

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

In the Matter of the Application of

CF-314441

PAROLINE ASSOCIATES

Department Reference:
3033517-LU

for a contract rezone for property located
at 10713 Roosevelt Way Northeast

Introduction

Paroline Associates, for Wallace Properties, (“Applicant”) applied for a rezone of property located at 10713 Roosevelt Way NE, from Lowrise 3 (M) (“LR3 (M)”), to Midrise (M1) (“MR (M1)”). The Director of the Department of Construction and Inspections (“SDCI” or “Director”) submitted a report recommending that the rezone be approved. The Director's report included a SEPA Determination of Non-significance (“DNS”), which was appealed.

A hearing on the rezone application and SEPA appeal was held before the Hearing Examiner on October 6, 2021. The Applicant was represented by Aaron Laing, attorney-at-law, and the Director was represented by Carly Guillory, Senior Land Use Planner. At the opening of the hearing, the appeal of the DNS was dismissed in response to a motion from the Applicant, based on Appellants’ failure to comment during the SEPA comment period. The Hearing Examiner visited the site following the hearing.

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 reviewed the site, the Hearing Examiner enters the following findings of fact, conclusions and recommendation on the rezone application.

Findings of Fact

Site and Vicinity

1. The subject site is located at 10713 Roosevelt Way NE. The proposed rezone area is 228,319-square feet and 5.24-acres, and consists of two properties referred to as the “North Site” and “South Site.”
2. The North Site is approximately 177,346-square feet and contains four existing three-story apartment buildings with associated surface parking, landscaping, and a pool with cabana. Vehicular access is provided via one curb cut on Roosevelt Way NE and two curb cuts on 8th Avenue NE.

3. The South Site is approximately 48,955-square feet in size and contains two existing three-story apartment structures with associated surfacing parking and landscaping. Vehicular access is provided via two curb cuts on 8th Avenue NE to the west and a curb cut on NE 106th Street at the south.
4. Roosevelt Way NE is designated an arterial street as well as a Special Landscape Arterial defined in the Northgate Overlay District (SMC 23.71.012). Roosevelt Way NE has sidewalks and a bus stop along the North Site's frontage, while 8th Avenue NE and NE 106th Street are both non-arterial streets with minimal sidewalks, curbs, gutters, and on-street parking opportunities.
5. Properties to the north are zoned Neighborhood Commercial 2 with a 55-Foot Height Limit ("NC2-55(M)") and Lowrise 3 (M) ("LR3(M)"). To the south properties are zoned Single-Family with a 7,200 Square Foot Minimum Lot Size ("SF7200"). Properties to the west are zoned Neighborhood Commercial 3 with a 75-Foot Height Limit ("NC3- 75(M)"), Neighborhood Commercial 3 with a 55-Foot Height Limit ("NC3- 55(M)") and LR3(M).
6. The sites (North Site and South Site) are located within the Northgate Urban Center, immediately adjacent the Northgate Core Subarea.
7. Natural features such as topography, streams, an arterial, and open space/greenspace exist between the proposed MR(M1) zoning and the Single-Family zoning to the east and south.
8. The subject sites have a moderate slope from north to south of less than ten percent, with the southernmost portion of the South Site approximately 30-feet lower than the northern portion of the North Site. Due to the topography, existing developments north and west of the site are higher than the maximum height of 80-feet allowed by the proposed zoning of MR(M1). Additionally, the closest Single-Family development, located south of the subject sites, is at an elevation approximately 40-feet higher than the lowest portion of the site.
9. The site is mapped as containing a steep slope area on the North Site and a riparian management area at the southern portion of the South Site. Immediately abutting the sites to the south and southeast is the Beaver Pond Natural Area on Thornton Creek, a city-owned greenway and natural area.

Zoning History and Potential Zoning Changes

10. The zoning history of the subject sites includes both residential and commercial zoning designations, with a strictly multifamily designation since 1968.
11. The zoning designation of the subject sites changed most recently in 2019, after adoption of the provision for mandatory housing affordability (MHA). In November of 2015, the City Council passed Ordinance 124895 creating a new Land Use Code Chapter 23.58B, Affordable Housing Impact Mitigation Program Development Program for Commercial Development (MHA-C). The Council followed this, in August of 2016, with Ordinance 125108 creating a new Land Use Code Chapter 23.58C, Mandatory Housing Affordability for Residential Development (MHA-R). Chapters 23.58B and 23.58C specify a framework for providing affordable housing in new

development, or an in-lieu payment to support affordable housing, in connection with increases in commercial or residential development capacity.

12. On November 9, 2017, the Director issued the MHA SEPA Final Environmental Impact Statement (FEIS). The Preferred Alternative changed the subject site's zone from LR3 to LR3 with a MHA suffix of M (LR3(M)). The Applicant's materials document the submission of comments during that process, requesting the sites' zone be changed to (MR(M1)). Subsequently, the citywide rezone was adopted, effective April 19, 2019, changing the subject sites' zone from LR3 to LR3(M).
13. The 1993 city-initiated rezone accompanied adoption of the Northgate Area Comprehensive Plan pursuant to Ordinance 116794. Portions of the Northgate Area were rezoned to help achieve the goals of the Northgate Area Comprehensive Plan and "protect and promote the health, safety, and welfare of the general public." SDCI published a FEIS studying the effects of the zone change, along with final rezone maps in 1992. The subject sites were not rezoned at this time; however, notable is that the property immediately abutting to the north was rezoned from Neighborhood Commercial 2 with a 40-Foot Height Limit ("NC2-40") to LR3.
14. In 2004, the Northgate area, including the subject sites, was designated an Urban Center with adoption of an updated Comprehensive Plan. The area was found to be a unique area of concentrated employment and housing, with direct access to high-capacity transit, and a wide range of supportive land uses such as retail, recreation, public facilities, parks, and open space.
15. Previous zoning changes in and around the area also include four contract rezones between the years 1999 and 2016.

Urban Center Plan and Neighborhood Plan

16. The site is located within the Northgate Urban Center established in the Comprehensive Plan. The City's 2035 Comprehensive Plan states that housing in this Village is expected to grow 3000 units between 2015 and 2035.
17. According to Director's Rule 13-2021, the growth target for the Northgate Urban Center has not been exceeded. According to a May 6, 2021, SDCI Urban Center/Village Housing Unit Growth Report, the Northgate Urban Center has presently achieved only 7.9% of its residential growth target.
18. The subject sites (North Site and South Site) are within the Northgate Neighborhood Plan and are covered by the adopted portions of that plan which can be found in the City of Seattle Comprehensive Plan, Adopted Neighborhood Plans section. This Neighborhood Plan was adopted in 1993 and was amended in 2004 (effective 2005) and again in 2012 (Ordinance number 123854).
19. The adopted portions of the Northgate Neighborhood Plan include goals and policies that relate to rezones and properties within the Northgate Neighborhood Plan area generally, and the core subarea specifically. The subject sites are located within the Northgate Neighborhood Plan but outside the core subarea which is located across the street to the west.

20. Applicable sections of the adopted Northgate Neighborhood Plan Policies include policies for future development that are related to zoning regulations. NG-G2 encourages planning for “[a] thriving, vital, mixed-use center of concentrated development surrounded by healthy single-family neighborhoods transformed from an underutilized, auto-oriented office/retail area.” NG-G4 calls for concentrating the densest development within the core. NG-P6 seeks to “[p]romote additional multifamily housing opportunities for households of all income levels to the extent that a compatible scale and intensity of development can be maintained with adjacent single-family areas.” NG-P7 calls for planning to “[r]educe conflicts between activities and promote a compatible relationship between different scales of development by maintaining a transition between zones where significantly different intensities of development are allowed.” NG-P8.5 encourages planning to “[s]upport future potential rezones to higher-intensity designations in the North Core Subarea. In considering such rezones, pay particular attention to the development of an environment that creates a network of pedestrian connections and that encourages pedestrian activity, among other considerations associated with a rezone review.” NG-G7 sets a goal for “[m]edium- to high-density residential and employment uses are concentrated within a ten-minute walk of the transit center, reducing the number and length of vehicle trips and making travel by foot and bicycle more attractive.”

Proposal

21. The applicant proposes a rezone to change the zoning designation of two properties from Lowrise 3 with a Mandatory Housing Affordability (MHA) suffix of M (“LR3(M)”) to Midrise 1 with an MHA suffix of M1 (“MR(M1)”). No development on each site is proposed at this time; therefore, this rezone application will be based solely on its own merit as an independent proposal.
22. The Applicant intends to develop the subject sites at a future date, in a phased approach. No demolition, new construction, change of use, or other site improvements are proposed at this time.

Public Comment

23. The public comment period ended on December 18, 2019. Comments received by SDCI within the scope of the rezone review related to potential impacts to traffic and the nearby Thornton Creek.
24. At the public hearing on the rezone public comment was received from neighbors and individuals in the area of the proposal expressing concern. Speakers included:
 - a. Janet Way. Ms. Way indicated she spoke on behalf of the Thornton Creek Defense Fund. She spoke to the value of Thornton Creek as a natural area providing habitat for salmonids, mammals, and other species. She expressed concerns regarding water quality impacts from

potential increased traffic, and about cumulative impacts from development in the area including the light rail link and the proposal.

- b. Jessica Durney. Ms. Durney spoke to portions of the comprehensive plan, that she believed that the proposal does not fulfill.
- c. Ruth Williams. Ms. Williams indicated she was speaking on behalf of the Thornton Creek Alliance. Ms. Williams spoke to concerns with the proposal's notice adequacy, and lack of pedestrian facilities in the area.
- d. Naomi Joseph. Ms. Joseph spoke to aspects of the neighborhood, and concerns about cumulative parking impacts.
- e. Frank Backus. Mr. Backus spoke to concerns about the lack of pedestrian infrastructure.
- f. Richard Ellison. Mr. Ellison spoke to portions of the comprehensive plan, that he believed that the proposal does not fulfill.

Director's Review

- 25. The Director analyzed the proposal's potential long-term and short-term environmental impacts and found that there would be no need to recommend conditions to mitigate proposal-related impacts, as there were no significant impacts identified or any impacts would be addressed by the requirements of the Code.
- 26. The Director's report, Exhibit 1, analyzes the proposed contract rezone and recommends that it be approved with conditions.

Applicable Law

- 27. SMC 23.34.008 provides the general rezone criteria. The criteria address the zoned capacity and density for urban villages; the match between the zone criteria and area characteristics; the zoning history and precedential effect of the rezone; neighborhood plans that apply; zoning principles that address relative intensities of zones, buffers, and boundaries; impacts of the rezone, both positive and negative; any relevant changed circumstances; the presence of overlay districts or critical areas; and, whether the area is within an incentive zoning suffix.
- 28. When, as in this case, a rezone includes consideration of height limits in commercial or industrial zones, SMC 23.34.009 prescribes additional criteria to be considered, including the function of the zone, topography of the area and surroundings, height and scale of the area, compatibility with the surrounding area, and neighborhood plans.
- 29. SMC 23.34.007.C provides that compliance with the requirements of Chapter 23.34 SMC constitutes consistency with the Comprehensive Plan for purposes of reviewing proposed rezones, but the Comprehensive Plan may be considered where appropriate.

Conclusions

- 1. The Hearing Examiner has jurisdiction over this matter pursuant to SMC 23.76.052, and makes a recommendation on the proposed rezone to the City Council.

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.
3. 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.

Effect On Zoned Capacity

4. SMC 23.34.008 requires that, within an urban center or urban village, the zoned capacity, taken as whole, is to be no less than 125 percent of the applicable adopted growth target, and not less than the density established in the Comprehensive Plan. The proposed rezone would slightly increase the zoned capacity of the Northgate Urban Center, and this increase does not reduce capacity below 125 percent of the Comprehensive Plan growth target. The rezone allows an increase in housing units, and aids the City's ability to meet the population growth target and densities in the Plan, and thus, meets the requirements of SMC 23.34.008.

Match Between Zone Criteria and Area Characteristics

5. 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.
6. The area surrounding the proposed rezone sites is predominately developed to an intensity greater than LR3. In addition, this area does not meet the characteristics of LR3 zoning identified in SMC 23.34.020.B.2, because the subject sites abut neighborhood commercial zones to the north and west at heights of 55 to 95-feet. The height and scale permitted within these commercial zones are greater than that permitted in an LR3 zone.
7. The sites and their relation to adjacent zoning match the MR (M1) zone function and locational criteria, found in SMC 23.34.024, and that designation is the most appropriate zoning designation.
8. The proposed rezone sites meet the function criteria of MR (M1) zone, because it is in an area of high pedestrian value, access to a regional transit station, and access to a range of services. (SMC 23.34.024.A)
9. The subject site is located within the Northgate Urban Center in an area already developed predominately to the intensity permitted by the Midrise zone. In addition, conditions recommended by the Director will mitigate potential impacts to the ECA resulting from the rezone. (SMC 23.34.024.B.1 and 2).

10. The subject sites are located adjacent to business and commercial areas with comparable height and bulk. In addition, the subject sites are located in an area designated as a frequent transit area and are served by major arterials, including NE Northgate Way to the north and Roosevelt Way NE to the east. (SMC 23.34.024.B.1.a and b)
11. The subject sites are located in close proximity to major employment centers including the Core Subarea of the Northgate Urban Center, Northgate Mall, Seattle Kraken hockey practice rink, and a number of other commercial uses. (SMC 23.34.024.B.1.c)
12. The subject sites are located in close proximity to open space and recreational facilities, and the sites are located along Roosevelt Way NE, an arterial street, and in an area where topographic changes provide a transition in scale from the Single-Family development to the south. (SMC 23.34.024.B.1.d and e)
13. The subject sites are in an area where the prevailing structure height is greater than 37 feet. The topography of the subject sites are on a moderate slope, and the height and bulk of existing structures already limits or blocks views from within the multifamily area to upland areas. The proposal will not obstruct existing upland development views, and the bulk of any future development will be obscured. (SMC 23.34.024.B.1.f, g, h, and i)
14. The proposed rezone to MR (M1) is a lower intensity zone than the adjacent existing Neighborhood Commercial zones to the north and east, allowing for multifamily development with limited commercial uses on the ground floor.

Neighborhood Plan/Precedential Effect

15. The development is consistent with the portions of the Northgate Neighborhood Plan Policies listed in Finding 20 above. The rezone will further the vitality of the mixed-use center by increasing residential density and promoting livable high-density housing and reducing the reliance on vehicle trips to access services and transit.

The proposed rezone will provide a transition to the intense, dense development within the core, while in turn providing ready access to a variety of goods and services within proximity to the Northgate transit center along well-established transit routes, and will not negatively affect the surrounding Single-Family neighborhoods. The proposed rezone would have minimal if any adverse impact to the transition between the existing Neighborhood Commercial zoning to the north and west and adjacent Lowrise and Single-Family properties to the east and south. The proposed MR zone will provide a gradual transition from Neighborhood Commercial to Lowrise and Single-Family Residential zoning. The proposed rezone does not include any Single-Family zoned properties.

The proposed rezone site is located adjacent the North Core Subarea of the Northgate District and support of this rezone would allow for increased residential density within proximity to the Northgate transit center which is approximately within a 10-minute walk from the site. The increased demand for nearby goods and services by the increased density could also reduce the number and length of vehicle trips and make travel by foot and bicycle more attractive.

16. The proposal is unlikely to have a precedential effect. This proposed rezone does not preclude other properties in the area from requesting a contract rezone, and as each proposal is evaluated individually in the context of the existing conditions, this rezone is not expected to be precedential.

Zoning Principles

17. 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. They express a preference for a gradual transition between zoning designations, including height limits, if possible, and potential physical buffers to provide an effective separation between different uses and intensities of development.
18. The proposed MR(M1) zone would create a transition from more intensive zones, neighborhood commercial to the north and west, down to the residential zones of LR3, and Single-Family to the south and east. The impact of more intensive zones on less intensive zones is also minimized by the use of buffers such as setbacks, right-of-way widths, city-owned natural areas, and topography.
19. The proposal will create a transition in height limits, as it will create a transition from the tallest of 95 feet to the northwest, fronting Northgate Way NE, down to the 30 -feet allowable in the Single-Family zone.
20. Physical buffers such as topography, Beaver Pond Natural Area on Thornton Creek, and the right-of-way widths of Roosevelt Way NE and NE 106th Street provide an effective separation between the proposed rezone and existing, lower intensity zoning to the east and south.
21. The subject sites are located in an urban center and the proposed rezone would allow a maximum building height of 80 feet. The proposed zone with 80-foot height limit is consistent with the Northgate Neighborhood Plan and existing built character of the area.
22. The proposed rezone would maintain the existing pattern of commercially-zoned properties facing residential properties on 8th Avenue NE and residentially-zoned properties facing residentially zoned properties on Roosevelt Way NE. The proposed rezone will not create a new boundary between commercial and residential areas.

Impact Evaluation

23. The proposed rezone would positively impact the housing supply, as it would increase residential unit supply.
24. Although the proposal would increase the demand for public services, the increase would be minimal. There is no evidence in the record that the demand would exceed service capacities. In particular, street access, street capacity, transit service, and parking capacity were shown to be sufficient to serve the additional units that would be allowed by the rezone.
25. The Director evaluated impacts on public services and service capacities, as well as noise, air quality, water quality, flora and fauna, glare, odor, shadows, energy, and other environmental

impacts, pursuant to SEPA, and indicated that no additional conditions were required to mitigate impacts that are not otherwise adequately addressed through existing regulations. Height, bulk and scale impacts, including shadow impacts, will be reviewed and addressed through the design review process.

Changed Circumstances

26. Changed circumstances are to be considered, but are not required to demonstrate the appropriateness of a proposed rezone. The City has continued to emphasize growth in urban centers and villages in its Comprehensive Plan as the areas that are most appropriate for accommodating higher density development. The rezone site is within the Northgate Urban Center. The City's latest Comprehensive Plan, adopted in 2016, emphasizes locating density in urban centers and villages. The MHA upzone is an additional changed circumstance in the area. Construction is currently underway approximately one-half mile to the west of the site for the future Northgate Link Light Rail Station which is anticipated to open in 2021. In 2019, a Master Use Permit (3031301-LU) was issued for the redevelopment of the Northgate Mall, an approximately 40-acre site one-half mile to the west, and completion of Phase I is anticipated to coincide with the opening of the Link Light Rail Northgate Station.

Overlay Districts

27. The site is not located in any of the Overlay Districts defined in the Land Use Code.
28. The site is located within the Northgate Overlay (SMC 23.71). The amendment did not impact the site. The proposed rezone for additional density and height is consistent with the Northgate Overlay District.
29. The Northgate District Overlay includes specific development standards as described in SMC 23.71. The purpose of the overlay is to implement the Northgate Area Comprehensive Plan by regulating land use and development within the Northgate Overlay District in order to:
- A. Create an environment in the Northgate Area that is more amenable to pedestrians and supportive of commercial development; and
 - B. To protect the residential character of residential neighborhoods; and
 - C. Support the use of Northgate as a regional high-capacity transportation center.
30. The proposed rezone request to allow for additional density and height, will allow a greater density near the core subarea of the Northgate Urban Center, which in turn will increase pedestrian activity, support the subarea's growing commercial center and leverage the City's investment in the Northgate transit center. No significant impacts on surrounding residential neighborhoods were identified.

Critical Areas

31. The site is mapped as containing a steep slope area on the North Site and a riparian management area at the southern portion of the South Site. Beaver Pond Natural Area is located to the south and southeast of the sites.
32. The Applicant submitted various reports contained in the record concerning the environmental critical areas, in particular an Off-Site Wetland & Stream Delineation, and Wetland and Stream Reconnaissance. As demonstrated in these reports, the area mapped steep slope erosion hazard area on the North Site is located in an area currently developed with two, three-story apartment buildings and associated surface parking and lawn areas and appears to be created by human activity. The mapped riparian corridor is more specifically described as a riparian management area and covers a small area at the southern portion of the South Site, an area currently paved and serving as driveway and surface parking and maneuvering area. The riparian management area is required due to the proximity of a nearby watercourse.
33. The Beaver Pond Natural Area is a Category III wetland, and is located off-site to the south and is associated with Maple Leaf Creek, a Type F watercourse. This category of wetland requires a 110-foot buffer (SMC 25.09.160), and this type of watercourse requires a 100-foot riparian management area (SMC 25.09.200). Given the sites' proximity to these features, and according to the Wetland and Stream Reconnaissance Report, the following buffers would be required: a wetland buffer along the southeast portion of the North Site and a wetland buffer and riparian management area along the south portion of the South Site.
34. The prohibition of development within this riparian management area, along with future development's compliance with applicable codes such as the critical areas ordinance (SMC 25.09) and stormwater code (SMC 22) are anticipated to mitigate potential impacts to the nearby critical area. The Director also recommended additional conditioning related to the environmentally critical area on the South Site.
35. Due to the site's proximity to Thornton Creek, future development will be subject to flow control wetland protection standards of the Seattle Stormwater Manual and shall prevent impacts to the wetlands.
36. Weighing and balancing the applicable sections of Chapter 23.34 SMC together, the most appropriate zone designation for the subject site is MR (M1) with a PUDA.

Recommendation

The Hearing Examiner recommends that the City Council **APPROVE** the requested rezone subject to a PUDA that incorporates the final approved Master Use Permit drawings for the proposal, and the following conditions:

Prior to Issuance of the Council Action No. 3033517-LU 1.

1. Submit a signed and recorded environmentally critical areas covenant restricting future development within the area designated as riparian management area on the South Site.

Prior to Issuance of a Master Use Permit

2. As part of the first permit for future development on the South Site, submit a restoration plan for the area of the South Site encumbered by the riparian management area. The restoration plan shall be consistent with the applicable requirements of the Environmental Critical Areas ordinance (SMC 25.09).
3. Future development of the North Site and South Site shall comply with the performance requirements of MHA (SMC 23.58B and/or 23.58C) (as opposed to paying the fee in lieu).
4. Future development of the North Site and South Site shall designate at least 20% of all residential units on-site to meet the standards of the Multifamily Tax Exemption Program (SMC 5.73).
5. Future development of the North Site shall provide an east-west pedestrian connection from Roosevelt Way NE to 8th Avenue NE that is publicly accessible.
6. Future development of the North Site shall include study of vehicular access to the site and provide vehicular access via Roosevelt Way NE if consistent with the Land Use Code. Additional conditions may be imposed consistent with city codes and regulations.

Entered December 3, 2021.

/s/Ryan Vancil
Ryan Vancil
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
Planning, Land Use and Sustainability 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.

**BEFORE THE HEARING EXAMINER
CITY OF SEATTLE**

CERTIFICATE OF SERVICE

I certify under penalty of perjury under the laws of the State of Washington that on this date I sent true and correct copies of the attached **Findings and Recommendation** to each person listed below, or on the attached mailing list, in the matter of **PAROLINE ASSOCIATES**. Case Number: **CF-314441** in the manner indicated.

Party	Method of Service
Applicant Andy Paroline Paroline Associates 206-719-0339 permits@parolineassociates.com	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger
Department Carly Guillory SDCI 206-684-0720 carly.guillory@seattle.gov SCI Routing Coordinator SCI_Routing_Coordinator@seattle.gov Janet Oslund janet.oslund@seattle.gov SCI_LUIB SCI_LUIB@seattle.gov Nathan Torgelson nathan.torgelson@seattle.gov Roger Wynne roger.wynne@seattle.gov Sam Zimbabwe sam.zimbabwe@seattle.gov	<input type="checkbox"/> U.S. First Class Mail, postage prepaid <input type="checkbox"/> Inter-office Mail <input checked="" type="checkbox"/> E-mail <input type="checkbox"/> Fax <input type="checkbox"/> Hand Delivery <input type="checkbox"/> Legal Messenger

<p>Ketil Freeman ketil.freeman@seattle.gov</p>	
<p>Public Commentors Janet Way janetway@yahoo.com</p> <p>Jessica Durney jsdurney@gmail.com</p> <p>Ruth Williams ruthalice@comcase.net</p> <p>Naomi Joseph njoseph@hotmail.com</p> <p>Frank Backus frankbackus1@gmail.com</p> <p>Richard Ellison climbwall@msn.com</p> <p>Ione Rowe irowe48@outlook.com</p> <p>Clare Hill chill_148@comcast.net</p> <p>Clarrisa Koszarek clarissakoszarek@gmail.com</p> <p>Jeremy Taiwo jeremy.taiwo@gmail.com</p> <p>Meadowbrook Community Council info@meadowbrookcouncil.org</p> <p>Susan Jacobsen sejay07@msn.com</p> <p>Annie Fanning anniefanning@gmail.com</p> <p>Erika Brk erikabr14@gmail.com</p>	<p><input type="checkbox"/> U.S. First Class Mail, postage prepaid</p> <p><input type="checkbox"/> Inter-office Mail</p> <p><input checked="" type="checkbox"/> E-mail</p> <p><input type="checkbox"/> Fax</p> <p><input type="checkbox"/> Hand Delivery</p> <p><input type="checkbox"/> Legal Messenger</p>

<p>Chuck Dolan chuclesd2@hotmail.com</p> <p>Gordon Dass Adams gordondass@yahoo.com</p> <p>Wayne Johnson mag98kamiak@comcast.net</p> <p>Cheryl Klinker aeacak@gmail.com</p> <p>Muriel Lawty m.g.lawty@gmail.com</p> <p>Dan Keefe papadan44@gmail.com</p> <p>Kay Landolt kaylandolt@gmail.com</p> <p>Housing Development Consortium patience@housingconsortium.org</p>	
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Dated: December 3, 2021

/s/ Galen Edlund-Cho
Galen Edlund-Cho
Legal Assistant

3033517-LU - **Notice of Application
*Notice of Application & Checklist sent
12/5/19 drm

**Applicant, Owner, FRP:
Permits@parolineassociates.com
alaing@schwabe.com
kwallace@wallaceproperties.com

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SEATTLE, WA 98106

***SEPA Agencies Email:**
jgreene@kingcounty.gov;
shirlee.tan@kingcounty.gov;
annette.pearson@seattle.gov;
SEPA.reviewteam@doh.wa.gov;
SEPA@pscleaseair.org;

***SEPA Agencies Email:**
McCollD@wsdot.wa.gov;
bpfeiffer@kingcounty.gov;
Jim.Ishimaru@kingcounty.gov;
lpa.team@kingcounty.gov;

***SEPA Agencies Email:**
fisheries2@muckleshoot.nsn.us;
fisheriescontact@muckleshoot.nsn.us;
Jae.butler@muckleshoot.nsn.us;
Ktsang@muckleshoot.nsn.us;
toddgray@tulaliptribes-nsn.gov

Louis.Webster@seattle.gov
blue_comics@hotmail.com
jon.morgan.1999@owu.edu
marti@richardspeightpc.com