

**APPEAL TO SEATTLE CITY COUNCIL
OF FINDINGS AND RECOMMENDATION
OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE**

LONDI LINDELL,

CF 314358

Appellant

Department Reference: 021980

In the Matter of the Application of

Appeal of Hearing Examiner Contract
Rezone with PUDA for Property located
At 1600 Dexter Avenue North

JILL BURDEEN

Facts

Applicant Jill Burdeen (“Applicant”) is seeking to rezone property located at 1600 Dexter Avenue North (“Rezone Property”) from Neighborhood Commercial Three with a forty-foot (40’) height limit (NCP-40) to Neighborhood Commercial Three *with a seventy five-foot (75’) height limit* (NCP-75) with a property use and development agreement possibly restricting the height of the building to 65 feet at some future date. However, the rezone will approve building a structure to 75’ on this parcel.

This appeal is being brought by Londi K. Lindell, property owner of certain real property commonly known as 1530 Aurora Avenue N, Seattle, Washington 98109 a 5 unit condominium building lying west of the Rezone Property (“Marcus Condominiums”). Appellant purchased the Marcus Condominiums in September 2017 principally due to the spectacular views of Lake Union from each of the condominium units. The listing is attached as Exhibit A to this Appeal which states “THE VIEWS ARE INSANE”. The Rezone Property and additional 25’ of building height will block each of the views from these units devaluing the Marcus Condominiums by hundreds of thousands of dollars.

The Applicant concedes their proposed 6-story building will exceed the height of the adjacent a 5-story apartment building to the north of the Rezone Property (“Union View Apartments”) by at least a full story in height. See attached Exhibit B from the Hearing Record, a color elevation of Dexter Avenue North facade in relationship to Union View Apartments, the tallest abutting existing structure in our neighborhood. Further, the attached photographs of both existing views and the likely view blockage from the construction of the proposed 6 story building show future view blockage from this project. See Exhibit C. These photographs show both the Union View

Apartments (beige building with peaked roof) and the existing undeveloped Rezone Property (brown and yellow 3 story building).

This appeal is respectfully requesting the right to supplement the Hearing Examiner's record with the photographs (Exhibit C) and listing information (Exhibit A). This appeal challenges the Hearing Examiner and the Director's report on the additional height recommended as it fails to satisfy the express criteria set forth in Seattle Municipal Code (SMC) 23.34.004 and SMC 23.34.009, criteria which must be satisfied in order to approve this rezone application. In addition to this appeal, Appellant requests the right to present oral argument to the Seattle City Council Planning, Land Use and Sustainability Committee, as allowed pursuant to SMC 23.76.054.

Argument

Rezone

SMC Chapter 23.34, "Amendments to Official Land Use Map (Rezoning)," allows the City Council to approve a map amendment or rezone only if an applicant satisfies certain criteria as provided in Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions. The criteria are set forth in SMC Sections 23.34.004 (general rezone criteria) and 23.34.009 (height limits).

This appeal is being made because the Hearing Examiner based his decision on factual error associated with view blockage in determining both whether the general rezone criteria of SMC 23.34.004 and the height limits criteria set forth in SMC 23.34.009 height limits have been satisfied as described below.

General Criteria

SMC 23.34.008 sets forth the general rezone criteria and in order to be approved a rezone at a minimum the Applicant must meet *all* of these criteria including in pertinent part the following:

- **There must be a match between Established Locational Criteria and Area Characteristics.** The Director admits that this criterion has not been satisfied on page 21 of his Notice of Decision dated September 5, 2017 ("NOD") when he acknowledges "The Director recognizes that at this time, NC3P-65 would not be an appropriate zone designation because it does not exist". See SMC 23.34.008 (B). It was error for the Hearing Examiner to conclude this criterion has been satisfied based upon the reasoning that a zoning of NC3-40 is no different than a zoning of NC3-65 with a future unknown contract rezone to be determined. All NC3 zonings are not identical and clearly allowing 25' to 35' of additional building height is an element which must be weighed and balanced to determine whether or not it is an appropriate zone designation for this area. As evidenced by the existing zones and buildings immediately adjacent to the subject site, this higher height is not appropriate and is not a "match between established locational criteria and area characteristics". Accordingly, this criteria has not been satisfied and this rezone cannot be approved.

- **Approval of This Rezone Will Result In No Gradual Transition in Height Limits from Aurora Avenue North to Lake Union.** The SMC requires a “gradual transition between zoning categories, *including height limits*”. SMC 23.34.008(E)(1). The NOD was relied upon by the Hearing Examiner in recommending approval of this rezone and the Director states on page 23 of the NOD that “An analysis of the transition between heights has identified that the proposal site is *surrounded by properties zoned with a maximum height of 65’ which is the same height as the proposed structure for the project site.* [Emphasis added]. This information is misleading. In considering the height of both the surrounding zones and of the existing buildings it is important to consider the view corridor. The views to protect are of Lake Union and the topography is a steep slope commencing at Aurora Avenue North and then continuing downward until Lake Union. Thus, the buildings whose views will be adversely impacted are those located west of the Rezone Property moving upward to Aurora Avenue N. The buildings located east of the Rezone Property will not have any view obstruction because they are between the Rezone Property and Lake Union.

Attached as Exhibit D is a map showing the existing zoning surrounding the subject site which is principally NC3P-40 (maximum building height of 40’) and the height of the existing buildings in the area which are 1 to 3 stories in height verified by the attached highlighted King County Parcel GIS data. The Director tells the Examiner the Rezone Property is “surrounded by properties zoned with a maximum height of 65’” and by stating properties immediately to the west are zoned “C1-65 (See page 1 of NOD). Immediately west of the Rezone Property and across the street from the Rezone Property on Dexter Ave North *all* of the properties are zoned NC3P-40 with a maximum height of 40’ not 65’ as the Director advised the Examiner. Further, all of the existing buildings currently are constructed at a height of much less than 40’ with the exception of an affordable housing project to the southwest which the City Council approved through a contract rezone.

The Director also focused the Examiner’s attention on the height of the properties “downslope” of the Rezone Property” in considering both view impact and transition of building height. For example, the NOD states “There is also a new development located to the south including a new residential development (Holland’s One Lakefront project)”. The address of One Lakefront apartments is 1287 Westlake Avenue North which is not located in close proximity to the Rezone Property as those properties identified *adjacent* to the Rezone Property shown on Exhibit D.

The City Council should deny the rezone because it will not result in a gradual transition of height limits between zones and the decision was based on factual error. The Hearing Examiner was advised the Rezone Property was surrounded by buildings having zones allowing buildings to be constructing up to 65’ and the built environment allowed construction up to 65’. This was error. The surrounding and adjacent zones are principally NC3P-40 allowing a maximum of

40' in building height and the built environment is an average of 4 stories or less in building height.

- **Height Limits Limited to 40' Except in Urban Centers.** SMC 23.34.008E(4) provides as follows:

Height limits greater than forty (40) feet should be limited to urban villages. Height limits greater than forty (40) feet may be considered outside of urban villages where higher height limits would be consistent with an adopted neighborhood plan, a major institution's adopted master plan, or where the designation would be consistent with the existing built character of the area.

The Director notes in the NOD that “The site is not located within an urban village” and is not in “a Council adopted neighborhood plan”. The Director incorrectly states “The additionally 25' in increased height is consistent with the existing built character of the area”. This cannot be considered accurate even when considering the five-story Union View Apartments building built to the north in the NC3P-40 zone. The Applicant's own submittal concedes it is not consistent with the existing built character of the area. See attached Exhibit B showing the proposed building exceeding the height of the Union View Apartments which is the tallest structure in our neighborhood. Attached Exhibit D and the Exhibit C King County GIS data provides contrary evidence showing the majority of the “existing built character” of the neighborhood is comprised of 1 and 3-story buildings. The proposed 6-story building is also in the view corridor between the existing buildings to the west adversely impacting views of Lake Union. Accordingly, a height limit greater than 40' should be limited to urban villages and not approved as part of this rezone.

Height Criteria

SMC 23.34.009 sets forth additional criteria which must be satisfied if the rezone seeks additional building height. In this application, the Applicant is seeking to build 25 feet higher than the allowed 40 feet and accordingly the Hearing Examiner must have been satisfied that all of these criteria were also met. The Hearing Examiner based his conclusions on error as follows:

View Blockage not Properly Considered or Mitigated.

SMC 23.24.009(B) requires the City fully “consider the likelihood of view blockage” prior to approving any increase in height. The Examiner notes he is required to consider the “likelihood of view blockage” as a criterion in the SMC. See Section 20 of Conclusions in Findings and Recommendation of the Hearing Examiner. However, he failed to consider the likelihood of view blockage to the Marcus Condominiums or the view blockage to any buildings to the west of the Rezone Property resulting from approval of this rezone application. In fact, the Examiner wrongly refers to “a large roof deck (on the Rezone Property)” that will allow residents of the proposal views of Lake Union” as satisfying this criterion.

SMC 23.34.009 (B) “Height limits of the proposed rezone” mandates that “height limits shall be consistent with the type and scale of development intended for each zone classification. . .and the likelihood of view blockage shall be considered”. It is important to note that the use of the

term “shall” makes the City Council’s legislative directive mandatory and not discretionary. Further, The City Council’s legislative intent was to protect views of its existing Seattle owners, citizens and residents and not the promotion of future views of future residents as the Examiner describes. This is an error and fails to properly consider the likelihood of view blockage of the existing neighborhood as intended by the City Council.

The record also evidences the Hearing Examiner based his decision on faulty information received from the Director. See Paragraph 9 of the Hearing Examiner’s Conclusions wherein the Examiner indicates “impact on views of Lake Union are negligible in the context of existing adjacent structures”. The NOD wrongly concluded that “No additional views from private property would significantly be blocked by the additional building height resulting from the contract rezone”. See page 30 of the NOD. Attached as Exhibit C are photographs of the existing views from the Marcus Condominiums and then anticipated view obstructions resulting from the 6-story proposed project. Although the Director notes I submitted comments regarding view obstruction, he did not include the specifics of such view obstruction for the Examiner. It is error for the Examiner to approve this rezone because it is inconsistent with SMC 23.34.009(B) as it will significantly and adversely block views to the properties to the west including the Marcus Condominiums. It is further error because the Hearing Examiner based his decision on faulty information as he believed a 65’ tall building would only have a “negligible” impact on views to surrounding structures and this is not accurate. Accordingly, the decision should be reversed for failure to satisfy SMC 23.34.009(B).

Not Compatible with Existing Development

SMC 23.34.009(C)(2) and (D) require that “permitted height limits *shall be compatible with the predominant height and scale of existing development and the surrounding area* and provides in pertinent part as follows:

C. Height and scale of the area

1. The height limits established by current zoning in the area shall be given consideration.
2. In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential.

D. Compatibility with surrounding area

1. Height limits for an area shall be compatible with actual and zoned heights in surrounding areas. . .

The foregoing requires that first, the existing height limit of a maximum height of 40 feet “shall” be given consideration. Neither the Hearing Examiner nor Director discussed whether or not the Rezone Property should remain at the existing height limit of 40’ and accordingly failed to properly give consideration to maintaining this maximum height limit. Thus, the Rezone application should be denied for failing to meet this criteria.

Second, in considering whether the Rezone Property proposal was compatible with the height and scale of existing development, the Examiner based his decision on misinformation. The NOD considered by the Hearing Examiner states “The 65-foot height limit is compatible with existing development in the area”. The rezone is to NC3P-75 M1. There is no Property Use and

Development Agreement (PUDA) approved by the City Council at this time so it was error for the Director to imply a limitation of a 65’ maximum height limit. That limitation may be set forth in a subsequent contract rezone but the Hearing Examiner is basing its decision on a future promise which cannot be a basis of a quasi judicial decision and clearly cannot meet this criteria. The Hearing Examiner also relied on the Director’s statement that the subject project would be compatible with the predominant height and scale of existing 65’ tall buildings but this also is incorrect. See Exhibit D and the below chart listing the surrounding and adjacent building’s addresses, zoning and building heights as follows:

Address	Zoning	Number of Stories
1600 Dexter Ave N. – Subject Site	NC3P-40	3 (Seeking 6 stories)
1607 Dexter Ave N.	NC3-40	4
1620 Dexter Ave N.	NC3P-40	5
1515 Dexter Avenue N	NC3P-40	3
1601 Dexter Ave N	NC3P-40	1

Based upon the foregoing table, it was error for the Hearing Examiner to conclude that a 6-story or 75’ maximum height zone was compatible with the predominant height and scale of the existing development in the area having a zoning allowing a maximum building height of 40 feet and with existing development comprised of one-story, three-story, four-story and a single five-story building. It was improper for the Director and Hearing Examiner to give more weight to properties located further away from the Rezone Property than the foregoing properties in determining compatibility with predominant height and scale of existing development.

Proposed Height is Incompatible with Surrounding Zoning.

SMC 23.34.009(D) also requires the City ensure height limits be consistent and compatible with the type and scale of development in the surrounding area. The Examiner notes that the City approved a developer agreement, which is basically a variation from the Council’s adopted code previously to allow *one building* located one block from the subject site to be constructed 65’ in height in a similar NCP-40 zone. The argument is basically if the City was willing to make one exception the City should approve the Rezone Property application. However, this is faulty reasoning. The exception should not be the controlling rule and not be representative of the character of the surrounding area. SMC 23.34.009 requires the Council to look further than one approved contract rezone and consider the surrounding area and existing buildings.

In reviewing Exhibit D, the attached photos, the foregoing table and the record, it is clear there are approximately 11 buildings surrounding the subject site which are all either zoned to a maximum 40 foot height limit and/or currently have a maximum constructed height averaging 4 stories or less. The view corridor is located to the west of the Rezone Property because these are the buildings which will have views to Lake Union blocked from the construction of a 6 story building. To the west of the Rezone Property directly across Dexter Avenue No is a 3-story commercial structure and the 3-story Marcus Condominiums. The Hearing Examiner notes that “on the west side of Dexter Avenue N” there are a number of older apartment and commercial buildings. The Hearing Examiner’s decision should be reversed for failure to satisfy SMC 23.34.009(D).

Relief Sought

Appellant Lindell respectfully requests that the City Council either:

- DENY the requested rezone subject to a PUDA; or alternatively
- REMAND this matter back to the Hearing Examiner requesting the record be supplemented and reconsidered in light of the new evidence set forth in this appeal and direct that additional findings of fact and conclusions be made in connection with SMC 23.34.008 and SMC 23.34.009 as follows:
 1. The likelihood of view blockage from construction of the additional 25' in building height and directing the Hearing Examiner to reduce the maximum building height to one compatible with the surrounding zones, surrounding neighborhood and height and scale of existing adjacent development;
 2. The likelihood of view blockage from construction of the additional 25' in building height and directing the Hearing Examiner to include mitigation conditions for the protection for the properties to the west in the record for such view blockage such as view corridors, building fenestration or modulation or other mitigation to minimize or prevent view blockage; and
 3. Ensuring any allowed height over the existing maximum of 40' is consistent and compatible with all surrounding buildings in the neighborhood and directing the Hearing Examiner to set a maximum building height not to exceed the height of the existing 5-story Union View Apartments adjacent building to the north; and
 4. Make Council's approval of a Contract Rezone a Condition of any Rezone approval.

DATED this 23rd day of October, 2017



Londi K. Lindell
Appellant
Owner of Marcus Condominiums
1530 Aurora Avenue N.
Seattle, Washington 98109

EXHIBIT

A

LISTING

INFORMATION

EXHIBIT A

REDFIN

City, Address, School, Agent, ZIP

1-844-759-7732

Buy

Sell

Real Estate Agents

Londi



1530 Aurora Ave N
Seattle, WA 98109

\$2,550,000

Sold Sep 22, 2017

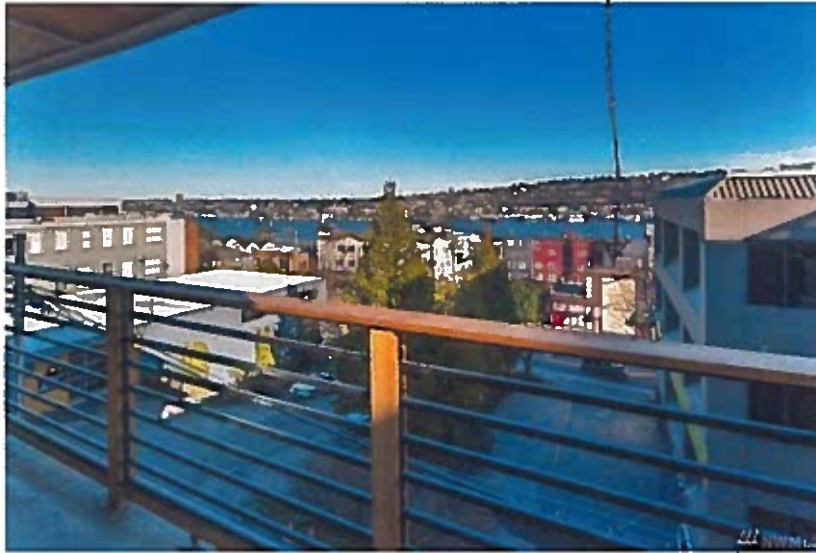
Built: 1981 Lot Size: 3,891 Sq. Ft. Sold On: Sep 22, 2017
Status: Sold

7
Beds

7.5
Baths

4,948 Sq. Ft.
\$515 / Sq. Ft.

REZONE PROPERTY
SUBJECT SITE



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THE VIEWS ARE INSANE, FIRST TIME EVER ON MARKET! Extremely rare property to own, 5 unit condo building is in like new condition after a \$500,000.00 dollar renovation! Every surface of the building is new from the inside out. Unbelievable views of LK Union and Seattle skyline. Large view decks attached to every unit, incredible finishes, modern designer level materials. high efficiency heating, Walking distance to Amazon all S Lake union amenities. C165 ZONING Fully rented. Turn key investment

Property Type	Multi-Family	Style	5-9 Units
Stories	2	View(s)	City, Lake, Mountain(s), Territorial
Community	Lake Union	County	King
MLS#	1086888		

Listing provided courtesy of
Ky DeWald, Capture Realty LLC

Buyer's Agent
Tamara Dean, Windermere Real Estate/East

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Source



Redfin has the best data. Why?

EXHIBIT

B

APPLICANT'S

WEST FAÇADE

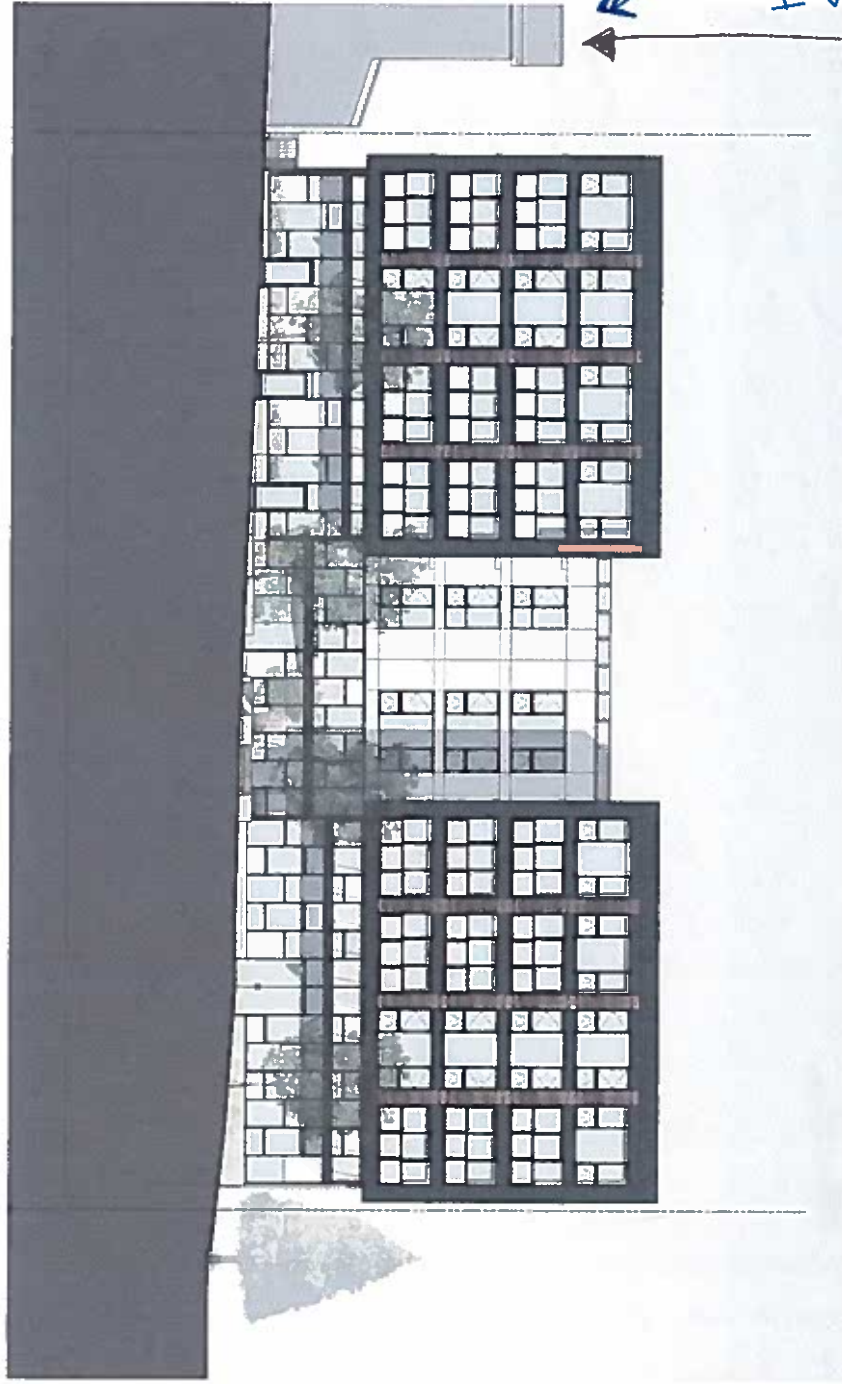
COMPARED TO

UNION VIEW APARTMENTS

Exhibit B

BUILDING
TO
NORTH

5-STORY
UNION VIEW
APARTMENTS



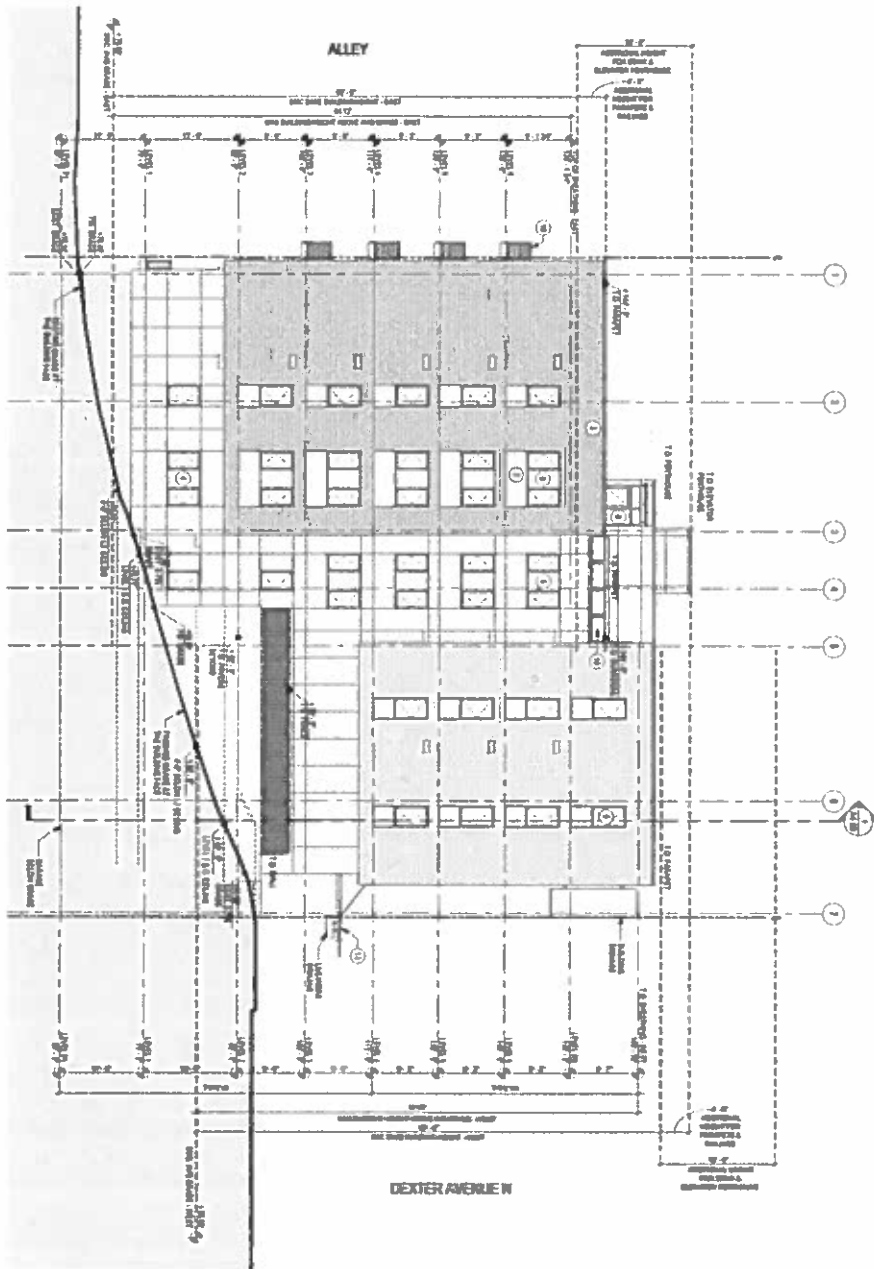
1 COLOR ELEVATIONS - WEST



STREAM DEXIOS
1600 & 1612 DEXTER AVE N
BROOK V, LLC

A3.10

PROJECT: 4 LAND
DRAWN BY: LMO
CHECKED BY: JH
FILE NAME: 10011



1 NORTH ELEVATION

- 1. Finish exterior walls
- 2. Paint exterior walls & trim
- 3. Install exterior doors & windows
- 4. Install exterior lighting
- 5. Install exterior stairs
- 6. Install exterior handrails
- 7. Install exterior ramps
- 8. Install exterior signage
- 9. Install exterior landscaping
- 10. Install exterior awnings
- 11. Install exterior shutters
- 12. Install exterior louvers
- 13. Install exterior grilles
- 14. Install exterior vents
- 15. Install exterior louvers
- 16. Install exterior shutters
- 17. Install exterior grilles
- 18. Install exterior vents
- 19. Install exterior louvers
- 20. Install exterior shutters
- 21. Install exterior grilles
- 22. Install exterior vents
- 23. Install exterior louvers
- 24. Install exterior shutters
- 25. Install exterior grilles
- 26. Install exterior vents
- 27. Install exterior louvers
- 28. Install exterior shutters
- 29. Install exterior grilles
- 30. Install exterior vents

STREAM DEXIOS
1800 & 1612 DEXTER AVE N

BROOK V, LLC

nk

100 NORTH AVENUE, SUITE 100
 FARMERSVILLE, OHIO 43024
 TEL: 614.883.1111 FAX: 614.883.1112
 WWW.NKCORP.COM

PROJECT # 170801
DATE 10/20/17
DESIGNED BY JG
PERMITS 16081

ELEVATIONS - NORTH

A3.03

EXHIBIT

C

PHOTOGRAPHS

MARCUS

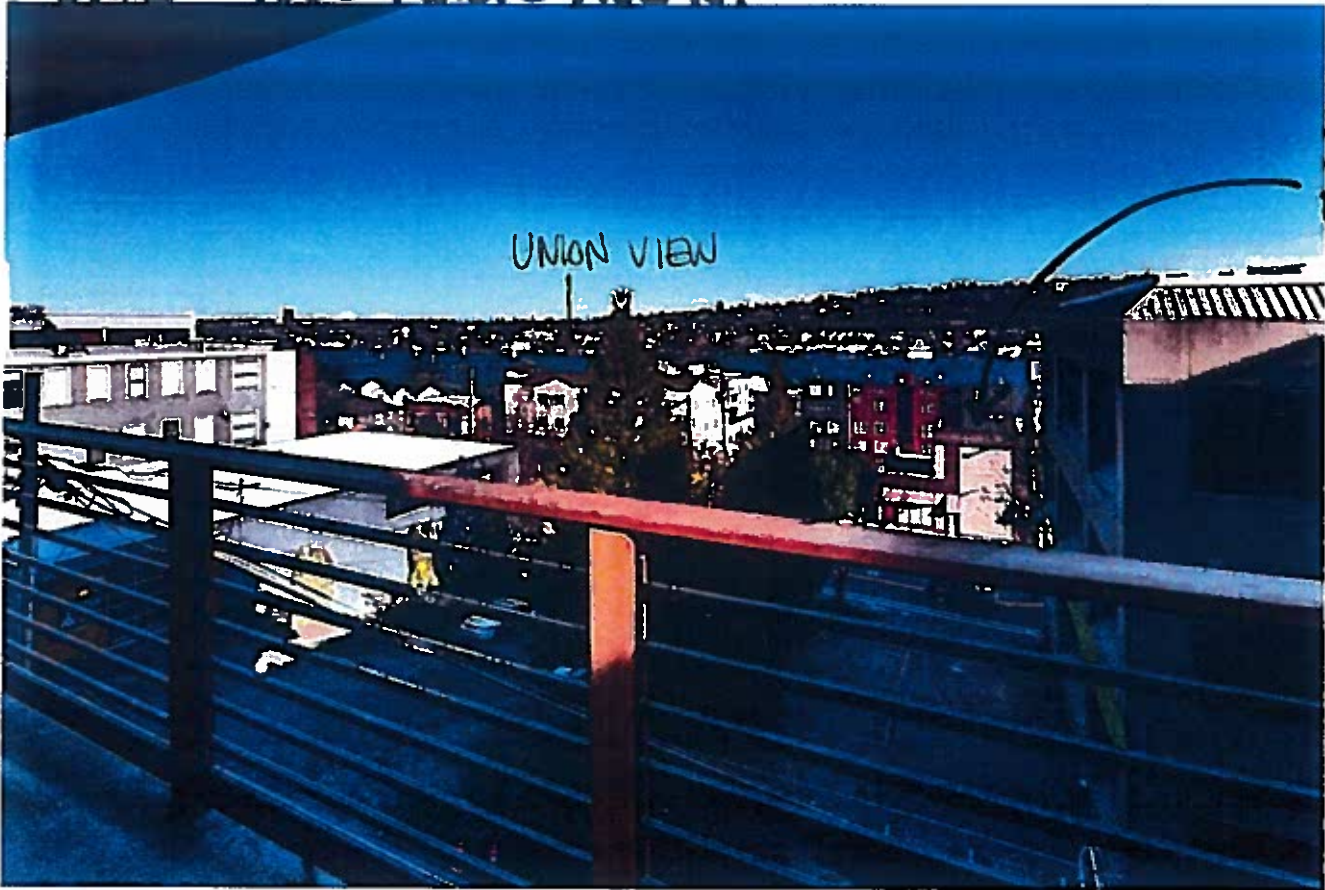
CONDOMINIUMS

VIEWS OF LAKE UNION

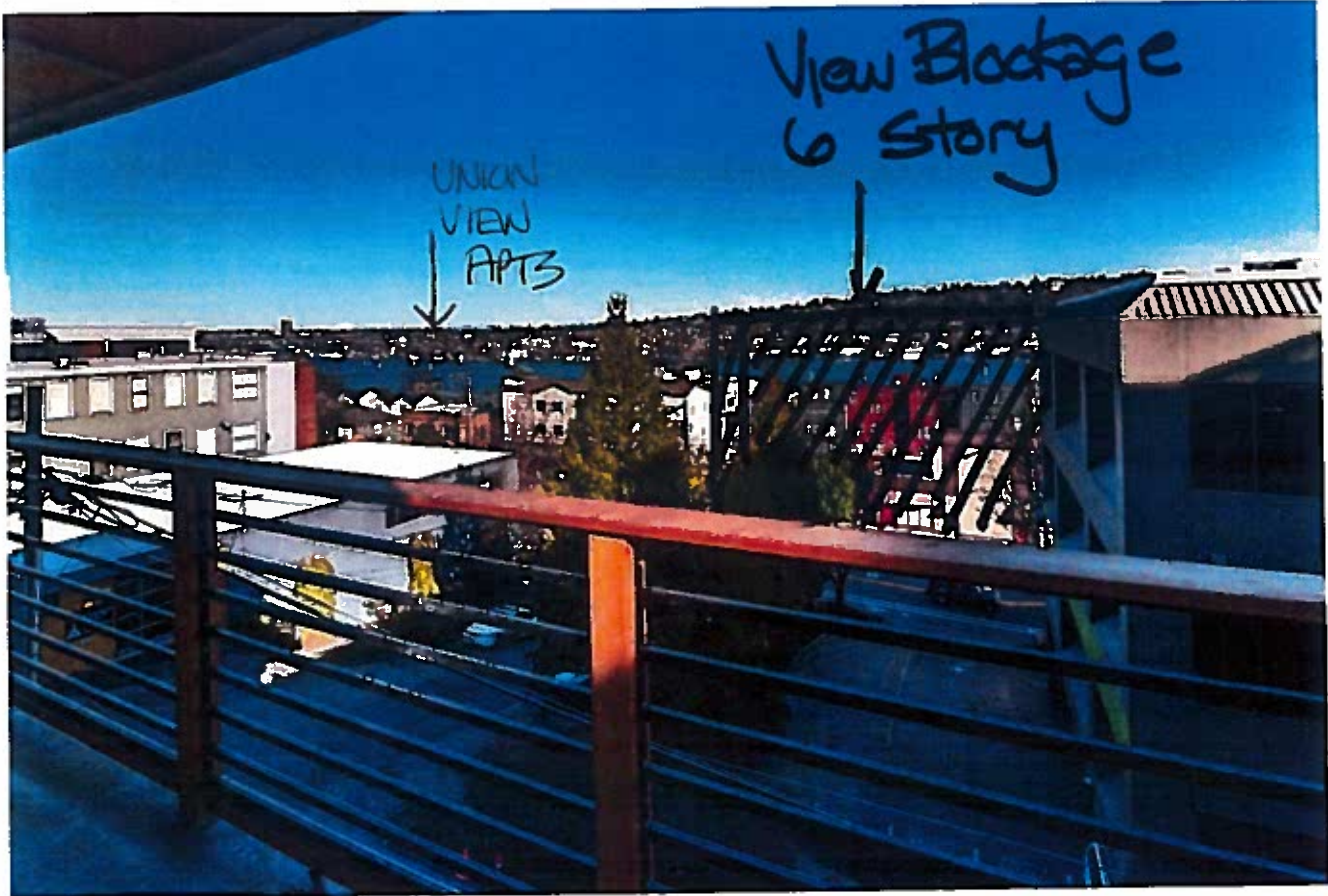
EX C- 1530 Aurora Ave N



EX.C - 1530 AVIOLA AVE N.



SUBJECT
SITE
EXISTING
3
STORY



EX C - 1530 Aurora SUBJECT SITE



TOTAL VIEW BLOCKAGE WITH 6 STORIES



EXHIBIT

C

KING COUNTY

GIS PARCEL DATA

ADJACENT PROPERTIES

ZONED NC3P-40

(MAXIMUM 40' HEIGHT)

ONLINE MBA IN 1 YEAR

Online MBA in 1 Year.



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SUBJECT SITE

Parcel	880790-0200
Name	BROOK V LLC
Site Address	1600 DEXTER AVE N 98109
Geo Area	20-60
Spec Area	
Property Name	1600 DEXTER BLDG ASSOC W/0210 (NEW MIXED USE DEVELOPMENT)

PARCEL DATA

Jurisdiction	SEATTLE
Levy Code	0010
Property Type	C
Plat Block / Building Number	6
Plat Lot / Unit Number	6 & 7
Quarter-Section-Township-Range	SE-19-25-4

Legal Description

UNION LAKE SUPL LESS ST
Plat Block: 6
Plat Lot: 6 & 7

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE
Highest & Best Use As Improved	PRESENT USE
Present Use	Office Building
Land SqFt	9,179
Acres	0.21

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	NC3P-40
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	YES
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
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BUILDING

Building Number	1
Building Description	OFFICE & APT
Number Of Buildings Aggregated	1
Predominant Use	OFFICE BUILDING (344)
Shape	Rect or Slight Irreg
Construction Class	WOOD FRAME
Building Quality	LOW COST
Stories	3

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PARCEL DATA

Parcel	880790-0260
Name	MONNAHAN BROTHERS JOINT VEN
Site Address	1607 DEXTER AVE N 98109
Geo Area	20-60
Spec Area	
Property Name	office/retail/warehouse

Jurisdiction	SEATTLE
Levy Code	0010
Property Type	C
Plat Block / Building Number	7
Plat Lot / Unit Number	2
Quarter-Section-Township-Range	SE-19-25-4

Legal Description

UNION LAKE SUPL LESS ST
 PLat Block: 7
 Plat Lot: 2

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE
Highest & Best Use As Improved	PRESENT USE
Present Use	Office Building
Land SqFt	5,410
Acres	0.12

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	NC3P-40
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	YES
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
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BUILDING

Building Number	1
Building Description	office
Number Of Buildings Aggregated	1
Predominant Use	OFFICE BUILDING (344)
Shape	Rect or Slight Irreg
Construction Class	WOOD FRAME
Building Quality	AVERAGE

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PARCEL DATA

Parcel	880790-0215
Name	UNION VIEW APARTMENTS LLC
Site Address	1620 DEXTER AVE N 98109
Geo Area	20-60
Spec Area	100-55
Property Name	UNION VIEW APTS

Jurisdiction	SEATTLE
Levy Code	0010
Property Type	C
Plat Block / Building Number	6
Plat Lot / Unit Number	9-10 & A
Quarter-Section-Township-Range	SE-19-25-4

Legal Description

UNION LAKE SUPL LOTS 9-10 & TR A LESS ST
 PLat Block: 6
 Plat Lot: 9-10 & A

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE
Highest & Best Use As Improved	PRESENT USE
Present Use	Apartment(Mixed Use)
Land SqFt	9,501
Acres	0.22

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	NC3P-40
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	AVERAGE
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	AVERAGE
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	YES
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

Building Number	1
Building Description	UNION VIEW APTS
Number Of Buildings Aggregated	1
Predominant Use	MIXED RETAIL W/RES UNITS (459)
Shape	Long Rect or Irreg

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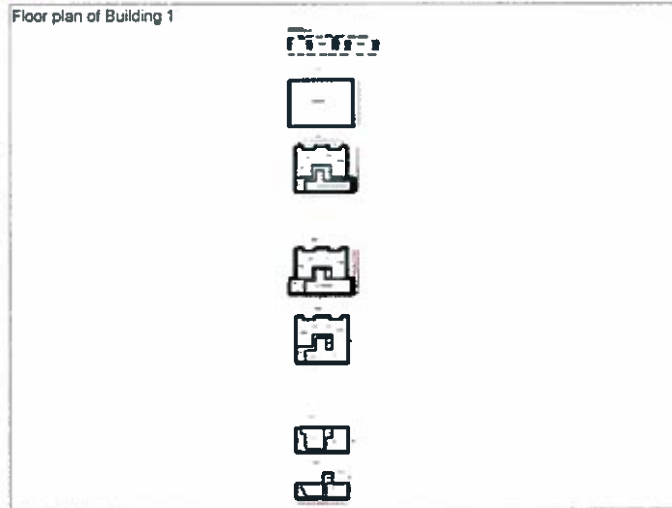
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Stories	5
Building Gross Sq Ft	31,266
Building Net Sq Ft	17,462
Year Built	1998
Eff. Year	1998
Percentage Complete	100
Heating System	ELECTRIC
Sprinklers	Yes
Elevators	Yes

Picture of Building 1



Click the camera to see more pictures

Floor plan of Building 1



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
2	OFFICE BUILDING (344)		1	10		1,963	1,963
1	APARTMENT (300)		5	10		21,930	15,499
4	BASEMENT, PARKING (706)		1	9		7,373	0

Accessory

Accessory Type	Picture	Description	Qty	Unit Of Measure	Size	Grade	Eff Yr	% Value	Date Valued
Pkg: Open, Unsec			8			(unknown)			
Pkg: Covrd, Sec			18			(unknown)			

Apartment / Condo Complex Data

Complex Type	Commercial Complex
Complex Description	
Value Distribution Method	
# of Bldgs	1
# of Stories	5
# of Units	18
Avg Unit Size	861
Land Per Unit	0
Project Location	AVERAGE
Project Appeal	AVERAGE
% With View	11
Construction Class	WOOD FRAME
Building Quality	AVERAGE
Condition	Average
Year Built	1998
Eff Year	1998
% Complete	100
Elevators	Y
Security System	Y

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PARCEL DATA

Parcel	880790-0070
Name	GROUP HEALTH CREDIT UNION
Site Address	1515 DEXTER AVE N 98109
Geo Area	20-60
Spec Area	
Property Name	ASSOCIATION CENTER

Jurisdiction	SEATTLE
Levy Code	0010
Property Type	C
Plat Block / Building Number	2
Plat Lot / Unit Number	4 THRU 7 & A
Quarter-Section-Township-Range	SE-19-25-4

Legal Description

UNION LAKE SUPL LESS ST
 PLat Block: 2
 Plat Lot: 4 THRU 7 & A

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE
Highest & Best Use As Improved	PRESENT USE
Present Use	Office Building
Land SqFt	22,019
Acres	0.51

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	NC3P-40
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	YES
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

Building Number	1
Building Description	OFFICE BLDG
Number Of Buildings Aggregated	1
Predominant Use	OFFICE BUILDING (344)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE
Stories	3
Building Gross Sq Ft	30,408

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PARCEL DATA

Parcel	880790-0255
Name	MONNAHAN BROTHERS JOINT VEN
Site Address	1601 DEXTER AVE N 98109
Geo Area	20-60
Spec Area	
Property Name	warehouse-workout gym

Jurisdiction	SEATTLE
Levy Code	0010
Property Type	C
Plat Block / Building Number	7
Plat Lot / Unit Number	1
Quarter-Section-Township-Range	SE-19-25-4

Legal Description

UNION LAKE SUPL LESS ST
PLat Block: 7
Plat Lot: 1

LAND DATA

Highest & Best Use As if Vacant	COMMERCIAL SERVICE
Highest & Best Use As Improved	INTERIM USE
Present Use	Industrial(Light)
Land SqFt	5 410
Acres	0 12

Percentage Unusable	
Unbuildable	NO
Restrictive Size Shape	NO
Zoning	NC3P-40
Water	WATER DISTRICT
Sewer/Septic	PUBLIC
Road Access	PUBLIC
Parking	ADEQUATE
Street Surface	PAVED

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Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	
Other View	

Waterfront

Waterfront Location	
Waterfront Footage	0
Lot Depth Factor	0
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	NO
Proximity Influence	NO

Designations

Historic Site	
Current Use	(none)
Nbr Bldg Sites	
Adjacent to Golf Fairway	NO
Adjacent to Greenbelt	NO
Other Designation	NO
Deed Restrictions	NO
Development Rights Purchased	NO
Easements	NO
Native Growth Protection Easement	NO
DNR Lease	NO

Nuisances

Topography	YES
Traffic Noise	
Airport Noise	
Power Lines	NO
Other Nuisances	NO

Problems

Water Problems	NO
Transportation Concurrency	NO
Other Problems	NO

Environmental

Environmental	NO
---------------	----

BUILDING

Building Number	1
Building Description	SHOP
Number Of Buildings Aggregated	1
Predominant Use	INDUSTRIAL LIGHT MANUFACTURING (494)
Shape	Rect or Slight Irreg
Construction Class	MASONRY
Building Quality	AVERAGE

Stories	1
Building Gross Sq Ft	4,000
Building Net Sq Ft	4,000
Year Built	1977
Eff. Year	1990
Percentage Complete	100
Heating System	SPACE HEATERS
Sprinklers	No
Elevators	

Picture of Building 1



Section(s) Of Building Number: 1

Section Number	Section Use	Description	Stories	Height	Floor Number	Gross Sq Ft	Net Sq Ft
1	INDUSTRIAL LIGHT MANUFACTURING (494)		1	16		4,000	4,000

TAX ROLL HISTORY

Account	Valued Year	Tax Year	Omit Year	Levy Code	Appraised Land Value (\$)	Appraised Imps Value (\$)	Appraised Total Value (\$)	New Dollars (\$)	Taxable Land Value (\$)	Taxable Imps Value (\$)	Taxable Total Value (\$)	Tax Value Reason
880790025501	2017	2018		0010	811,500	1,000	812,500	0	811,500	1,000	812,500	
880790025501	2016	2017		0010	757,400	1,000	758,400	0	757,400	1,000	758,400	
880790025501	2015	2016		0010	703,300	1,000	704,300	0	703,300	1,000	704,300	
880790025501	2014	2015		0010	649,200	1,000	650,200	0	649,200	1,000	650,200	
880790025501	2013	2014		0010	568,000	1,000	569,000	0	568,000	1,000	569,000	
880790025501	2012	2013		0010	568,000	1,000	569,000	0	568,000	1,000	569,000	
880790025501	2011	2012		0010	595,100	1,000	596,100	0	595,100	1,000	596,100	
880790025501	2010	2011		0010	595,100	1,000	596,100	0	595,100	1,000	596,100	
880790025501	2009	2010		0010	676,200	1,000	677,200	0	676,200	1,000	677,200	
880790025501	2008	2009		0010	676,200	1,000	677,200	0	676,200	1,000	677,200	
880790025501	2007	2008		0010	541,000	1,000	542,000	0	541,000	1,000	542,000	
880790025501	2006	2007		0010	513,900	1,000	514,900	0	513,900	1,000	514,900	
880790025501	2005	2006		0010	459,800	1,000	460,800	0	459,800	1,000	460,800	
880790025501	2004	2005		0010	405,700	1,000	406,700	0	405,700	1,000	406,700	
880790025501	2003	2004		0010	378,700	1,000	379,700	0	378,700	1,000	379,700	
880790025501	2002	2003		0010	378,700	1,000	379,700	0	378,700	1,000	379,700	
880790025501	2001	2002		0010	378,700	1,000	379,700	0	378,700	1,000	379,700	
880790025501	2000	2001		0010	324,600	1,000	325,600	0	324,600	1,000	325,600	
880790025501	1999	2000		0010	135,200	130,300	265,500	0	135,200	130,300	265,500	
880790025501	1998	1999		0010	135,200	130,300	265,500	0	135,200	130,300	265,500	
880790025501	1997	1998		0010	0	0	0	0	135,200	130,300	265,500	
880790025501	1996	1997		0010	0	0	0	0	135,200	34,800	170,000	
880790025501	1994	1995		0010	0	0	0	0	135,200	34,800	170,000	
880790025501	1992	1993		0010	0	0	0	0	135,200	34,800	170,000	
880790025501	1990	1991		0010	0	0	0	0	81,100	68,900	150,000	
880790025501	1988	1989		0010	0	0	0	0	81,100	68,900	150,000	
880790025501	1986	1987		0010	0	0	0	0	81,100	52,900	134,000	
880790025501	1984	1985		0010	0	0	0	0	81,100	52,900	134,000	
880790025501	1982	1983		0010	0	0	0	0	37,200	75,100	112,300	

SALES HISTORY

Excise Number	Recording Number	Document Date	Sale Price	Seller Name	Buyer Name	Instrument	Sale Reason
2078214	20041013000232	10/6/2004	\$500,000.00	BECK BUILDING LLC	MONNAHAN BROTHERS JOINT VENTURE	Statutory Warranty Deed	None

EXHIBIT

D

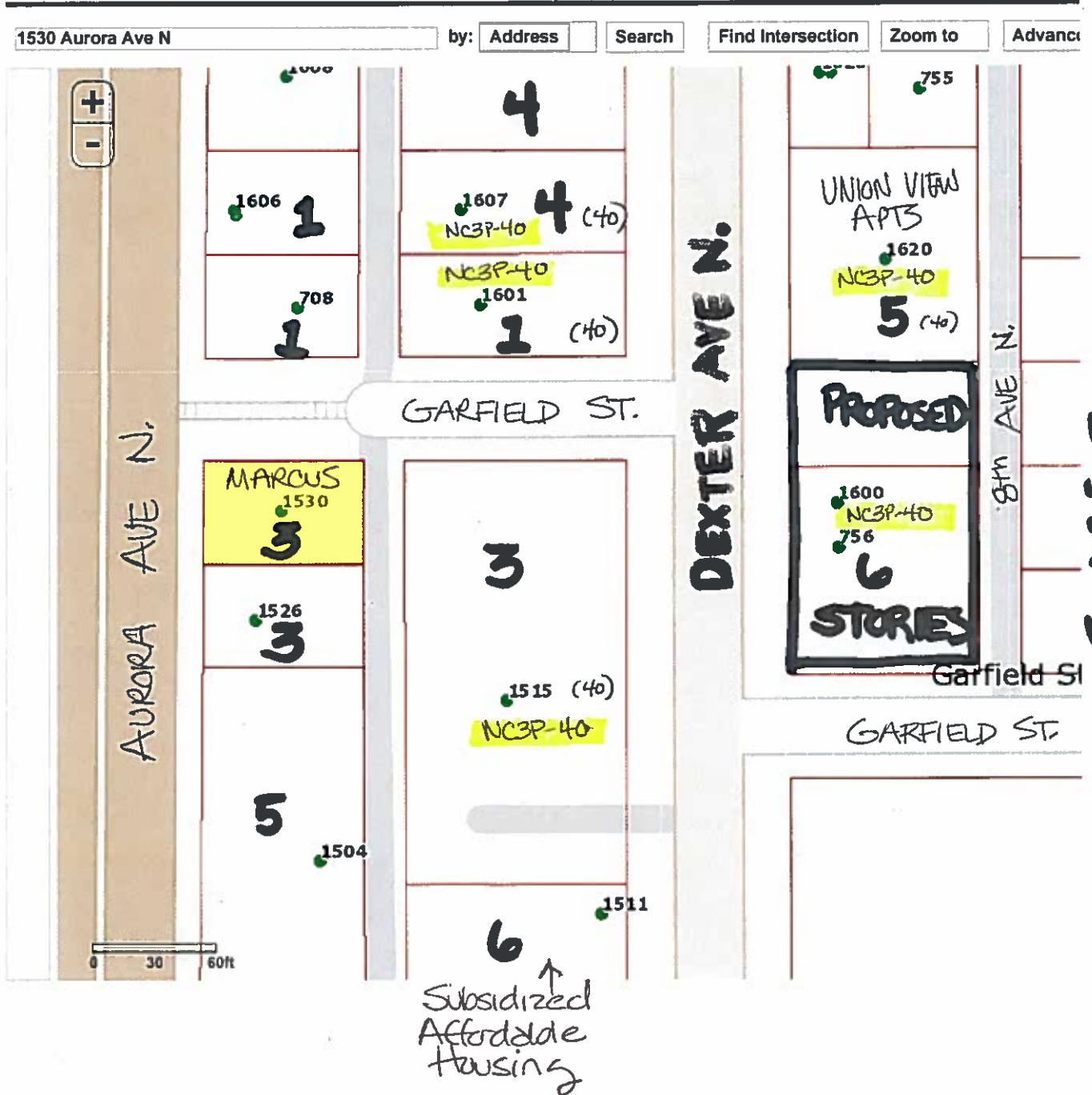
**EXISTING BUILT
NEIGHBORHOOD**

1-5 STORY BUILDINGS

AVERAGE:

4 STORIES OR LESS

Exhibit D



Address	Zoning	Number of Stories
1600 Dexter Ave N. – Subject Site	NC3P-40	3 (Seeking 6 stories)
1607 Dexter Ave N.	NC3-40	4
1620 Dexter Ave N.	NC3P-40	5
1515 Dexter Avenue N	NC3P-40	3
1601 Dexter Ave N	NC3P-40	1