two resolutions supporting the inclusion of the PC-1 site into the Market Historic District, and supporting the adoption of new zone guidelines pertinent to the site and Steinbrueck Park. On behalf of the Constituency, I am sending you a copy of those resolutions.

The Constituency membership appreciates how difficult it is to resolve matters such as this to everyone's satisfaction. However, I am personally confident that the entire Market community will be able to reach an agreement on this issue.

I hope that this comment from the Market Constituency assists in your deliberations.

Sincerely,

David Schaible
Constituency Chairperson

Enclosures

DS:ch

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



PIKE PLACE MARKET CONSTITUENCY

BE IT RESOLVED, That the Market Constituency hereby supports the PC-1 project be included into the Market Historic District.

David Schaible

David Schaible
Constituency Chairperson

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



PIKE PLACE MARKET CONSTITUENCY

BE IT RESOLVED, That the Market Constituency hereby acknowledges the need to develop Zone 5 guidelines for inclusion of the PC-1 site into the Market Historic District, and that the development of the Zone 5 guidelines acknowledge the status quo of the current construction on the south portion of the PC-1 site and Steinbrueck Park.

David Schaible

David Schaible
Constituency Chairperson

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

AN ORDINANCE relating to the Pike Place Market, amending the boundaries of the Pike Place Market Historical District to include the PC-1 (Planning/Commercial Area 1) site in the Historical District. The map and legal description of the boundaries of PC-1 are as in Exhibit "A" and "B."

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. Exhibit A of Ordinance 100475 is hereby amended to alter the boundaries of the Pike Place Market Historical District as illustrated on the map attached hereto as Exhibit "A" with legal description as detailed in the text attached hereto as Exhibit "B."

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

But if the district moves the students off the waiting lists at their new schools, it might cause enrollment problems at schools where the students are already enrolled for next fall.

Those schools would have fewer students, and they might have to employ fewer teachers.

Concern about the ripple effect of emptying the waiting lists is why administrators plan to meet tomorrow to go over the situation, said district planner Aimee Hirabayashi.

The district's 10 high-school options

effects of having them re-enrolled in optional programs won't force painful staff cutbacks at the other schools, she said.

High school enrollment — and the very structure of the city's high schools — became the focus of the board meeting.

Superintendent William Kendrick announced a full-scale review of the district's high school program.

The question of whether the district is best organized at the high-school level has been asked as frequently as ever because high-school enrollment is dropping.

Kendrick said the review must cover a lot

the changing enrollment projections and many teachers.

The lids are demand from two high schools under the new

Last night — but also fatalities.

Hale High will stabilize But oppon

Compromise may settle dispute at Pike market

by Dick Lilly
Times staff reporter

A dispute between two groups that govern the Pike Place Market is on the way to a compromise, the organizations told a City Council committee yesterday.

At issue was a request by the market Historic District Commission to extend its authority to a site west of the market where a parking garage and housing for the elderly is now under construction.

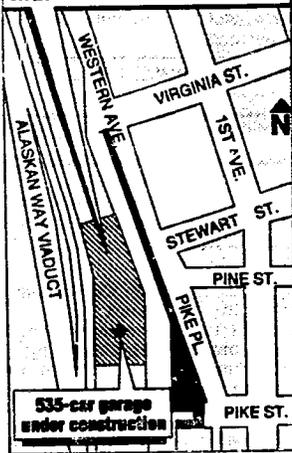
That move was opposed by the Pike Place Market Preservation and Development Authority (PDA), the market's landlord and developer of the new garage. The authority worried that historic-district review might slow completion of the garage, which already was behind schedule, and possibly jeopardize the PDA's agreements with the city for construction and financing of the 535-car garage.

The winter's freezing temperatures pushed the garage's expected opening from July to sometime in the fall.

PDA executive director Michael Carroll outlined his objections in a May 3 letter to City Councilman Paul Kraabel, whose committee had scheduled a hearing yesterday on the proposed expansion of the historic district to the so-called PC-1 site on the west side of Western Avenue.

As the market's landlord, the PDA is responsible primarily for the financial well-being of the market; the Historic District Commission is responsible for maintaining the market's traditional character, which it does through a variety of regulations

Proposed addition to market historic district



Randee S. Fox/Seattle Times

on market architecture and businesses. The two provide checks and balances on each other, said Tim Bradbury, a former member of the Historic District Commission who headed a study favoring the expansion proposal.

The two groups seemed to be moving from checks to balances yesterday, telling Kraabel's Urban Redevelopment Committee that they were ready to compromise.

Carroll said the PDA was not opposed to the historic district's expansion as long as it had no effect on the existing garage and congregate-care housing plans. The district expansion as proposed also will include the market's surface parking lot between the new garage and Victor Steinbrueck Park.

"The counterbalancing principle seems to work well over time," said Dorri Delgado, historic-commission president. She said the commission wanted to make sure the garage expansion wouldn't block views from the main market.

Citizens to step up

by Dick Lilly
Times staff reporter

To win the battle against crack cocaine, several East Precinct communities decided, the Seattle Police Department needed some high-tech armament.

So yesterday Steve Shulman, president of the East Precinct Crime Prevention Coalition, handed the department a new \$1.5 million computer to track complaints about crack houses and efforts to have landlords evict the dealer.

Shulman said the coalition had the idea of donating a computer after hearing from City Attorney Doug Jewett that he had no volunteer attorneys from the private sector ready to work that had civil-abatement cases to win.

"We're able to move the crack houses out of the neighborhood with the abatement program," Detective Debbie Allen. But the process requires keeping track of every narcotics search warrant, sending dozens of letters to property owners, she said.

"The computer will help tremendously," said Allen, who she has had to do all the checking, negotiation with landlords and liaison with the Police Department by looking through file after file to make sure each case got the attention it needed.

"The irony of the community donating a computer to the police, I'm sure, is not lost on anyone," said City Councilwoman Jane Land, chairwoman of the Council's Public Safety Committee, at the presentation of the microcomputer, monitor and printer.

The computer joins three others already used to capacity in narcotics investigations, said Police Officer Patrick Fitzsimons.

Major donations came from Madison Park Community Council (\$300), and the Leschi and Seward Park community councils (each).

Seward Park resident Lou

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Seattle City Council



May 26, 1989

Sam Smith
President of the City Council
684-8800

George E. Benson
Chair
Environmental Management
Committee
684-8801

Virginia Galle
Chair
Finance and Personnel
Committee
684-8805

Paul Kraabel
Chair
Urban Redevelopment
Committee
684-8807

Jane Noland
Chair
Housing and Human
Services Committee
and Public Safety
Committee
684-8803

Norman B. Rice
Chair
Energy Committee
684-8806

Dolores Sibonga
Chair
Parks and Public
Grounds
Committee
684-8802

Jim Street
Chair
Land Use and Community
Development Committee
684-8808

Jeanette Williams
Chair
Transportation
Committee
684-8804

Dorrie Delgado
Pike Place Market Historical Commission
700 Third Avenue
Seattle, WA 98104

Dear Ms. Delgado:

I have just received your letter inquiring whether the parking garage owned by Bruce Lorig and underneath Steinbrueck Park, is within the Pike Place Market Historical District. I have forwarded your letter to the Law Department requesting their opinion on this matter.

We should have an answer to your question prior to the time the Urban Redevelopment Committee will make a final decision on inclusion of the PC-1 site in the district. I look forward to resolving those questions. Thank you for your continuing hard work on behalf of the Market.

Respectfully,


Paul Kraabel, Chair
Urban Redevelopment Committee

PK:sj

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



Seattle City Council
Memorandum

Date: May 26, 1989
To: Doug Jewett
City Attorney
From: Paul Kraabel, Chair
Urban Redevelopment Committee
Subject: Pike Place Market Historical District

I am requesting an opinion as to whether the parking garage owned by Bruce Lorig is within the Pike Place Market Historical District. I have enclosed a letter from Dorrie Delgado, Chair, of the Historical Commission, which frames the question.

Please provide me with an answer in writing as soon as possible. Thank you.

PK:ssj

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



The City of Seattle

Pike Place Market Historical Commission

700 Third Avenue - 6th floor - Seattle, Washington 98104 - (206) 684-0228

May 19, 1989

MHC 76/89

The Honorable Paul Kraabel
Urban Redevelopment Committee
Seattle City Council
1100 Municipal Building
600 Fourth Ave.
Seattle, WA 98104

Re: PC-1 Site

Dear Mr. Kraabel:

As we indicated during your committee hearing on Wednesday morning May 17, 1989, there remains a great deal of uncertainty as to whether the parking garage owned by Bruce Lorig which is underneath Steinbrueck Park is within the historic district.

As I am sure you will recall, the ordinance defining the Pike Place Market Historical District was amended previously to include Steinbrueck Park. It is the Historic Commission's understanding that at the time the park was included in the historic district, the structures below the park were also included within the historic district. However, the park is owned by the City of Seattle and managed by the Park Department, while the structure below the park (a parking garage) is owned by Mr. Lorig. This unusual horizontal division of property ownership has given rise to the question of whether the structure below the park is now within the historic district and thus subject to the regulations of the Historical Commission.

Administered by The Office of Urban Conservation. The Seattle Department of Community Development

Printed on Recycled Paper

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

The Honorable Paul Kraabel
May 19, 1989
Page 2

We need to have this uncertainty resolved in order for the Historical Commission to properly carry out its responsibilities. If your office can be of assistance in obtaining an answer to this question, we will be very appreciative.

Very truly yours,



Dorri Delgado, Chair
Pike Place Market Historical Commission

DD:pj

cc: Mr. Bruce Lorig

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

PIKE PLACE MARKET

May 3, 1989

The Honorable Paul Kraabel
Seattle City Council
1106 Municipal Building
600 4th Avenue
Seattle, Washington 98101

Dear Councilman Kraabel:

P-1 The Pike Place Market Preservation and Development Authority ("PPMPDA"), manager of the market and owner of the PC-1 project, opposes the expansion of the Pike Place Market Historical District (the "District") to incorporate the PC-1 site. PPMPDA considers the proposed inclusion in the District of the PC-1 site to be fundamentally inconsistent with the agreement between the City and PPMPDA (Contract for Sale for Property and Redevelopment) providing for development of the PC-1 by PPMPDA.

P-2 As you understand, the District enabling ordinance (SMC Ch.25.024) was enacted by initiative to preserve and subsequently regulate the historic core of the Market. Its boundaries were carefully drawn by its sponsors in 1971 to include structures and sites essential to the Market's preservation. The PC-1 site was originally excluded, presumably for good reason. The development of the PC-1 project pursuant to the City-PPMPDA agreement obviates the need for regulation of the site under District ordinance by the Pike Place Historical Commission (the "Commission") and will produce a project for which such regulation is entirely inappropriate.

P-3 The City-PPMPDA agreement provides for the development of a new structure, the vast bulk of which is dedicated to the provision of public parking for the Market. Other uses, including congregate care housing for the frail, low-income elderly; a community clinic annex; a food bank; and a small amount of retail will remain features of the project for the foreseeable future. The facility is simply very different in character and use from the historic structures in the Market appropriately subject to Commission regulation under the District ordinance.

P-4 When the City-PPMPDA agreement was being developed two years ago, consideration was given at that time to the possibility of extending the District boundaries and thus Commission regulation to the PC-1 site and project. This concept was specifically rejected in lieu of an elaborate design review process which featured broader community scrutiny of the project than that which would have been represented by



Preservation & Development Authority (PDA)
85 Pike St. Room 500 Seattle, Washington 98101 (206)682-7453

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

doing this. Their involvement would make sure that the new retail operations will conform to the Market way of retailing thus these retailers will have a better chance of survival. (Proof? Match the Markets rate of business turnovers to any of the non HC guideline malls that surround the Market!)

P -8

(to repeat) Up to last Thursday well after presenting 89-20 to the City Council the PDA has not discussed this with any organization or individual from the Market Community. Thus any requests they may ask for HC immunity on the PC -1 project is invalid from the start. Like any city agency that has a project that potentially can affect a community they must give that community ample time to study and respond to the project.

To close;

I ask the City Council to throw out Resolution 89-20. It was written in a political vacuum. The community and the Historical Commission fully grasp its' implications on Market traditions, our successful system of government and on the 550+ Market business's that honor the Historical Guidelines..

Michael Yaeger
624 9102

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

only the business's within the Historic District or those business's that have gone through the Historical Guidelines Design and Review Process are allowed to use the name. (example. South Arcade do's not have that right but were invited to have the right.) By precedent and for the protection of the 550+ business's that have to operate within the constraints of HC Guidelines it is important that any new operation that wants to use the Markets good name must go through the process as well.

P -3;

This point can also be said of the PDA's experience as developers. They have not been involved in something of this magnitude either. Better they work together because the PDA is going to need all the help they can working this project into the fabric of the Market Community.

P -4:

This paragraph is a contradiction on several points. The HC has been helping the PDA interpret and guide the project for almost two years. HC involvement would insure city input and also be an agent for the broader community scrutiny that 99 - 20 claim the project needs.

Also who rejected what? The PDA or the City Council, The HC, or Seattle voters? Or the Community at large?

P -5

This is a flat out lie. The DTA took the PDA to court over the construction of PC-1. They represented over half of the business's that operate at the Market. As I understand it, the Commission approved with the understanding that they would be involved with, not shut out of the process.

P -6;

Contradiction? If this is so then why do they have a problem with HC overseeing the design and review of PC -1? HC overview would help put to rest almost all objections that the Market community has with this project. The PDA Council does not "broadly represent" the Market community. Eight of twelve members are self perpetuating and have demonstrated a remarkable set of recent decisions and actions that have had a negative impact on the Market community both socially and economically.

P -7

This is baloney. The HC Guidelines are like a thin weblike infrastructure that connects 550 business operations within the Market community. They have been very successful at

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

from; Michael Yaeger
Market Person

to; Seattle City Council members

RE: COMMENTS ON LETTER AND RESOLUTION 89-20 REGARDING THE
HISTORICAL COMMISSION'S FURTHER INVOLVEMENT WITH THE PC-1
PARKING, SERVICES AND RETAIL PROJECT.

Dear Council members,

In overview I state that the PDA wants to operate in a
political vacuum in perhaps the most political area in the
entire city.

I further state that this Resolution, (89-20), which would
allow them to do this has not gone through the normal
political channels in the Market Community and is therefore
invalid. I, nor anyone I know of in the community has seen
this resolution until last Thursday at a Market Constituency
meeting. Yet it was given to the City Council complete ten
days earlier on May third.

Comments on the letter;

paragraph 1;

The City hopefully went into the agreement (with the PDA)
because the PDA is successful at what they do. But the PDA
is only one member of our "triad" system of Market
government. Our success comes from the system of checks and
balances between the Market Community, the Historical
Commission and the PDA. (Like our government, Congress,
Judicial, Administration.) In other words what the PDA is
asking for is a legal atmosphere to operate above our system
of checks and balances - the world where Oliver North and
company operated and now are paying the consequences both
legally and financially.

If the PDA cannot recognize their partners in this very
successful "social experiment" initially set up and funded
by the Federal government to preserve, develop and operate
the Pike Place Market and all institutions that use its'
name then they should give the PC -1 sight back to the city.

P 2;

PC -1 is being built by PDA for MARKET PATRONS. It is also
DIRECTLY LINKED to the Market. The Markets traditional
views have got to be protected. As well, most assuredly all
the business's and services that will set up there will want
to use the Market name in their advertising. If (89-20) is
accepted the PDA will violate their own guidelines if they
allow these operations to use the Markets name. Because

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

NOW THEREFORE BE IT RESOLVED that the PDA Council requests the City of Seattle to agree to involve the Historical District Commission in the drafting and review of any future standards for the development of property remaining in the Urban Renewal District, and

BE IT FURTHER RESOLVED that the PDA Council finds the extension of the Historical District and its specific guidelines to selected portions of the larger urban renewal area unnecessary, inappropriate and inconsistent with the development standards that were established and have been to date successfully implemented under the Pike Place Urban Renewal Plan, and

BE IT FURTHER RESOLVED that the PDA Council firmly and expressly opposes the inclusion of the PC-1 parking garage, congregate care residence and accessory uses within the boundaries of the Market Historical District as these developments have been designed, approved and are planned to operate according to established controls, guidelines and criteria that are compatible with, yet distinct and separate from those established by the Commission for the National Register Historical District.


Pat Santiago
Secretary-Treasurer

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

5/11/81
from: Michael Yaeger

to: Michael Carroll

COPY

Dear Michael,

Since last Christmas season there have been a series of PDA decisions that call into question the PDA's direction towards managing the Pike Place market in the spirit for which it has been preserved and keeping it economically healthy in the process. Small and big decisions need addressing like;

- The Sun Produce "affair". (Arcade number 1). Why are they being; - billed for architectural services they never asked for? - Billed for repairs for common area frozen pipes in Post Alley. - Double renting their adjacent stall last christmas.

- Daystall impasse; The system is impacted. They're crying out for new policies to go with the new realities on the daystalls.

Other Serious questions they brought up about PC -1 need forthright answers.

- PDA objections to the Historical Commissions (HC) right to oversee PC-1. View rights have to be protected. The Market extended over Western in the past (The Municipal Market.) If the garage go's bellyup who pays? The City? The PDA? If the PDA pays your leaseholders and vendors will certainly be affected. It's the city's job, via their Market agency, the HC, to keep tabs on the project.

On top of these traditional reasons the objections fly in the face of the proven success of the Commissions work. The PDA is asking for the same liberties that the PDA and HC fought the South Arcade Mall on in the recent past. South Arcade won the battle but lost the war terribly. They have been in an economic limbo ever since. The HC is our guide - and our conscious. They keep us on a relatively even keel. They hold us accountable.

- This is the heart of the continued frustration at the Market when dealing with the PDA. The Public Corporation gives the impression they want to operate in a vacuum. Answerable to no one in our community.

The big question arising out of this is; Are the Daystallers right in thinking the PDA intends to create another Market on top of, or, attached to the garage if the parking lot doesn't pay for itself?

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

- Cost of a Security Key (\$50.00). (A long festering wound.) Late in the last freezing snowstorm Jeffery of Tenzing Momo met David, the man who owns Economy Clothes, hovering, for a half an hour, at the First and Pike door to the Atrium waiting to be let in. He was shaking from the bitter cold. He could of been ripped off. - And he was also shaking from his long time condition of having Parkinsons decease. The door he was hovering at was in the same spot that his family's business had been for many years. A family that was saved from the concentration camps in WW2 Europe. His wife still has her numbers on her arm. They cannot or will not pay your outrageous price for a security key. In your heart of hearts don't you think he deserves better? Don't you think we all deserve better? The rule makes us all feel that were not trusted yet I know of no leaseholder who has ever abused key policies in my ten years at the Market. No other leaseholder from Belsquare to Westlake Mall has to pay that kind of money for a security key.

Post "death threat"

About a month ago it was reported that you were a victim of a "death threat". (You have my sympathies. I know how it feels. I've had three at the Market in ten years. I'm a chump, I don't like drug deals so I break them up. I don't like people jumping other people with broken bottles so I try to talk them out of it. Sometimes these people turn on you. One has to take these threats, the direct ones, as well as the mumbled ones over the phone, philosophically. Seems to go with the territory. Thousands of people in such a tight area. Most trying just to make a living.)

My first reaction to the "death threat" was that middle management policies were finally taking their toll on the communities ability to absorb them. Above all, I felt I had to help get the alleged death threat back into a market perspective and away from being a decidely negative media event.

I soon learned that many Market people thought that this death threat was a hoax. What fueled this perception was that it was handled, media wise, by the PDA as some sort of PR release. Anthony Bruscas of the PI showed me an unsigned letter on PDA stationary that spelled out in no uncertain terms that it was an internal hoax.

The letter, bugus or real, got me thinking, why?

Was the death threat, real or a hoax, going to be used as a kind of 'Gulf of Tonkin' incident freeing the PDA - allowing it to crush tradition and the HC Guidelines? Recent PDA actions point out that this is what could be happening;

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

- An article appeared in the TIMES on .122 quoting our Marketing Director as supporting a proposed 20,000 square foot grocery store that might be built within 400 feet of the market and that this would not harm the economics of the Market because "...we are a specialty shop/tourist/and entertainment center". (???) (As I wrote you, after talking with Roy I sensed an arrogance towards our traditions but believe he was missquoted - unfortunately damage was done to his credibility - and worse, to the Markets.)

Within a week of the above the most vital entertainment center in the whole market is shut down by the PDA;

- Street musicians are now banned from playing under the clock on Saturdays their most lucrative day! A Market tradition for many years shot down. This was done ostensibly to help pedestrian traffic flow. Check it out, the area is now completely clogged because the musicians at least created a space between them and their audience so some people can get through. (The area since the turn of the century has been jammed with people on Saturday. What really added to the problem was putting the big bronze sow smack in the middle of the area a few years ago. It should be moved to one side.)

What the PDA has done is cripple the street musicians ability to provide for himself and his family. He is a commercial business like the rest of us.

- The Market being a desired location for film making has been effectively stopped by gestapo like rules and a very high rate schedule. Your letter doesn't answer mine. I simply asked you to call the Film Board and ask them what the problem is. You did not do this. All my input is merely suggestions that Roy and Sam asked for. There was no recent polls taken that I'm aware of. At present the whole program is unprofessional and in need of a complete new approach.

The other side of this coin is the PDA can make a lot of money from filmmakers. Your fees are \$2,000.00 a day. (By your own film guidelines the Rainier Beer commercial grossed you from eight to ten thousand dollars. - I know the PDA claims only \$5,000.00, but that's another issue.)

- The PDA hosts a Food and Wine Symposium but does not include, as speakers, any of the food and wine legends of the Pike Place Market. - De Laurenti Deli, The fish houses, Pike and Western Wine, The Manzos and the Genzales, none of these people were even invited as guests yet play a major role in seeing to it that Seattle people had access the best foods available. Our restaurants created Northwest cuisine. I could go on and on. To exclude these people from such a symposium is a blatant insult. For the PDA to use (or even

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

COPY

house) this affair under the name Pike Place Market wrong.

There is a double whammy here;

Just about a month ago I and Lou DeLaurenti had approached PDA staffers individually and together about preparing a program to teach our new Highstallers and shopkeepers in the ways and traditions of high quality and service long associated with the market.

This idea was spawned by several complaints we have heard from shoppers who bought bad vegetables. One bad highstall vege sold can do more PR damage than one can realize. We feel this is very serious and has to be corrected.

When I first saw the Food and Wine Symposium brochure my reaction was that the PDA was acting on our concerns. No. NO they were not. They were involved with a project that has little value to our Market community. Indeed the commercial giants who attended the affair probably learned far more from us than we will ever learn from them. Why because their management protects them from competitors.

Our managers?

At best a sort of vacuum seems to exist at the top of Market management. I get the feeling you interpret your job as the President of the Pike Place Market Preservation and Development Authority rather than the Markets Director. You seem removed from the day to day operations by layers of middle managers who make immature "final" decisions that have made you, and the PDA, look bad. Unfortunately there has been a string of decisions lately that collectively makes the whole PDA organization look like they don't know what they are doing. ...or;

At worst; Has the management of the Market become second in importance to developing parking lots and revamping hotels (The Gateway) and flirting with a new retail mall idea on Western?

Sincerely

Michael Yaeger
624 9102

copied to HC, WA, PDA COUNCIL, City Council

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Karen

Let me know what you
think about this.

James
ORDINANCE _____

②

An Ordinance relating to the Pike Place Market, expanding the boundaries of the Pike Place Market Historical District, and describing the authority and responsibilities of the Pike Place Market Historical Commission and of the Pike Place Market Preservation and Development Authority in the expansion area.

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. The boundaries of the Pike Place Market Historical District are hereby redrawn to include the PC-1 site, as shown on the map attached hereto as Appendix A; ~~provided, that the structure beneath Steinbrueck Park shall not be included in the Historical District.~~

The Historic Commission shall adopt guidelines pursuant to Section 25.24.030 of the Seattle Municipal Code, and consistent with the requirements of this Ordinance, to regulate design and use of structures on the PC-1 site. The guidelines shall permit all uses currently authorized and zoned for, plus parking and parks, with preference for public service except in the commercial/retail space.

Section 2. ~~Parking, congregate care, food bank, and medical clinic uses in structure: owned or operated by the Pike Place Market Preservation and Development Authority (PDA) on the PC-1 site, and all matters related to the design, construction and finish of the parking garage/congregate care/retail structure~~

1058G
7/10/89

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

~~now under construction on the PC-1 site shall be excluded from~~
the Certificate of Approval requirements of Section 25.24.060
of the Seattle Municipal Code.

Section 3. The owner of an existing business in the Market
may be selected to operate the congregate care food facility on
the PC-1 site. The operator of the congregate care food
facility shall be permitted to lease a portion of the PC-1
retail/commercial space and use the congregate care food
facility kitchen for the retail/commercial space operation.

Section 4. The (PDA) shall have the sole authority and
responsibility for operating and managing PDA owned property on
the PC-1 site, subject only to the Certificate of Approval
requirements described in Section 25.24.060 of the Seattle
~~Municipal Code as restricted herein.~~

Section 2. Thirty (30) day ending _____

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

ARMSTRONG, ALSDORF, BRADBURY & MAIER, P.C.

ATTORNEYS AT LAW

1300 HOGUE BUILDING

705 SECOND AVENUE

SEATTLE, WASHINGTON 98104

SETH ARMSTRONG
ROBERT H. ALSDORF
TIMOTHY BRADBURY
PETER L. MAIER
KATHERINE SEE KENNEDY

TELEPHONE
(206) 623-2800

FAX COPIER
(206) 623-2186

April 11, 1989

Council Member Paul Kraable, Chair
Urban Redevelopment Committee
Seattle City Council
Municipal Building
Seattle, WA 98104

Re: PC-1 Site

Dear Chairman Kraable:

I write in support of placing the PC-1 site under the jurisdiction of the Pike Place Market Historical Commission Guidelines.

As you know, the southern portion of the site is currently being developed by the Pike Place Market PDA with public funds for a garage that will serve both the market and the waterfront. When the garage is completed, the Seattle Housing Authority will develop a congregate care facility on top of the garage. The northern portion of the site is owned by the city and remains undeveloped.

This site is of vital strategic importance to the continued vitality and well being of the Pike Place Market. Earlier proposals for the development of the southern half of the site met with considerable public controversy. I believe that this controversy arose from a heartfelt community concern for the future of the market.

I believe that it is important that the future use and development of the site be governed by the historical guidelines in order to provide an orderly process through which the possible impact on the historical value of the market can be evaluated and properly protected. Submitting the property to the provisions of the historical guidelines will achieve that goal.

The site is contiguous with the southern boundary to Steinbrueck Park and any development has the potential for

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

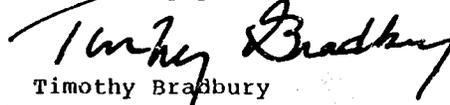
Council Member Paul Kraable, Chair
April 11, 1989
Page 2

blocking views from the market. To the extent that future development involves retail use of the location, putting the location under the historical guidelines will create a "level playing field" between the merchants who are in the market and those who are just across the street on the PC-1 site.

While I was a commissioner with the Pike Place Historical Commission, I chaired a committee that investigated the desirability of placing the PC-1 site within the jurisdiction of the historical guidelines. I can report to you that there was broad community support for the proposal, and I believe that the basis for that support was confidence in the "checks and balances" that will result from a joint review of any future development by both the developer (whether or not that is the PDA) and the Historical Commission.

If I can be of any further assistance to you while you consider this proposal, do not hesitate to call upon me.

Very truly yours,


Timothy Bradbury

TB:pj

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.



April 10, 1989

Paul Kraabel, Chairman
Urban Redevelopment Committee
Seattle City Council
1100 Municipal Building
4th Avenue at James
Seattle, WA 98104

Subject: Council Bill 107139
Relating to Pike Place Market
Amending the Boundaries of the
Pike Place Market Historical
District to include the PC-1 Site in
the Historical District

Dear Councilman Kraabel:

The Executive Committee of the Pike Place Merchants Association has reviewed the intent and purpose of Council Bill 107139 and approves of the bill, urging passage when it comes before the full council.

Since the principle effect of this bill will be to bring under the jurisdiction of the Historical Commission all future businesses which locate in the new garage, the Merchants Association approves. It is our feeling that the integrity and uniqueness of the Market has been preserved by the Historical Commission and that it will continue to be done, to the benefit of all businesses. It is important that all new businesses be required to meet the same standards and performance tests of those which exist here now.

Therefore, we reiterate our support of Council Bill 107139 relating to the inclusion of PC-1 into the Pike Place Historical District.

Very truly yours,

Don Kuzaro

Don Kuzaro, President
Pike Place Market Merchants Association

85 Pike Street Room 407

Seattle, Washington 98101

206-587-0351

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

PIKE PLACE MARKET

Resolution 89-20

Adopted April 25, 1989

WHEREAS specific components of the PDA development approved and under construction for the south portion of the PC-1 site include principle use parking, a satellite location for the Market Clinic, non-owner operated congregate care housing, and food service catering by an existing food service business are specifically in non-conformance with the guidelines of the Historical District Commission, and

WHEREAS the Pike Place Market Urban Renewal Plan provided for the development of accessory uses such as office development, mid-rise residential development, public parks and principle use parking structures outside the boundaries of the Pike Place Historical District in order to preserve the integrity of historical uses and structures within the district, and

WHEREAS this Plan was written and adopted with the consent of the Historical District Commission in 1974, and

4 WHEREAS in the 15 years since the establishment of the Urban Renewal Plan the Historical District Commission and other agencies, both public and private, have completed the restoration and re-development of the entire Historical District and the vast majority of the surrounding Urban Renewal District in a manner that fulfills all objectives of the Plan, and

5 WHEREAS the development of any remaining parcels still under City ownership requires the establishment of a set of specific development standards and criteria in addition to those of the Urban Renewal Plan and that those standards, as defined in REQUESTS FOR PROPOSALS for development of City owned property, incorporate the comments and suggestion of the Historical District Commission, and

WHEREAS, all developments on the perimeter of the Historical District pursued according to this process have resulted in buildings and structures that are compatible neighbors to the Market, although they do not meet the strict standards justifiably applied to the National Register Historical District, and

7 WHEREAS the Historical District Commission has participated actively in making its comments and suggestion known on each of these proposals and has been able to provide the City with guidance on compatible development standards that are specific to individual properties while not necessarily restricted to the test of guidelines for development within a National Register Historical District, and

6 WHEREAS the Commission has no separate standards or guidelines for review of design and operation of large scale new construction projects or for any combination of uses or buildings design that are prohibited within the Historical District, and

9 WHEREAS the PDA Council has completed a three year process involving the community to arrive at the current construction and development plans for the PC-1 property, and

10 WHEREAS it is inappropriate to establish a new and different set of controls upon these developments after such extensive planning has been completed and the PDA has committed to certain financing and management agreements for the property in which these new controls were not referenced,



Preservation & Development Authority (PDA)
80 Pike St. Room 500 Seattle, Washington 98101 (206) 462-7453

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

Page Two

the Commission alone and which was subject to very specific design and operational guidelines and prescribed by the agreement itself. Thus,

P-5 the City-PPMPDA agreement approved by City ordinance provided a specific regulatory regime tailor-made for the distinctive PC-1 project. It also is important to note that the PC-1 project being developed pursuant to the agreement enjoyed broad consensus support within the Market community, including the Commission. The Commission was a designated participant in the design review process under the agreement. Bolls

P-10 Once the PC-1 project is completed, its management and operation will remain subject to the agreement's specific standards. Additionally, PPMPDA remains obligated to manage the project in a manner consistent with its charter and its management of the Market itself. Its broadly representative governing council will ensure that it does so.

P-11 These contracts obviously provide greater safeguards to the neighboring historical district that would otherwise exist. Existing developments at South Arcade and Fix Madore, each with direct connection to the Market have had few negative impacts on the District without these added guidelines.

P-12 Extending the District and Commission regulation to the project is not only inappropriate and unnecessary but might also entail costs which were not among the assumptions pursuant to which the project is expected to perform under the City-PPMPDA bond issue to be serviced by PC-1 parking revenues. Adding additional heretofore unanticipated costs arising from yet undrained controls would threaten project financial performance to the detriment of the PPMPDA and the City alike.

P-13 Our Governing Council has discussed this issue both in committee and in full Council. The attached resolution was adopted unanimously in opposition to the Historical District inclusion. The PDA Council was most disturbed at a what appeared to be "after the fact zoning" which would violate the agreement between the City and the Market Authority.

For these many reasons, we believe the PC-1 project should remain outside the Historical District. If we can provide further information or respond to questions, we would be pleased to do so.

A couple of our council members expressed a willingness to consider some type of review by the Commission, especially with respect to the remaining undeveloped north half of the site.

Thank you for consideration of our views in your review of the proposal.

Sincerely,



Michael Carroll
Executive Director

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

STATE OF WASHINGTON - KING COUNTY

22087
City of Seattle

No.

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

ORD: 114863

was published on

12/22/89

The amount of the fee charged for the foregoing publication is the sum of \$ _____, which amount has been paid in full.

Botham Morris

Subscribed and sworn to before me on

DEC 22 1989

Lawyer

Notary Public for the State of Washington,
residing in Seattle

Affidavit of Publication

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

- Exhibit B.
- E. "Fully complete building permit application" means an application meeting the requirements of Section 302 of the Seattle Building Code, adopted by Ord. No. 100,000, provided that application

City of Seattle

ORDINANCE 114863

EXHIBIT "A"

AN ORDINANCE relating to the Pike Place Market, expanding the boundaries of the Pike Place Market Historical District to include the PC-1 (Planning/Commercial Area 1) Site in the Historical District; and including the structure beneath Steinbrueck Park in the Historical District.

WHEREAS, on July 17, 1989, the Urban Redevelopment Committee held a public hearing and thereafter recommended that the PC-1 Site be included in the Pike Place Market Historical District on the condition that inclusion of the site in the District will not affect the construction of the parking garage, congregate care facility and associated facilities; and

WHEREAS, on August 1, 1989, the Pike Place Public Development Authority and the Historical Commission entered into a letter agreement, attached hereto as Attachment I reflecting the agreement that the PC-1 site should be treated as a separate zone of the District; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

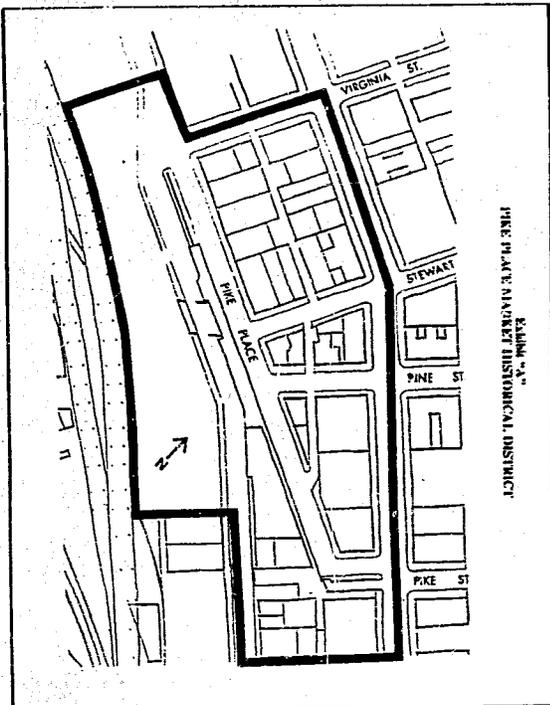
Section 1. Exhibit A of Ordinance 100475, as last amended by Ordinance 110199, is hereby amended and redrawn to expand the boundaries of the Pike Place Historical District to include the property known as the PC-1 (Planning/Commercial Area 1) Site (described on Exhibit "B"), as shown on Exhibit "A" hereto; provided, that the structure beneath Victor Steinbrueck Park shall also be included within the boundaries of the District.

Section 2. The Department of Construction and Land Use is hereby directed to amend MAP XIII "Pike Market Mixed," codified at the end of SMC Chapter 23.09 of the Land Use Code, to reflect this amendment of Exhibit "A" of Ordinance 100475.

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

Passed by the City Council the 11th day of December, 1989, and signed by me in open session in authentication of its passage this 11th day of December, 1989.

SAM SMITH, President of the City Council. Approved by me this 15th day of December, 1989. CHARLES ROYER, Mayor. Filed by me this 15th day of December, 1989. Attest: NORWARD J. BROOKS, City Comptroller and City Clerk. (Seal) By THERESA DUNBAR, Deputy Clerk.



Revised Legal Descriptions--PC-1 Parcel, Parking Garage Property Disposition

Parcel A: Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block H, Addition to the Town of Seattle, as Laid out by A. A. Denny (Commonly Known as A. A. Denny's 4th Addition to the City of Seattle), as recorded in Volume 1 of Plats, page 69, Records of King County, Washington;

EXCEPT that portion of said Lot 2 condemned for widening and extension of Western Avenue pursuant to Ordinance No. 18109 of the City of Seattle; and

EXCEPT that portion taken for Armory Way in King County Superior Court Cause No. 292884, described as follows:

That portion of Lots 1, 4, 5, and 8, Block H lying southwesterly of a line 31.25 feet southwesterly from and parallel with the southwesterly margin of the alley as platted in said Block H.

TOGETHER WITH that portion of the alley in said Block H as vacated by Ordinance 107097 lying northwesterly of the southeasterly line extended of Lots 7 and 8, said Block H; AND that portion of Pine Street as vacated by Ordinance 23613 and Ordinance 107097 lying between the northwesterly line of said Block H and a line parallel to and 30 feet northwesterly of the northwesterly line of said Block H.

SUBJECT TO easements and restrictions of record.

EXHIBIT "B"

Parcel B:

Those portions of Lots 5, 6, 7, 8, 9, 10, 11, and 12, Block 36, and that certain unnumbered tract or lot lying generally southeast of Block 36, delineated on an Addition to the Town of Seattle as Laid out by A. A. Denny (Commonly Known as A.A. Denny's 6th Addition to the City of Seattle), as recorded in Volume 1 of Plats, page 69, Records of King County, Washington, and those portions of the vacated alley in said Block 36 and vacated Pine and Stewart Streets more particularly described as follows:

Beginning at the most northerly corner of Lot 5, Block 36, of said Plat of A. A. Denny's Sixth Addition to the City of Seattle, thence southwesterly along the northwesterly margin of said Lot 5 to its intersection with the northwesterly line of Armory Way, as established by Condemnation Ordinance No. 65339, as amended by Ordinance No. 67125; thence southwesterly along said northwesterly line of Armory Way to a point on a line parallel with and 30 feet northwest of the northwesterly line of Block H, Addition to the Town of Seattle as Laid Out by A. A. Denny (Commonly Known as A. A. Denny's 4th Addition to the City of Seattle), as recorded in Volume 1 of Plats, Page 69, Records of King County, Washington; thence northwesterly along said parallel line to the southwesterly line of Western Avenue as widened under the provisions of Ordinance Nos. 11704 and 18109 of the City of Seattle; thence northwesterly along said southwesterly line of Western Avenue to its intersection with the northwesterly line of Lot 6, Block 36, said Plat of A. A. Denny's 6th Addition to the City of Seattle; thence southwesterly along the northwesterly line of said Lot 6 to the most westerly corner thereof; thence southwesterly along the southwesterly projection of the northwesterly line of said Lot 6 to the point of beginning.

SUBJECT to easements and restrictions of record.

Publication ordered by NORWARD J. BROOKS, Comptroller and City Clerk. Date of official publication in Daily Journal of Commerce, Seattle, December 22, 1989. (123087)

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.