

June 18, 2012

Seattle City Council  
Planning, Land Use, and Sustainability Committee  
C/O City Clerk  
Floor 3  
600 Fourth Avenue  
Seattle, WA 98124-4728

FILED  
CITY OF SEATTLE  
12 JUN 18 PM 3:40  
CITY CLERK

Re: Seattle University Major Institution Master Plan  
Rezone of several parcels

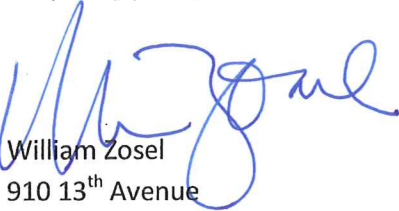
DPD Project No. 3008328

Dear Clerk:

Attached is a copy of a document that is a Notice of Intention to Appear before the City Council as a previously established party of record in this matter, and Notice of Appeal of the Decision of the Director of the Department of Planning and Development/Findings and Recommendation of the Hearing Examiner.

Thank you for your consideration.

Very truly yours,



William Zosel  
910 13<sup>th</sup> Avenue  
Seattle, WA 98122  
206 329 3986

BEFORE THE CITY COUNCIL  
CITY OF SEATTLE

In the Matter of )  
Seattle University )  
Major Institution Master Plan )

Project No. 3008328

NOTICE OF INTENT TO )  
ADDRESS COUNCIL AS )  
PARTY OF RECORD/ and )  
NOTICE OF APPEAL )  
\_\_\_\_\_ )

**1. Appellants:**

Ellen Sollod 724 15<sup>th</sup> Ave., Seattle, WA 98122  
William Zosel 910 13<sup>th</sup> Ave., Seattle, WA 98122 (contact person)

**2. Decision being appealed**

The analysis and decision of the Director of the Department of Planning and Development in the project number 3008328, Seattle University Major Institution Master Plan, and the subsequent Findings and Recommendation of the Hearing Examiner in this matter dated June 4, 2012.

**3. Interest in this decision**

Ellen Sollod and William Zosel are parties of record in this matter, having filed an appeal with the Hearing Examiner. Also, they are individuals who live in the neighborhood of the project. They would be affected by the degradation of the environment and vitality of the neighborhood and the potential vitality of the neighborhood resulting from the decisions in this case. The appellants are parties intended by law to enjoy the benefits and protection of Seattle's Major Institution Master Plan ordinance.

**4. Objections to the decision**

The recommendation of the Director of DPD is in violation of the Major Institution Master Plan Land Use Code that explicitly states the purpose and intent to "(e)ncourage the concentration of Major Institution development on existing campuses ...," SMC 23.69.002C, and to "(d)iscourage the expansion of established major institution boundaries," SMC 23.69.002E. The proposed MIMP of Seattle University, recommended for approval by the Director, includes expansion of boundaries and expansion of development standards. Reasonable alternatives for future development exist without the boundary expansion and development standards expansion recommended by the Director of DPD.

The Decision of the Director as recommended for approval by the Hearing Examiner violates the standards for the granting of rezones.

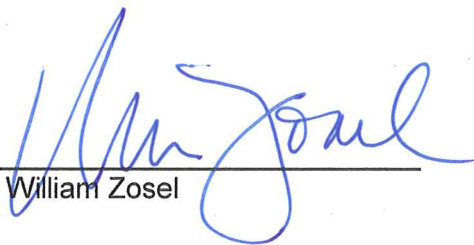
## 5. Request to Supplement Record

It will be requested that the Council supplement the record with new evidence or information pursuant to the provisions of the Seattle Municipal Code and City Council Resolution 31001

## 6. Relief requested

- a. Deny the proposed change in development standards (rezone) for the site at 12<sup>th</sup> Avenue and E. Marion Street (the Photographic Center Northwest site).
- b. Deny the proposed expansion of the boundaries of the Seattle University Major Institution Overlay (MIO) ) that would include areas east of 12<sup>th</sup> Avenue and west of 13<sup>th</sup> Avenue between E. Columbia Street and E. Spring Street. Alternatively, remand this matter to the Director for further submission of additional information and/or new proposals on the issues of the proposed expansion of the boundaries of the Seattle University Major Institution Overlay (MIO).
- c. Deny the proposed changes in development standards (rezone) for the two blocks bounded by 14<sup>th</sup> and 13<sup>th</sup> Avenue on the east and west, and south of E. Marion and north of E. Cherry (the Hospital Central Services laundry and landmark Coca Cola bottling building sites.) Alternatively, remand this matter to the Director for further submission of additional information and/or new proposals on the issues of the proposed changes in the development standards for the sites on those two blocks.
- d. Order the inclusion in the Major Institution Master Plan a requirement that, before Seattle University may develop or occupy for any use any structure within the boundary of the 12<sup>th</sup> Avenue Urban Village on a site that contains a residential use or a site that is zoned for residential uses, the University must construct housing for non-university use to replace the housing to be displaced or the housing development potential to be displaced.
- e. Order inclusion in a Seattle University Major Institution Master Plan measures that provide advance notice of development plans in a time and manner adequate to serve the goals and purposes of the Major Institution Overlay provisions of the Seattle Municipal Code.

Signed



William Zosel

Dated: June 18, 2012