

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

In the Matter of the Application of

RICHARD B. ROBISON

for approval of a contract rezone for property
located at 500 Fairview Avenue North

CF 311061

DPD Reference:
3011479

Introduction

Richard B. Robison applied for a rezone of property located at 500 Fairview Avenue North from Industrial Commercial zoning with a 65 foot height limit (IC-65) to Seattle Mixed zoning with an 85 foot height limit (SM-85). The Director of the Department of Planning and Development (Director or Department) submitted a report recommending that the rezone be approved. The Director's report included a SEPA Determination of Non-significance (DNS) and design review approval, neither of which was appealed.

A public hearing on the rezone application was held before the Hearing Examiner on September 28, 2011. The Applicant was represented by Melody B. McCutcheon, attorney-at-law, and the Director was represented by Scott Kemp, Senior Land Use Planner. The record was held open for the Examiner's site visit.

For purposes of this recommendation, all section numbers refer to the Seattle Municipal Code (SMC or Code) unless otherwise indicated. Having considered the evidence in the record and visited the site, the Examiner enters the following findings of fact, conclusions and recommendation on the application.

Findings of Fact

Site and Vicinity

1. The site is addressed as 500 Fairview Avenue North, and it is located at the intersection of Fairview Avenue North and Republican Street, within the South Lake Union Urban Center.
2. The site is approximately 22,000 square feet in size and occupies approximately one-half of the east side of the block between Republican Street and the Mercer Street on- and off-ramps to Interstate 5. It borders a 16-foot-wide alley to the east.
3. The site is designated as a Steep Slope Environmentally Critical Area, but the steep slopes were originally created through street grading, and the site was subsequently altered when the existing building and parking lot were created. It presently slopes down

to the north along Fairview Avenue North toward Lake Union, and down slightly to the west along Republican Street. The site is not included within an overlay district.

4. As noted, the site is zoned IC-65, and IC zoning in the area extends in a swath one and one-half blocks wide from Mercer Street to John Street, but is surrounded on all sides by Seattle Mixed zoning at heights from 40 to 125 feet. *See Exhibit 5.* Development on the site consists of an office building approximately 21,600 square feet in size and an accessory parking lot.

5. To the north of the site is one-half block of IC-65-zoned property developed with a recently constructed five-story research and development laboratory building. To the south, across Republican Street, is IC-65-zoned property developed with one-story structures, including an office building, warehouse and loading facilities. To the west, across Fairview Avenue North, is IC-65-zoned property developed with one- and two-story commercial buildings. To the east, across the alley, is SM/R-55/75-zoned property developed at the north end with the six-story residential Pete Gross House, owned and operated by the Fred Hutchinson Cancer Research Center, and at the south, with one- and two-story structures housing a café, an office and a residence.

6. Development within the surrounding area includes some older commercial and multifamily buildings along with new, larger commercial and multifamily buildings, including the multi-block Amazon campus, University of Washington Medicine research facilities, Group Health offices, Seattle Biomedical Research Institute facilities, and multifamily structures with ground floor retail.

7. Fairview Avenue North is a fully improved, 66-foot-wide principal arterial with two travel lanes in each direction and left-turn lanes at signalized intersections. Republican Street is a 60-foot-wide minor arterial with one travel lane in each direction and curb gutter and sidewalks, as well as parking, on both sides. The area is also served by Mercer Street, currently a four-lane, one-way eastbound street classified as a principal arterial west of Fairview Avenue and a minor arterial east of Fairview Avenue, and Minor Avenue North, which is a two-way access street.

8. The area is well served by public transit but has no heavy rail or water access. Five Metro transit routes have scheduled stops approximately one block from the subject site, and stops for other routes are available nearby. Several stops for the South Lake Union Streetcar are located within approximately 1/2 mile of the site.

Zoning History and Potential Zoning Changes

9. The Director reports that in 1996, a new, Seattle Cascade Mixed zone was applied to parts of South Lake Union. The zone was changed in 2005 to Seattle Mixed, and in 2010, regulations for the zone were amended to allow for an additional 20 feet of height for biotechnology, research and development labs and associated office uses in South Lake Union. Recent, significant growth in the area has proceeded in accordance with

these regulations and other Code provisions that apply to specific parts of the area, such as the multi-block Amazon headquarters area.

10. The Director also reports that a rezone from IC-85 to SM-85 is proposed for a nearby block to the south that it is bounded by Thomas and John Streets and Fairview and Boren Avenues North. In addition, the City and South Lake Union neighborhood are involved in the process of evaluating strategies to implement new goals and policies included in the South Lake Union Neighborhood Plan by a 2006 amendment to the Comprehensive Plan. A South Lake Union Urban Design Framework was developed and issued by the Department in 2010, followed by a draft environmental impact statement in February of 2011 that evaluated alternatives for increasing height and density in the area through an area-wide rezone. Work on the final environmental impact statement is underway, with all action alternatives proposing a rezone of the IC area of South Lake Union, including the subject property, to Seattle Mixed. The subject property is within the area labeled the "Fairview Corridor" in the study, with proposed commercial heights of 85 feet to 160 feet, and proposed residential heights of 160 feet to 240 feet. The record does not include information on when the proposed zoning changes might be brought to the City Council.

Neighborhood Plan

11. The site is included within the planning area of the adopted South Lake Union Neighborhood Plan, but is not expressly referenced in the Neighborhood Plan. Nor does the Neighborhood Plan include policies for guiding future rezones or recommendations on heights.

12. The Neighborhood Plan includes several goals and policies relevant to this rezone application. SLU-G1 envisions a "vital and eclectic neighborhood where people both live and work, or use of transit, walking and bicycling is encouraged, and where there are a range of housing choices, diverse businesses, arts, a lively and inviting streetlife and amenities to support and attract residents, employees and visitors. SLU-P9 encourages "support for the growth of innovative industries in South Lake Union including biotechnology, information technology, environmental sciences and technology, and sustainable building". SLU-G10 envisions parks and open spaces accessible to the neighborhood. SLU-P45 encourages "building designs that allow for public view corridors through the neighborhood to Lake Union and the Space Needle and natural light at street level," and SLU-P46 seeks to increase tree coverage.

Proposal

13. The Applicant asks to have the property rezoned from IC-65 to SM-85 with a property use and development agreement (PUDA) limiting development to the proposal approved through design review, as reflected in the approved plans dated July 15, 2011 (Exhibit 9). That proposal would include demolition of the existing office building and surface parking lot, and construction of a seven-story laboratory and office building with three levels of below grade parking for 143 vehicles, with access through the parking garage in the building to the north, which also owned by the applicant. The proposed

building would include 63,842 square feet of laboratory space, 42,561 square feet of office space and 1,178 square feet of café/retail space at the corner of Fairview Avenue and Republican Street, for a total building square footage of 107,580 square feet. The Applicant anticipates that 250 to 400 people will occupy the lab and office portions of the building.

14. The floor area ratio (FAR) in the IC zone is generally 3.0, although a 2½ block area one block to the west of the subject site has a FAR of 7.0, achieved under SMC 23.50.051. The usual 3.0 FAR for IC would allow for 64,116 square feet of chargeable space on the subject site. The FAR for the site if rezoned to SM-85 would be 4.5, but the Applicant proposes to use a FAR of 4.2. This would allow for 90,133 square feet of chargeable space, or an increase in chargeable space of 26,017 square feet over what could be achieved under the existing IC-65 zone.

15. The proposed building would be aligned on the west side with the building to the north to retain the view corridor to Lake Union. It would include a variety of sustainable strategies to improve use of natural daylighting, such as narrowing the building, and to mitigate stormwater runoff, such as including a "green wall" of planters on the south side of the building that will also shade much of that façade. Street trees and additional landscaping would also be added along both adjacent streets. Unlike the building to the north, directly across the alley from the Pete Gross House, the proposed building would be set back 12 feet from the property line to maintain access to daylight for the structures on the east side of the alley. See Exhibit 10.

16. The Applicant secured a Water Availability Certificate for the proposal from Seattle Public Utilities. Exhibit 8. Testimony at hearing established that there is sufficient utility infrastructure capacity for the project.

17. The Applicant provided a Geotechnical Report and a Traffic Impact Study for the proposal. The Traffic Impact Study showed that the LOS at affected intersections would be expected to remain the same with, or without the proposal. Exhibit 6 at 11-13. However, to mitigate the proposal's impacts on the already congested area intersections, the Applicant would be required to pay a pro rata share of the South Lake Union capital improvement project. Exhibit 6 at 24. The proposal would meet concurrency requirements, as the volume to capacity ratio for the applicable screenline would remain below the adopted threshold of 1.20 even with the addition of the proposal's anticipated traffic. Exhibit 6 at 22-23.

18. The Traffic Impact Study estimated peak parking demand at 117 stalls. Exhibit 6 at 24. Although no parking is required within the urban center, below-grade parking for 143 vehicles is proposed in a garage accessed from a curb cut on Mercer Street and through the garage beneath the building to the north.

19. The proposal was reviewed by the Queen Anne/Magnolia Design Review Board (Board) over the course of three meetings. The Applicant prepared materials on the height bulk and scale context of the project vicinity as part of its presentations to the

Board. Exhibit 12. The Board found that the proposed project conformed to applicable Citywide Design Review Guidelines for Multifamily and Commercial Buildings as well as the South Lake Union supplemental guidance. The Board recommended that the proposal be approved along with a development standard departure to allow the primary entry to be more than three feet above sidewalk grade. The Board's deliberations are summarized in the Director's report and recommendation, Exhibit 2, at 20-22.

Public Comment

20. Most public comments were received during the design review process for the proposal. They are summarized in the Director's report at 2-3. In addition, the applicant held three community meetings on the proposal, which produced suggestions on building siting and retention of the view corridor toward Lake Union, incorporating strategies to mitigate the building's carbon footprint and stormwater runoff, and activating the streetfront at the southwest corner of the building through inclusion of a coffee shop and/or other retail area. The Applicant also consulted with the manager of the Pete Gross House to discuss concerns with maintaining daylight to that structure.

21. The Director received one comment on the rezone proposal, requesting that the "green wall," and the proposed setbacks on Fairview Avenue and the alley be required, and that the building be limited to biotechnology uses so that the additional 20 feet of allowed height would not be used for other commercial uses. Exhibit 1. The Hearing Examiner received one comment letter, expressing concerns about existing traffic volumes, congestion and speeds and the lack of signs warning drivers of pedestrians in the area. Exhibit 1.

Director's Review

22. The Director responded to the public comment on the rezone. Exhibit 1. The Director also reviewed and approved the applicant's Traffic Impact Study and considered it in her review of the proposal under SEPA. Exhibit 2 at 28-29. The Director considered the proposal's height bulk and scale impacts and impacts on public view protection. Exhibit 2 at 27-28. After reviewing the Master Use Permit plans and Geotechnical Report, the Director determined that the proposal would have no adverse effects on the steep slope. Exhibit 2 at 13.

23. The Director issued a DNS with conditions for the proposal. Exhibit 2 at 29-30. The Director also issued design review approval for the proposal, incorporating the Board's recommendations. Exhibit 2 at 23. Neither the design review approval nor the DNS was appealed. The Director recommended approval of the rezone with a PUDA. Exhibit 2 at 20.

Applicable Law

24. SMC 23.34.008.A requires that the zoned capacity for urban villages be no less than 125% of the growth targets adopted in the Comprehensive Plan for the village. For

residential urban villages taken as a whole, the zoned capacity must be within the density ranges established in the Land Use Element of the Comprehensive Plan.

25. SMC 23.34.090 addresses the designation of industrial zones and states that "industrial zones are intended to support existing industrial activity and related businesses and provide for new industrial development" and employment, and that such areas are "generally well served by rail, truck and water transportation facilities and do not require direct vehicular access to residential zones." SMC 23.34.090.A and .090.B. "Rezoning industrial land to a less-intensive zone shall be discouraged unless most of the following can be shown: 1. The area does not meet the locational criteria for the industrial zone. 2. The rezone will not decrease industrial development and employment potential, especially manufacturing employment. 3. The rezone would not result in existing industrial uses becoming nonconforming. 4. The area clearly functions as a residential or commercial zone, has little or no potential for industrial development, and would not lead to further encroachment of residential, office, or retail uses into industrially zoned land located adjacent to or near the proposed rezone. 5. The rezone shall be consistent with the Seattle Shoreline Master Program. 6. The area is not part of an adopted Manufacturing/Industrial Center." SMC 23.34.090.G. A gradual change in height limits, or an area of transition, is to be provided when an industrial area lacks physical edges, and rezones are to achieve a better separation between residential and industrial zones in order to reduce or eliminate land use conflicts. SMC 23.34.090.H. Finally, the following questions are to be considered: "whether the area is primarily industrial, commercial, residential, or a mix, and whether the area is fully developed and in need of room for expansion, or minimally developed with vacant parcels and structures." SMC 23.34.090.I.

26. The IC zone "is intended to promote development of businesses which incorporate a mix of industrial and commercial activities, including light manufacturing and research and development, while accommodating a wide range of other employment activities." SMC 23.34.096. The locational criteria for the IC zone include areas "with amenities such as shoreline views, proximity to downtown, or access to public open spaces that could provide an attraction for new businesses, particularly new technology-oriented and research and development activities which might otherwise be likely to seek locations outside the City;" areas "in close proximity to major institutions capable of providing support for new technology-oriented and research and development businesses;" former industrial areas "undergoing a transition to predominantly commercial or mixed commercial and industrial activity but where transportation and/or other infrastructure capacities are constrained," areas "where there is an existing concentration of technology-oriented and research and development uses which may be subject to displacement by commercial development;" and underutilized areas that, "through substantial redevelopment, could provide the type of campus-like environment attractive for new technology-oriented industrial and commercial development." SMC 23.34.096.A through .096.E.

27. SMC 23.34.126 addresses designation of the SM zone, stating that it is applied to achieve "a diverse, mixed-use community with a strong pedestrian orientation" and

"permits a wide range of uses and promotes density to encourage a mixed-use neighborhood." The designation "balances the need for flexibility and a variety of activities with the need to provide adequate direction to ensure ... housing and commercial activities critical to the success of an urban neighborhood."

28. SMC 23.34.128.A states that the SM zone functions as stated in SMC 23.34.126 and "as an area that is in transition from traditional manufacturing or commercial uses to one where residential use is also appropriate".

29. The relevant locational criteria for the SM zone are included in SMC 23.34.128.B and 128.C. These include an "area that is well-served by transit and vehicular systems" and adequate utility infrastructure, "and where such systems and infrastructure can be readily expanded to accommodate growth;" and an area "that provides a transition from a densely developed or zoned neighborhood or from industrial activity." Height limits within the SM zone are addressed in SMC 23.34.128.E and range from 40 feet to 125 feet. A 65 foot, 75 foot or 85 foot height "shall apply where it is appropriate to provide for a uniform and pedestrian scale." A 125 foot height "may be designated to serve as transition from areas where greater heights are permitted."

30. SMC 23.34.009 prescribes additional criteria when a rezone includes consideration of height limits in commercial or industrial zones. The Seattle Mixed zone is not an industrial or commercial zone, *see* SMC 23.47A.002 and SMC 23.48.002, and the Applicant is not seeking a change in the height limit of the site's existing IC-65 zoning. Therefore, the proposed rezone presents no height issue to be considered under SMC 23.34.009.

31. Compliance with the requirements of Chapter 23.34 SMC constitutes consistency with the Comprehensive Plan for purposes of reviewing proposed rezones. SMC 23.34.007.C. Thus, Plan goals and policies are not separately reviewed.

32. SMC 23.34.004 addresses contract rezones. Subsection A provides that the Council may approve a rezone subject to an agreement by the property owner "to self-imposed restrictions upon the use and development of the property in order to ameliorate adverse impacts which could occur from unrestricted use and development permitted in the zone." Such a rezone is to be conditioned on compliance with the terms and conditions of the agreement.

Conclusions

1. The Hearing Examiner has jurisdiction over this matter pursuant to SMC 23.76.052.

2. SMC 23.34.007 provides that the applicable sections of Chapter 23.34 SMC on rezones are to be weighed and balanced together to determine the most appropriate zone and height designation. In addition, the zone function statements are to be used "to assess the likelihood that the area proposed to be rezoned would function as intended." SMC 23.34.007.A. "No single criterion ... shall be applied as an absolute requirement or test of

the appropriateness of a zone designation ... unless a provision indicates the intent to constitute a requirement". SMC 23.34.007.B. The general rezone criteria, including "zoning principles" and "impact evaluation," are set forth in SMC 23.34.008.

3. The proposal complies with SMC 23.34.008.A. The rezone would increase the zoned capacity within the Urban Center, and the proposed project could help achieve the Urban Center's adopted growth target of 16,000 jobs. The zoned capacity with the rezone would not be less than the densities established in the Urban Village Element of the Comprehensive Plan.

4. The most appropriate zone designation is the one "for which the provisions for designation of the zone type and the locational criteria for the specific zone match the characteristics of the area to be rezoned better than any other zone designation." SMC 23.34.008.B.

5. Recent development within the area, other proposed rezones nearby and the proposed area-wide rezone to SM zoning all indicate that the provisions for designation of industrial zones in SMC 23.34.090 no longer match the characteristics of the area, including the subject site. As noted, the area is not served by rail or water transportation facilities, although it does have truck access, and direct vehicular access need not travel through residential zones. There is no existing industrial activity on the site, and industrial activity within the surrounding area is insignificant. In light of recent biotechnology and office development, new industrial development is not anticipated, nor would it necessarily be compatible with the growing residential community in the area, including the residential uses across the alley from the site.

6. All of the factors listed in SMC 23.34.090.G as indicators that industrial land may be rezoned to a less-intensive use are present. The area does not meet the locational criteria for the industrial zone; it clearly functions as a commercial and residential zone and has little or no potential for industrial development. The proposed rezone would not result in existing industrial uses becoming nonconforming, and there is no evidence of encroachment into industrially zoned land near, or adjacent to the proposed rezone site. Further, the site is not within the shoreline area or a Manufacturing/Industrial Center. The provisions of SMC 23.34.090.H, concerning transitions between industrial and residential zones, do not apply to the proposed rezone because the SM zone would allow fewer uses that potentially conflict with residential uses than are allowed under the existing IC zone. The site and surrounding vicinity are not industrial in nature. The pattern of recent and projected development is biotechnology, life sciences research, and office and residential use.

7. The locational criteria for the IC zone focus on attracting and retaining a mix of commercial and industrial activities, including manufacturing uses, but the subject site and vicinity has moved away from industrial and manufacturing uses. As reflected by the area-wide rezone under review, more recent development includes a mix of technology-oriented and research and development uses that do not require IC-zoned property because they are permitted and encouraged in the SM zone. The area's views of Lake

Union and proximity to Lake Union Park and downtown serve to attract these businesses. Although not proximate to major institutions, the area includes satellite facilities of such institutions. The area is congested, but transportation and other infrastructure capacities are not constrained. There is no evidence that commercial development may displace existing technology-oriented and research and development uses within the area, and it is in the process of being substantially redeveloped. It is not underutilized, and its continued redevelopment does not depend upon retaining the IC zone.

8. The rezone and proposed project are both consistent with the intent and function of the SM zone. The area has transitioned from traditional manufacturing uses to a mix of biotechnology, commercial and residential uses.

9. The rezone area also meets the locational criteria for the SM zone. As noted, it is well served by transit and includes substantial pedestrian and transit improvements. The record shows that utility infrastructure is adequate to accommodate growth. The area also provides a transition between downtown zoning south of Denny Way and more residential uses along Eastlake and Westlake Avenues. The proposed 85 foot height limit with the 20 foot incentive for biotechnology uses is consistent with the height requirement of SMC 23.34.128.E. The proposed building has been set back from Fairview Avenue and Republican Street to maintain views to the north and west, and views of Lake Union and the downtown skyline would be available from the public area planned for the southwest corner of the site. This massing of the proposed narrow building on the center of the site would contribute to an appropriate pedestrian scale. The proposed height limit would also serve to reinforce the natural topography, since height limits would decrease to the north as the topography sloped down toward Lake Union. Finally, the proposed height would be compatible with actual and zoned heights within the surrounding area, which range from 40 feet to 125 feet and include the Amazon campus approximately one block to the west of the rezone site.

10. In light of the area-wide rezone being considered for the IC-zoned properties within the South Lake Union neighborhood, it is unlikely that the proposed rezone would provide a precedent for subsequent rezones.

11. The proposed rezone and project, which will provide biotechnology-related jobs, and retail and public open space at the southwest corner, is consistent with the adopted Neighborhood Plan goal of "a vital and eclectic neighborhood where people both live and work" that includes "housing choices, diverse businesses [and] ... amenities to support and attract residents, employees and visitors". SLU-G1. It is also consistent with SLU-P9 that expressly encourages the growth of innovative industries in the area, including biotechnology. The proposed building setbacks from Fairview Avenue North, Republican Street and the alley are consistent with SLU-P45, which encourages building designs that preserve public view corridors to Lake Union and natural light at street level. The proposal's public space on Republican Street is consistent with SLU-G10 that envisions open spaces accessible to the neighborhood. And the proposed landscaping and street trees on both Fairview and Republican are consistent with SLU-P46, which encourages increased tree coverage,

12. The zoning principles listed in SMC 23.34.008.E are generally aimed at minimizing the impact of more intensive zones on less intensive zones, if possible, and the proposed rezone would be consistent with them. There are no physical buffers in the area to separate different uses and intensities of development. The proposed rezone would follow existing platted lot lines, and the boundary between the subject site and the SM/R-zoned property to the east would continue to be the alley that presently separates them. The proposed biotechnology building would face away from the SM/R-zoned property and would be separated from IC-65-zoned property to the west by Fairview Avenue North. The rezone site is located in an urban village where heights above 40 feet are anticipated.

13. The potential rezone impacts requiring most attention are those on the SM/R zone across the alley from the subject site. The rezone would allow a potential building height of 105 feet and seven stories for biotechnology and research and development uses on the site, whereas the existing IC-65 zone would allow a total height of 85 feet and six-stories for such uses. The SM/R zone across the alley allows a maximum height of 75 feet for residential buildings and 55 feet for commercial buildings. The alley would provide some separation between the site and the SM/R zone. However, changes to the proposal during the design review process, such as reducing building square footage by approximately 13,000 square feet as a result of setting the building back from the alley and from Republican Street, provided more effective mitigation for height bulk and scale impacts. The Board concluded that no additional changes were required to provide an appropriate transition between the proposed building and the uses and zones across the alley.

14. Although the increased building height resulting from the rezone would cause a slight increase in shadows, the 12 foot setback from the alley would help to mitigate this impact. The proposal would increase the demand for public services, including transit, but the increase would be minimal, and the record shows that service capacities are adequate to absorb it. The Director also evaluated impacts on public services and service capacities, as well as historic preservation, transportation and other impacts pursuant to SEPA, and has identified conditions to mitigate impacts that are not otherwise adequately addressed through existing regulations.

15. Pedestrian safety would be maintained by use of the existing vehicular building access on Mercer Street, and would be enhanced by the landscaping and exterior lighting along Fairview Avenue North and Republican Street. The proposal would increase employment space within the area and is expected to be occupied by 250 to 400 people.

16. Changed circumstances are not required for a rezone, but may be considered. Uses in the South Lake Union area, including the IC zone, have changed. Industrial uses, including general manufacturing uses, have given way to biotechnology, life sciences, office, mixed-use and related development. Industrial/manufacturing uses, which "typically have the potential of creating moderate noise, smoke, dust, vibration or other environmental impacts or pollution," SMC 23.804A.025, would no longer be consistent

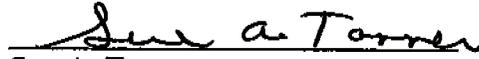
with the function and character of existing and planned development in the area. Further, the height and density changes currently under consideration for the IC zones in the South Lake Union area strongly suggest that the IC zone in this location is no longer necessary or appropriate and should be replaced with the SM zone.

17. Weighing and balancing the applicable sections of Chapter 23.34 SMC together, the most appropriate zone designation for the site is SM-85 with a PUDA.

Recommendation

The Hearing Examiner recommends that the City Council **APPROVE** the requested rezone conditioned upon execution of a PUDA that requires development of the project in accordance with the final approved Master Use Permit drawings dated July 15, 2011 (Exhibit 9).

Entered this 7th day of October, 2011.


Sue A. Tanner
Hearing Examiner

CONCERNING FURTHER REVIEW

NOTE: It is the responsibility of the person seeking to appeal a Hearing Examiner's recommendation to consult appropriate Code sections to determine applicable rights and responsibilities.

Pursuant to SMC 23.76.054, any person substantially affected by a recommendation of the Hearing Examiner may submit an appeal of the recommendation in writing to the City Council. The appeal must be submitted within fourteen (14) calendar days following the date of the issuance of the recommendation of the Hearing Examiner, and be addressed to:

Seattle City Council
Built Environment Committee
c/o Seattle City Clerk
600 Fourth Avenue, Floor 3 (physical address)
P.O. 94728 (mailing address)
Seattle, WA 98124-4728

The appeal shall clearly identify specific objections to the Hearing Examiner's recommendation and specify the relief sought. Consult the City Council committee named above for further information on the Council review process.