



**Land Use Referrals**

Type of Approvals: **Other Amendment to PUDA**

Project Number: **3019738**

Site Address: **6550 32<sup>nd</sup> Ave SW**

Environmental Review Required? **No**

FILED  
 CITY OF SEATTLE  
 2015 FEB 26 PM 2:18  
 CITY CLERK

Full Subdivision	PCD/Public Projects	Rezone/Council Cond. Use	Major Inst. Master Plan/PLD's	Short Plat/LBA	Shoreline Permit	Other

Selected Agencies
Please Review the attached application and send your response within fourteen (14) days to:  LU Routing Coordinator: <b>PRC</b> E-Mail: <a href="mailto:prc@seattle.gov">prc@seattle.gov</a> Fax #: (206) 233-7901 Mail Stop: SMT-21-00  <b>Assigned Planner: Tami Garrett</b> Email: <a href="mailto:tami.garrett@seattle.gov">tami.garrett@seattle.gov</a>
Addressing
Ordinance BPE – <b>TANYA CAPPS KT 22</b>
x City Clerk (CH 03-10)
City Light Plan Review Team (SMT 3624) - <i>LBA's, SPs, Full Subs only</i>
<b>City Light Real Estate (SMT 3012)</b> <i>– Unit Lot Sub and Full Unit Lot Sub only</i>
Department of Natural Resources
Drainage Review
Fire (FM 02-04) <b>** Fire review not required for short ULS when ONLY creating unit lots **</b>
Geo-technical Engineer
Health (PH-1100)
Metro – Environmental Planning
Office of Housing –SMT-57-00
Other
Parks & Recreation (PK 01-01)
SDOT – Street Use (S MT - 3900)
Sign Inspector
Water (SMT 49-00)
WSDOT- To: Local Area Manager PO Box 30310, Seattle, WA 98133-9710
Zoning Review

Application Date: [Click here to enter a date.](#) Date Referred: [Click here to enter a date.](#)  
 2 Week Target Date [Click here to enter a date.](#) 4 Week Target Date: [Click here to enter a date.](#)  
[Water conducting all electronic plat reviews from documents scanned into EDMS as of 2013](#)



Address 190 Queen Anne Ave N  
PO Box 19028  
Seattle, WA 98109  
Telephone 206-615-3300  
TTY 1-800-833-6388  
Website www.seattlehousing.org

February 23, 2015

Tami Garrett  
City of Seattle, DPD  
PO Box 34019  
Seattle, WA 98124-4019

RECEIVED

FEB 25 2015

DEPT OF PLANNING AND  
DEVELOPMENT

RE: Land Use Application Number: 3019738 - 6550 32nd Ave. SW  
Amendment to Extend PUDA

Dear Tami,

SHA is requesting an additional extension for the High Point PUDA so that the community can be completed. High Point is currently built out except for several vacant parcels to be developed for low-rise single-family and townhome market-rate development by the private sector. In general, development for the remaining property has been proceeding more slowly than expected and many developers are proceeding cautiously while still recovering from the events of the recent recession.

75 new residential units have been constructed in the past 18-24 months and the remainder of the undeveloped property consists of 153 residential lots. We anticipate that these properties will be fully developed and completed by 2017. There are no outstanding non-residential permits other than the planned apartment building on the west portion of Block 9 which will also house SHA office and retail space.

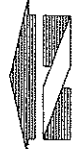
SHA has fulfilled its commitments under the PUDA to set aside Block 15 as open space for the Commons Park, which has been completed.

A graphic of the existing parcels to still be developed is attached. We appreciate your assistance and are available as needed for any questions or comments you may have. I may be reached at [kathryn.armstrong@seattlehousing.org](mailto:kathryn.armstrong@seattlehousing.org) or by phone at (206)615-3561.

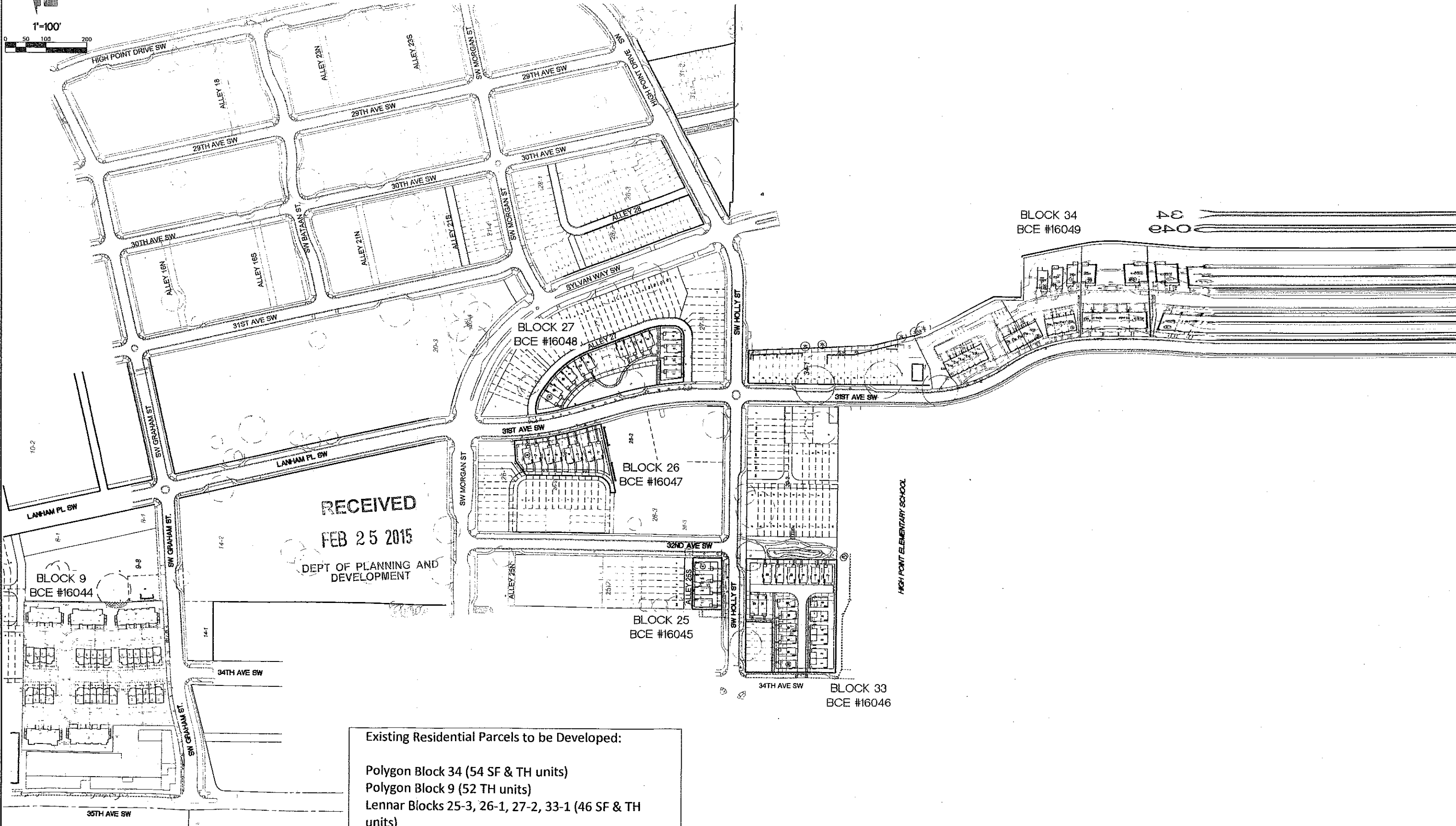
Sincerely,

Kathryn Armstrong  
Sr. Development Program Manager

HIGH POINT COMMUNITY  
CITY OF SEATTLE, KING COUNTY, WASHINGTON



1"=100'



Existing Residential Parcels to be Developed:  
Polygon Block 34 (54 SF & TH units)  
Polygon Block 9 (52 TH units)  
Lennar Blocks 25-3, 26-1, 27-2, 33-1 (46 SF & TH units)

**DPD**

700 5th Ave Ste 2000, PO Box 34019  
 Seattle, WA 98124-4019  
 (206) 684-8600

**LAND USE Application**

**Report Date** 02/25/2015 04:35 PM

**Submitted By**

Page 1

**A/P #** 3019738 **DISCRETIONARY LAND USE ACTION**

**Application Information**

Stages	Date / Time	By	Date / Time	By
Processed	02/25/2015 16:28	MONTGOME	Temp COO	
Approved			COO Issued	
Final			Expires	

**Associated Information**

<b>Type of Work</b>	FULL C FULL REVIEW (COMPLEX)	<b># Plans</b>	0
<b>Dept of Commerce</b>	MF MULTIFAMILY	<b># Plans</b>	0
<b>Priority</b>	<input checked="" type="checkbox"/> <b>Auto Reviews</b>	<b>Bill Group</b>	

**Valuation**

<b>Declared Valuation</b>	0.00
<b>Calculated Valuation</b>	0.00
<b>Actual Valuation</b>	0.00

**Description of Work**

Amendment to High Point Property Use and Development Agreement (PUDA) to extend expiration date of July 3, 2015 . (Original High Point Project #2105600, Ordinance 114560).

<b>Parent A/P #</b>	3014928	<b>Project/Phase Name</b>		<b>Phase #</b>	
<b>Project #</b>	3019738	<b>Size Description</b>		<b>Subdivision Code</b>	
<b>Size/Area</b>	0.00	<b>Proposed Start</b>		<b>% Completed</b>	0.00
<b>Proposed Stop</b>		<b>% Complete Formula</b>			

**Applicants/Contacts**

<b>Primary</b>	N	<b>Capacity</b>	APPL	<b>Contact ID</b>	AC41128	<input type="checkbox"/> <b>Foreign</b>
<b>Effective</b>		<b>Expire</b>				
<b>Name</b>	BRIAN SULLIVAN			<b>Organization</b>	SEATTLE HOUSING AUTHORITY	
<b>Day Phone</b>	(206)239-1500	<b>Eve Phone</b>		<b>Position</b>		
<b>Pager</b>		<b>PIN #</b>		<b>Profession</b>		
<b>Fax</b>	(425)615-3539	<b>Mobile</b>	(206)399-7082			
<b>E-Mail</b>						
<b>Address</b>	190 QUEEN ANNE AVE N SEATTLE, WA 98109					
<b>Comments</b>	No Comments					
<b>Special Inspections</b>						

**Special Inspection Qualifications**

**Principal**

**SI Qualifications**

SI Category	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

<b>Primary</b>	N	<b>Capacity</b>	OTHER	<b>Other</b>	FIN RESP	<b>Contact ID</b>	AC184703	<input type="checkbox"/> <b>Foreign</b>
<b>Effective</b>		<b>Expire</b>						
<b>Name</b>	SEATTLE HOUSING AUTHORITY- ATTN: BRIAN SULLIVAN			<b>Organization</b>				
<b>Day Phone</b>	(206)615-3574 x	<b>Eve Phone</b>		<b>Position</b>				
<b>Pager</b>		<b>PIN #</b>		<b>Profession</b>				
<b>Fax</b>		<b>Mobile</b>						
<b>E-Mail</b>								
<b>Address</b>	190 QUEEN ANNE AVE N SEATTLE, WA 98109							
<b>Comments</b>	No Comments							

700 5th Ave Ste 2000, PO Box 34019  
Seattle, WA 98124-4019  
(206) 684-8600

Report Date 02/25/2015 04:35 PM

Submitted By

Page 2

Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

Primary Y Capacity APPL Contact ID AC242459  Foreign  
 Effective   
 Name KATHRYN ARMSTRONG  
 Day Phone (206)615-3561 x Eve Phone Organization SEATTLE HOUSING AUTHORITY  
 Pager PIN # Position SR. DEVELOPMENT MNGR  
 Fax Mobile Profession  
 E-Mail  
 Address 190 QUEEN ANNE AVE N  
 PO BOX 19028  
 SEATTLE, WA 98109-1028  
 Comments No Comments  
 Special Inspections

Special Inspection Qualifications

Principal

SI Qualifications SI Category	Suspended	Susp End Dt	Expired	Comments
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There are no items in this list

Contractors

Primary N Capacity Type FIN RESP  
 Effective   
 Contact ID SE0032 Name SEATTLE HOUSING AUTH GENERAL  
 Phone (206)615-3520 x Fax Address DEVELOPMENT  
 190 QUEEN ANNE AVE N  
 SEATTLE, WA 98109-1028  
 Comments  
 SHA REFERENCE 08011

License #	Type	Contact ID	Name
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No Company/Contractor Licenses

Template Type A/P #	A/P Type	Status	Stage
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No children exist for this project

DPD

700 5th Ave Ste 2000, PO Box 34019  
Seattle, WA 98124-4019  
(206 ) 684 -8600

# LAND USE Application

Report Date 02/25/2015 04:35 PM

Submitted By

Page 3

Employee ID	Last	First	MI	Comments
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No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
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No Log Entries



Address 190 Queen Anne Ave N  
PO Box 19028  
Seattle, WA 98109  
Telephone 206-615-3300  
TTY 1-800-833-6388  
Website [www.seattlehousing.org](http://www.seattlehousing.org)

February 23, 2015

City of Seattle  
Department of Planning and Development  
700 Fifth Avenue, Suite 2000  
PO Box 34019  
Seattle, WA 98124-4019

RE: DPD Land Use Application Number: 3019738  
Address: 6550 32nd Ave SW, Seattle, WA 98126

RECEIVED  
FEB 25 2015  
DEPT OF PLANNING AND  
DEVELOPMENT

Dear Council:

This is to confirm that the application to amend the Property Use and Development Agreement ("PUDA") is being submitted as a quasi-judicial Council land use decision pursuant to SMC 23.76.040.B. The decision is a minor amendment as set forth under SMC 26.76.058.C.4.a and the Housing Authority of the City of Seattle, a public body corporate and politic, is the holder of record of fee title and/or the authorized agent for holders of record of fee title for the affected property.

Sincerely yours,

  
Andrew Lofton  
Executive Director



Address 190 Queen Anne Ave N  
PO Box 19028  
Seattle, WA 98109  
Telephone 206-615-3300  
TTY 1-800-833-6388  
Website [www.seattlehousing.org](http://www.seattlehousing.org)

February 23, 2015

City of Seattle  
Department of Planning and Development  
700 Fifth Avenue, Suite 2000  
PO Box 34019  
Seattle, WA 98124-4019

RECEIVED  
FEB 25 2015  
DEPT OF PLANNING AND  
DEVELOPMENT

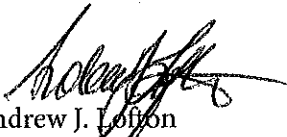
RE: DPD Land Use Application Number: 3019738  
Address: 6550 32<sup>nd</sup> Ave SW, Seattle, WA 98126

Dear Council:

This is to confirm to you that the Housing Authority of the City of Seattle, a public body corporate and politic, has lead agency status for this project. This is evidenced by SHA Board Resolution 4612 and by the previously filed Environmental Impact Statement dated September 2002, as amended.

As lead agency, SHA has determined that the referenced application is exempt. No changes are being proposed to the existing Environmental Impact Statement.

Sincerely yours,

  
Andrew J. Lofton  
Executive Director



When Recorded, Return to:  
 The City Clerk  
 First Floor, Municipal Building  
 600 4<sup>th</sup> Avenue  
 Seattle WA 98104

**2<sup>ND</sup> AMENDMENT TO  
 PROPERTY USE AND DEVELOPMENT AGREEMENT**

GRANTOR	HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic
GRANTEE	CITY OF SEATTLE, a Washington municipal corporation
LEGAL DESCRIPTION:	See Attachment 1 for Legal Description of Property (High Point Garden Community, 6550 32 <sup>nd</sup> Avenue SW, generally bounded by SW Juneau Street on the north, 35 <sup>th</sup> Avenue SW on the west, SW Myrtle Street on the south and the hillside above Longfellow Creek on the east.)
ASSESSOR'S TAX PARCEL ID	2552403-9051-09, 252403-9049-04
RELATED DOCUMENTS	20030617002439, Property Use and Development Agreement

This Second Amendment ("Amendment") to the Property Use and Development Agreement recorded under King County Recording Numbers 20030617002439 and \_\_\_\_\_ ("PUDA") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2015 between the HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic ("SHA") and the CITY OF SEATTLE, a Washington municipal corporation ("City").

All capitalized terms not defined herein shall have the same meaning as in the PUDA.

1. Section 2 of the First Amendment of the PUDA shall be amended to extend the expiration date from twelve years to fifteen years by revising it to read as follows:

"...The covenants hereof shall be deemed to attach to and run with the Property and shall be binding upon the Owners, its heirs, successors and assigns, and shall apply to after-acquired title of the Owner of the Property, provided the covenants herein and the rezone shall expire and be of

no force and effect fifteen (15) years from the effective date of the approval of this rezone, or, ..

1. No Other Changes. Except as set forth herein, the PUDA shall remain in full force and effect.

SIGNED as of the day and date first above written.

HOUSING AUTHORITY OF THE CITY OF SEATTLE, a public body corporate and politic

By \_\_\_\_\_  
Andrew J. Lofton, Executive Director

STATE OF WASHINGTON )  
  ) ss  
County of King                    )

On this day personally appeared before me, Andrew J. Lofton, to me known to be the Executive Director of the Housing Authority of the City of Seattle, a public body corporate and Politic, and the party that executed the foregoing instrument and acknowledged such instrument to be the free and voluntary act and deed of such corporation, for the uses and purposes therein mentioned, and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

CERTIFICATE OF THE CITY CLERK:

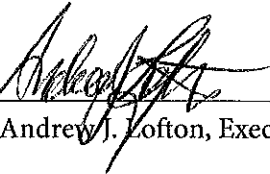
**HIGH POINT GARDEN COMMUNITY  
MEMORANDUM IN SUPPORT OF  
PROPERTY USE AND DEVELOPMENT AGREEMENT AMENDMENT**

The purpose of the Second Amendment ("Amendment") to the Property Use and Development Agreement ("PUDA") is to extend the PUDA for an additional two year period in order to allow completion of the redevelopment of the High Point Garden Community as contemplated in the PUDA.

The PUDA will be extended from \_\_\_\_\_, 2015 to \_\_\_\_\_, 2017.

The Housing Authority of the City of Seattle, a public body corporate and politic ("SHA") asserts that the proposed amendment is a minor amendment as defined in SMC 23.76.058.C.4.a. The Amendment is within the spirit and general purpose of the existing PUDA, does not result in significant adverse impacts that were not anticipated in the prior decision of the Council and does not request any additional waivers or changes in the waiver of bulk or off-street parking and loading requirements other than those approved in the prior decision of the Council.

HOUSING AUTHORITY OF THE CITY OF SEATTLE,  
a public body corporate and politic,

By  \_\_\_\_\_  
Andrew J. Lofton, Executive Director