**LAND USE/SEPA DECISION APPEAL FORM**

You do not have to use this form to file an appeal. However, if you do not use it, please make sure that your appeal includes all the information requested on this form. The appeal, along with any required filing fee, must reach the Office of Hearing Examiner, no later than 5:00 p.m. of the last day of the appeal period.

APPELLANT INFORMATION (Person or group making appeal)**1. Appellant:**

If several individuals are appealing together, list the additional names and addresses on a separate sheet and identify a representative in #2 below. If an organization is appealing, indicate group's name and mailing address here and identify a representative in #2 below.

Name Maple Leaf Community Council Executive Board

Address PO Box 75595, Seattle, WA, 98175

Phone: Work: n/a Home: n/a

Fax: n/a Email Address: n/a

2. Authorized Representative:

Name of representative if different from the appellant indicated above. Groups and organizations must designate one person as their representative/contact person.

Name David Miller, Chair, Land Use & Transportation Subcommittee, MLCC

Address PO Box 75595, Seattle, WA, 98175

Phone: Work: _____ Home: 206-517-5520

Fax: _____ Email Address: david.miller@mapleleafcommunity.org

DECISION BEING APPEALED

1. **Decision appealed** (Indicate MUP #, Interpretation #, etc.): 3006101
2. **Property address** of decision being appealed: n/a
3. **Elements of decision being appealed.** Check one or more as appropriate:

<input checked="" type="checkbox"/> Adequacy of conditions	<input type="checkbox"/> Variance
<input type="checkbox"/> Design Review and Departure	<input checked="" type="checkbox"/> Adequacy of EIS
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Interpretation (See SMC 23.88.020)
<input checked="" type="checkbox"/> EIS not required	<input type="checkbox"/> Short Plat
<input type="checkbox"/> Major Institution Master Plan	<input checked="" type="checkbox"/> Rezone
<input checked="" type="checkbox"/> Other (specify: <u>See appeal</u>)	

(over)

The Maple Leaf Community Council Executive Board (MLCC) appeals the SEPA determination and upzone decision made by the Seattle Department of Planning and Development (DPD or the Department) under their project number 3006101 covering the property sited within the boundaries of 1st Ave NE, NE Northgate Way, and 3rd Ave NE.

The decision was based upon inaccurate and out-of-date previous environmental analyses. Additionally, the conditions placed by DPD inadequately mitigate the significant adverse environmental impacts of the proposal.

We request the Seattle Hearing Examiner remand the decision to DPD for further work as outlined below.

1. Improper reliance on prior environmental analyses

DPD's decision relies on the 2009 Northgate EIS and a December 2011 EIS Addendum for much of the environmental analysis and basis for mitigation. DPD is allowed by SMC 25.05.600 such references for subsequent proposals. This allowance is limited to situations where the existing documents are "accurate and reasonably up-to-date" (SMC 25.05.600B).

As study areas turn into specific parcel rezones and turn into specific project applications, new details are added. Prior environmental analyses are "accurate and up-to-date" in compliance with SMC 25.05.600.B only insofar as they accurately anticipate the scope of the projects at hand. The currently proposed rezone fails this test.

DPD's Preface to the December 2011 EIS Addendum specifically states the proposal at hand is consistent with to Alternative 2 of the 2009 Northgate EIS (December 2011 Addendum, page i).

The 2009 Northgate EIS Alternative 2 based its environmental assumptions on a net increase of 1,069 new residential units across the entire covered Study Area¹ over the no action alternative (Table 2-3, page 2-22).

Condition 4 of DPD's March 26, 2012 decision requires "massing Option 3 in Section E of the December 2011 Addendum" (page 33). The applicant has filed a plan sheet (updated January 10, 2008, received by DPD February 16, 2010, attached) wherein on sheet 4 ("Zoning Summary Sheet") the applicant says this Option 3 would provide 2,190,240 sq. ft. of buildable space, including 57,596 sq. ft. of commercial. The net residential space would be 2,132,644 sq. ft.

Using DPD's 700 sq. ft. unit assumption, this works out to 3,046 total projected units under Option 3 NC3-85 zoning. Assuming the applicant uses all incentive zoning bonuses, DPD calculates the total residential space under the no action alternative to be 1,551,420 (pg. 14 of decision). If we assume the same 3% commercial usage reflected in the applicant's documents, this results in 1,504,877 sq. ft. of residential space. Again using DPD's 700 sq. ft. unit

¹ The "Study Area" is outlined in map form on page 2-5 of the 2009 Northgate EIS and covers approximately 98 acres. This project cover 8 acres, or less than 10% of the area, but accounts for nearly all the unit development contemplated by the 2009 Northgate EIS.

assumption, this proposal represents an increase over the no action alternative of more than 896 new residential units.

Table 1 – Unit calculations	
	Unit count
2009 EIS Alternative 2	1,069 new units
No action MR-60 w/ incentive bonus	2,150 units
3006101 NC3-85 proposal	3,046 units
Net increase	Over 896 new units

Combined with two other projects within the Northgate Study Area near 5th Avenue NE and NE Northgate Way (one 161-unit built, one 225-unit in design review) subsequent to the 2009 Northgate EIS, the total projected unit net increase studied under the 2009 Northgate EIS Alternative 2 will be exceeded as a result of this proposal. This is problematic because there are nearly 100 acres of redevelopable property contemplated under the 2009 Northgate EIS, yet the assumptions used for the environmental analysis of this proposal are already exceeded with this property.

Therefore, reliance on the 2009 Northgate EIS is faulty because of outdated assumptions in that EIS. Since the December 2011 Addendum also relies on the 2009 EIS, it is also suspect. The Hearing Examiner should remand this decision and require a new environmental analysis specifically for traffic and public infrastructure (but not limited only to those aspects), using projections based upon the new information the alternatives studied in the 2009 Northgate EIS significantly understate the number of units likely to be built within the study area.

2. Inadequate mitigation of the loss of affordable housing

SMC 25.05.675.I encapsulates Seattle SEPA code covering housing. The Policy Background stated in SMC 25.05.675.I.1 is worth reviewing as a code-based overall framework for this portion of our appeal:

Demolition or rehabilitation of low-rent housing units or conversion of housing for other uses can cause both displacement of low-income persons and reduction in the supply of housing.

SMC 25.05.675.I.2.a provides the following:

a. It is the City's policy to encourage preservation of housing opportunities, especially for low income persons, and to ensure that persons displaced by redevelopment are relocated.

None of DPD's four conditions meets the requirement in SMC 25.05.675.I.2 for relocation of persons displaced by redevelopment. It might be argued relocation mitigations would better be part of a project-specific decision or perhaps a demolition permit decision, but this argument does not hold water.

DPD acknowledges there are 207 affordable units existing. DPD's (inadequate) Condition 1 requires fewer than 92 of these units be replaced at a comparable level of affordability.

Therefore, at this level of DPD decision-making we already know there will be a loss of over 100 affordable units. The 'nexus', if you will, of the link between loss of affordable housing and the SEPA requirement for relocation has been met at this point in the process.

While it is true any eventual developer may build more than the required number of affordable units, it is also true DPD may devise mitigation rules flexible enough to handle this outcome, however unlikely. At this level of review, for example, the mitigation condition may be as simple as, "If fewer than 207 units affordable at 50-60% 2011 AMI are built, the applicant shall provide 'X' in terms of relocation benefits to 'Y' number of units."

At the project level, when the final accounting of lost affordable units is known, this condition can be further detailed. The fact it can be further detailed with more specific numbers does not forgive the requirement for DPD to mitigate at **this** level the significant environmental impact of loss of low-income housing we know now to be very likely.

The City's Comprehensive Plan has much to say about affordable housing. As a reminder, the Comprehensive Plan is an integral and non-separable part of all City land use decisions. Under the State Growth Management Act, cities are not only required to create Comprehensive Plans but to base their land use decisions on their plans. Seattle's own SEPA code makes consistent references to the Comprehensive Plan, especially in the land use section.

WAC 197.11.158 specifically references Comprehensive Plan use in project-level decisions – including whether potential impacts have been identified in the Comprehensive Plan (WAC 197.11.158.2.b.i). Further, that project conditions may be based upon "requirements or mitigation measures" in the Comprehensive Plan (WAC 197.11.158.2.b.ii.C). In terms of threshold determinations, WAC 197.11.330.1.c specifically states mitigations may be based upon Comprehensive Plans. Given this, it is inaccurate to determine appeal arguments based upon Seattle's Comprehensive Plan are out of order.

With that background, the following Seattle Comprehensive Plan items are germane to the issue of affordable housing.

- The Values Statement of the plan specifically ties affordable housing to the environment: "The emphasis on affordable housing and neighborhood planning assumes that if citizens have access to affordable housing inside the urban area and can find employment and shopping in their neighborhoods, the need to travel by car is less frequent. Each of these aspects of the Plan helps to conserve natural areas, open space, and wildlife habitat."
- UV30 requires the balancing of growth objectives with "maintaining affordable housing"
- LU11: "In order to maintain the character of Seattle's neighborhoods and retain existing affordable housing, discourage the demolition of residences and displacement of residents, while supporting redevelopment that enhances its community and furthers the goals of this Plan."
- Segment HG2 calls on Seattle to "maintain" affordable housing.
- Segment H9 discusses the need for affordable housing in proximity to transit hubs, such as the one within easy walking distance of this property.

- Segment HG14 specifically calls for the preservation of existing low-income housing in urban centers like the Northgate Urban Center.
- Segment H29 addresses the “replacement” of occupied housing.
- Segment H30 outlines Seattle’s responsibility to create new affordable housing.
- Segment H30.a calls for “at least 20% of expected housing growth to be affordable to households earning up to 50% of median income.”
- Segment H31 directs the City to “promote the continued production and preservation of low-income housing through incentive zoning mechanisms, which include density and height bonuses and the transfer of development rights. Consider expanding the use of incentive zoning for affordable housing in neighborhoods outside downtown, particularly in urban centers.”
- Segment H34 asks “at least one-quarter of the housing stock in the city to be affordable to households with incomes up to 50 percent of the area median income, regardless of whether this housing is publicly assisted or available in the private market.”

Given these SEPA and Growth Management Plan requirements, DPD’s Condition 1 is wholly inadequate to mitigate the significant adverse environmental impact of losing a significant amount of very affordable housing because of this proposal.

The December 2011 Addendum identifies 207 units on site and their rents. DPD’s decision notes these units rent at the 50% of Average Median Income (AMI) level (50-60% if utilities are not included in the rent). These units are actually *more* affordable than other, similarly-priced units elsewhere in the city because of their close proximity to transit affords the occupants significant additional savings from reduced reliance on private vehicle(s).

Table 1 above summarizes the unit calculations under various alternatives across the environmental documents. Table 2 below uses those figures as a basis to derive the impact of this proposal on affordable housing.

Table 2 – Affordable Housing Impact – 50% AMI	
	Unit count
Existing	207
No action MR-60 w/ incentive bonus	262
3006101 NC3-85 proposal	92

Clearly, DPD’s mitigations are inadequate as they allow for the loss of a significant number of affordable housing units. SEPA and Comprehensive Plan requirements are best met by remanding this decision back to DPD for more appropriate mitigation of this significant adverse environmental impact.

It is worth mentioning neither the applicant nor DPD did a survey of tenants living in the existing units. It should be noted SEPA does not focus on tenant socioeconomic status as the test for affordability. In fact, SEPA code specifically disclaims socioeconomic status as a part of SEPA tests (WAC 197.11.448.2, SMC 25.04.448.B). Therefore, the lack of data on tenants is immaterial to this analysis and should not be used to defend the inadequate mitigations for the significant adverse harm to affordable housing this decision represents.

The failure to properly mitigate the loss of affordable housing on the site results in significant adverse impacts on the following partial list of items in the natural and built environments:

- Air quality
- Climate
- Water
- Runoff/absorption
- Energy and natural resources
- Amount required/rate of use/efficiency of energy and natural resources
- Source/availability of energy and natural resources
- Nonrenewable resources
- Scenic resources
- Built environment
- Environmental health
- Relationship to existing land use plans and to estimated population
- Housing
- Agricultural crops
- Transportation
- Transportation systems
- Vehicular traffic
- Parking
- Movement/circulation of people or goods
- Traffic hazards
- Public services and utilities
- Water/storm water

3. Inadequate mitigation for toxic dust from demolition

DPD's decision relies on the 2009 Northgate EIS and a December 2011 EIS Addendum for much of the environmental analysis and basis for mitigation. DPD is allowed by SMC 25.05.600 such references for subsequent proposals. This allowance is limited to situations where the existing documents are "accurate and reasonably up-to-date" (SMC 25.05.600B).

Neither prior document addresses the issues of toxic dust resulting from demolition of the 24 buildings on the site. While one could argue demolition could not be assumed in the 2009 Northgate EIS, that argument is less persuasive for the December 2011 Addendum as the loss of the existing buildings is certainly implied. DPD's current analysis, which specifically contemplates removal of the units, is deficient because it does not address this significant adverse environmental harm.

The decision fails to consider the significant adverse impacts of the demolition of the buildings currently on the site because the decisions were based upon incomplete information. The DNS inadequately mitigates the project, exposing citizens – particularly children and elderly who are most at risk from certain toxins such as lead and/or asbestos – and the environment to significant

health hazards. These failures result in significant impacts on the following partial list of items in the natural and built environments:

- Soils
 - Air
 - Air quality
 - Ground water movement/quantity/quality
 - Public water supplies
 - Plants and animals
 - Habitat for and numbers or diversity of species of plants, fish, or other wildlife
 - Unique species
 - Fish or wildlife migration routes
 - Amount required/rate of use/efficiency of energy and natural resources
 - Source/availability of energy and natural resources
 - Nonrenewable resources
 - Conservation and renewable resources
 - Environmental health
 - Releases or potential releases to the environment affecting public health, such as toxic or hazardous materials
- (a) The Department erred by issuing a decision without first obtaining information sufficient to adequately evaluate environmental risks of demolishing buildings at the site. Fundamentally, it is impossible for the SEPA-responsible official in the Department to make an accurate determination of potential environmental harm without **first** knowing what toxins exist at the site. Given the age of the buildings, dust from interior and exterior lead-based paint released during demolition, dust from soils contaminated with lead leached from exterior paint, and asbestos from the steam-based heating systems are probable toxins present. There may be more, and without an analysis the responsible official has no basis with which to make a recommendation.
- (b) Under the likely assumption toxins exist, the Department erred by issuing a decision without first obtaining information sufficient to adequately evaluate environmental risks of demolishing buildings at the site. Fundamentally, it is impermissible for the SEPA-responsible official in the Department to make an environmental determination of potential environmental harm without also having a complete demolition mitigation plan in advance of making an environmental determination (*Maple Leaf Community Council v. City of Seattle, 2009, KC Superior Court*). DPD may not leave these issues to the demolition permit application process as the issues must be addressed in the environmental determination.
- (c) SEPA allows reliance on environmental rules promulgated by other responsible agencies as sufficient mitigation for potential environmental harm. Where the release of toxic dust into the community is concerned, there are no Federal, State, regional, or City of Seattle regulations or controls. There are regulations at the State and Federal level for worker exposure, but these levels assume extensive training and significant protective gear – neither of which is automatically supplied to those in the community. There are also Federal, State, and regional controls on particulate density, but these cover only generic particles and not

toxic particles of the type that may be present on the site. Given the lack of existing rules and standards, the entire responsibility for mitigating this significant adverse environmental impact falls to the SEPA-responsible official. Yet, there is no mitigation and no analysis of this environmental harm included in this decision.

4. Inadequate mitigation for stormwater and permeable surface loss

DPD's decision relies on the 2009 Northgate EIS and a December 2011 EIS Addendum for much of the environmental analysis and basis for mitigation. DPD is allowed by SMC 25.05.600 such references for subsequent proposals. This allowance is limited to situations where the existing documents are "accurate and reasonably up-to-date" (SMC 25.05.600B).

One could argue the lack of a specific project exempts the 2009 Northgate EIS from addressing stormwater and permeable surface loss. Less so the December 2011 Addendum. Condition 4 of DPD's decision requires massing Option 3 in Section E of the December 2011 Addendum. Given this requirement, DPD now has sufficient detail about permeable surface loss and resulting stormwater effects to make an environmental determination.

Despite this, DPD punts the analysis of this significant adverse environmental impact to the project level. This is inadequate. Recent decisions connected with the Burke-Gilman Trail extension suggest the courts agree with our analysis. There is enough new information because of this rezone request and DPD's own conditions to trigger the need for a specific environmental review.

The failure to perform an adequate review results in significant impacts on the following partial list of items in the natural and built environments:

- Soils
- Climate
- Surface water movement/quantity/quality
- Runoff/absorption
- Floods
- Ground water movement/quantity/quality
- Habitat for and numbers or diversity of species of plants, fish, or other wildlife
- Unique species
- Fish or wildlife migration routes
- Releases or potential releases to the environment affecting public health, such as toxic or hazardous materials
- Land and shoreline use
- Recreation
- Water/storm water
- Sewer/solid waste
- Other governmental services or utilities

5. Inadequate mitigation of traffic and pedestrian issues

DPD's decision relies on the 2009 Northgate EIS and a December 2011 EIS Addendum for much of the environmental analysis and basis for mitigation. DPD is allowed by SMC 25.05.600 such references for subsequent proposals. This allowance is limited to situations where the existing documents are "accurate and reasonably up-to-date" (SMC 25.05.600B).

The 2009 Northgate EIS traffic analysis was based upon a projected total 1,000 units on this property (December 2011 Addendum, page 47). Based on 1,000 units, DPD deemed adequate the mitigations in the Northgate Comprehensive Traffic Improvement Plan (CTIP).

As noted above, the proposed development will have 3,046 units – over three times the number of units contemplated by CTIP for this property.

Therefore, the mitigations referenced in the 2009 Northgate EIS, the December 2011 Addendum, and this proposal are certainly inadequate. The project will therefore, by definition, result in significant adverse environmental impacts to traffic and pedestrian safety. This decision should be remanded to DPD for accurate analysis of traffic, parking, and pedestrian impacts provided by this proposal.

These failures result in significant impacts on the following partial list of items in the natural and built environments:

- Air quality
- Climate
- Surface water movement/quantity/quality
- Runoff/absorption
- Ground water movement/quantity/quality
- Plants and animals
- Habitat for and numbers or diversity of species of plants, fish, or other wildlife
- Unique species
- Fish or wildlife migration routes
- Amount required/rate of use/efficiency of energy or natural resources
- Source/availability of energy or natural resources
- Nonrenewable resources
- Environmental health
- Noise
- Risk of explosion
- Releases or potential releases to the environment affecting public health, such as toxic or hazardous materials
- Transportation systems
- Vehicular traffic
- Parking
- Parks or other recreational facilities
- Movement/circulation of people or goods

- Traffic hazards
- Other governmental services or utilities

6. Inadequate mitigation of environmental harm to trees

DPD's decision relies on the 2009 Northgate EIS and a December 2011 EIS Addendum for much of the environmental analysis and basis for mitigation. DPD is allowed by SMC 25.05.600 such references for subsequent proposals. This allowance is limited to situations where the existing documents are "accurate and reasonably up-to-date" (SMC 25.05.600B).

DPD's decision references the existence of several exceptional trees (as defined by SMC 25.11). In DPD's decision, they postpone analysis of any tree mitigations because there is no specific development proposal (page 32).

DPD has conditioned their decision on the adoption of massing Option 3 in Section E of the December 2011 Addendum. This is sufficient information about the likely position and ground coverage of any building (see the shadow analyses at the back of the December 2011 Addendum as an example) to trigger an environmental analysis and appropriate mitigation of significant environmental impacts to trees on the property.

Additionally, DPD's analysis and the applicant's submission fails to mention the existence of a tree grove on the property as defined in Director's Rule 16-2008: "A grove means a group of 8 or more trees 12" in diameter or greater that form a continuous canopy." Page 4 of the plan sheet submitted by the applicant indicates there is a group of trees on the property that meet this definition.

There are significant adverse impacts of tree removal and disturbance on elements of the natural and built environments, including but not limited to impacts on:

- Storm water retention, runoff, absorption, flooding, groundwater
- Unique physical features and scenic resources
- Air quality
- Climate
- Plants and animals, including those in Critical Areas and Salmon Habitats
- Environmental health
- Noise
- Light and Glare
- Aesthetics
- Historic and cultural preservation
- Public services and utilities

City of Seattle
Department of Planning and Development (DPD)

PLAN COVERSHEET

Uptake

[illegible][illegible][illegible][illegible]

NAME OF SUBJECT _____
 DATE OF ENTRY INTO HOME _____
 PREPARED BY _____
 IN THE YEAR _____

NUMBER OF STUDENTS _____
 DURING THE PERIOD _____
 NO. OF DAYS _____
 FROM MONTH _____ TO MONTH _____

[illegible][illegible]

5th Impression Required Prior to Print Ground **Unsubscribable Call (200) 684-2600**
 A required step to go from customer orders to print. Please see below for
 a copy of print.

[illegible]

Waste Service Inspection by SEI Received
 The City of San Francisco is pleased to announce that the Solid Waste Inspection by SEI (Solid Environmental Inspection) was completed on 10/10/2007. The inspection was conducted by SEI and the results were satisfactory. The inspection was conducted by SEI and the results were satisfactory. The inspection was conducted by SEI and the results were satisfactory.

[4] _____ of _____ by _____ _____ Proposed _____ of _____ year _____ ending _____
 Filing of _____ of _____ public _____ _____ Payment of _____ of _____ after _____ election
 Address _____ (No _____) located on _____
 History _____ year of _____ _____

[illegible]

NAME OF COMPANY ☒ NEW YORK
 PHONE NUMBER ☐ NEW YORK ☐ NEW YORK
 ADDRESS ☐ NEW YORK ☐ NEW YORK
 CITY ☐ NEW YORK ☐ NEW YORK
 STATE ☐ NEW YORK ☐ NEW YORK
 ZIP ☐ NEW YORK ☐ NEW YORK
 COUNTRY ☐ NEW YORK ☐ NEW YORK
 NAME OF CONTACT PERSON ☐ NEW YORK ☐ NEW YORK
 PHONE NUMBER ☐ NEW YORK ☐ NEW YORK
 ADDRESS ☐ NEW YORK ☐ NEW YORK
 CITY ☐ NEW YORK ☐ NEW YORK
 STATE ☐ NEW YORK ☐ NEW YORK
 ZIP ☐ NEW YORK ☐ NEW YORK
 COUNTRY ☐ NEW YORK ☐ NEW YORK

DATE OF BIRTH _____
PLACE OF BIRTH _____
DATE OF DEATH _____
PLACE OF DEATH _____
NAME OF NEXT OF KIN _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____

ADDITIONAL ONLY (From the Value 5
 APPLICABLE ONLY):
☐ Case 1
☐ Case 2
☐ Case 3
☐ Case 4
☐ Case 5
☐ Case 6
☐ Case 7
☐ Case 8
☐ Case 9
☐ Case 10
☐ Case 11
☐ Case 12
☐ Case 13
☐ Case 14
☐ Case 15
☐ Case 16
☐ Case 17
☐ Case 18
☐ Case 19
☐ Case 20
☐ Case 21
☐ Case 22
☐ Case 23
☐ Case 24
☐ Case 25
☐ Case 26
☐ Case 27
☐ Case 28
☐ Case 29
☐ Case 30
☐ Case 31
☐ Case 32
☐ Case 33
☐ Case 34
☐ Case 35
☐ Case 36
☐ Case 37
☐ Case 38
☐ Case 39
☐ Case 40
☐ Case 41
☐ Case 42
☐ Case 43
☐ Case 44
☐ Case 45
☐ Case 46
☐ Case 47
☐ Case 48
☐ Case 49
☐ Case 50
☐ Case 51
☐ Case 52
☐ Case 53
☐ Case 54
☐ Case 55
☐ Case 56
☐ Case 57
☐ Case 58
☐ Case 59
☐ Case 60
☐ Case 61
☐ Case 62
☐ Case 63
☐ Case 64
☐ Case 65
☐ Case 66
☐ Case 67
☐ Case 68
☐ Case 69
☐ Case 70
☐ Case 71
☐ Case 72
☐ Case 73
☐ Case 74
☐ Case 75
☐ Case 76
☐ Case 77
☐ Case 78
☐ Case 79
☐ Case 80
☐ Case 81
☐ Case 82
☐ Case 83
☐ Case 84
☐ Case 85
☐ Case 86
☐ Case 87
☐ Case 88
☐ Case 89
☐ Case 90
☐ Case 91
☐ Case 92
☐ Case 93
☐ Case 94
☐ Case 95
☐ Case 96
☐ Case 97
☐ Case 98
☐ Case 99
☐ Case 100

[illegible][illegible]

APPROXIMATE COSTS

How important the following items are to you

1 2 3 4 5 6 7 8 9 10

11 12 13 14 15 16 17 18 19 20

21 22 23 24 25 26 27 28 29 30

31 32 33 34 35 36 37 38 39 40

41 42 43 44 45 46 47 48 49 50

51 52 53 54 55 56 57 58 59 60

61 62 63 64 65 66 67 68 69 70

71 72 73 74 75 76 77 78 79 80

81 82 83 84 85 86 87 88 89 90

91 92 93 94 95 96 97 98 99 100

101 102 103 104 105 106 107 108 109 110

111 112 113 114 115 116 117 118 119 120

121 122 123 124 125 126 127 128 129 130

131 132 133 134 135 136 137 138 139 140

141 142 143 144 145 146 147 148 149 150

151 152 153 154 155 156 157 158 159 160

161 162 163 164 165 166 167 168 169 170

171 172 173 174 175 176 177 178 179 180

181 182 183 184 185 186 187 188 189 190

191 192 193 194 195 196 197 198 199 200

201 202 203 204 205 206 207 208 209 210

211 212 213 214 215 216 217 218 219 220

221 222 223 224 225 226 227 228 229 230

231 232 233 234 235 236 237 238 239 240

241 242 243 244 245 246 247 248 249 250

251 252 253 254 255 256 257 258 259 260

261 262 263 264 265 266 267 268 269 270

271 272 273 274 275 276 277 278 279 280

281 282 283 284 285 286 287 288 289 290

291 292 293 294 295 296 297 298 299 300

301 302 303 304 305 306 307 308 309 310

311 312 313 314 315 316 317 318 319 320

321 322 323 324 325 326 327 328 329 330

331 332 333 334 335 336 337 338 339 340

341 342 343 344 345 346 347 348 349 350

351 352 353 354 355 356 357 358 359 360

361 362 363 364 365 366 367 368 369 370

371 372 373 374 375 376 377 378 379 380

381 382 383 384 385 386 387 388 389 390

391 392 393 394 395 396 397 398 399 400

401 402 403 404 405 406 407 408 409 410

411 412 413 414 415 416 417 418 419 420

421 422 423 424 425 426 427 428 429 430

431 432 433 434 435 436 437 438 439 440

441 442 443 444 445 446 447 448 449 450

451 452 453 454 455 456 457 458 459 460

461 462 463 464 465 466 467 468 469 470

471 472 473 474 475 476 477 478 479 480

481 482 483 484 485 486 487 488 489 490

491 492 493 494 495 496 497 498 499 500

501 502 503 504 505 506 507 508 509 510

511 512 513 514 515 516 517 518 519 520

521 522 523 524 525 526 527 528 529 530

531 532 533 534 535 536 537 538 539 540

541 542 543 544 545 546 547 548 549 550

551 552 553 554 555 556 557 558 559 560

561 562 563 564 565 566 567 568 569 570

571 572 573 574 575 576 577 578 579 580

581 582 583 584 585 586 587 588 589 590

591 592 593 594 595 596 597 598 599 600

601 602 603 604 605 606 607 608 609 610

611 612 613 614 615 616 617 618 619 620

621 622 623 624 625 626 627 628 629 630

631 632 633 634 635 636 637 638 639 640

641 642 643 644 645 646 647 648 649 650

651 652 653 654 655 656 657 658 659 660

661 662 663 664 665 666 667 668 669 670

671 672 673 674 675 676 677 678 679 680

681 682 683 684 685 686 687 688 689 690

691 692 693 694 695 696 697 698 699 700

701 702 703 704 705 706 707 708 709 710

711 712 713 714 715 716 717 718 719 720

721 722 723 724 725 726 727 728 729 730

731 732 733 734 735 736 737 738 739 740

741 742 743 744 745 746 747 748 749 750

751 752 753 754 755 756 757 758 759 760

761 762 763 764 765 766 767 768 769 770

771 772 773 774 775 776 777 778 779 780

781 782 783 784 785 786 787 788 789 790

791 792 793 794 795 796 797 798 799 800

801 802 803 804 805 806 807 808 809 810

811 812 813 814 815 816 817 818 819 820

821 822 823 824 825 826 827 828 829 830

831 832 833 834 835 836 837 838 839 840

841 842 843 844 845 846 847 848 849 850

851 852 853 854 855 856 857 858 859 860

861 862 863 864 865 866 867 868 869 870

871 872 873 874 875 876 877 878 879 880

881 882 883 884 885 886 887 888 889 890

891 892 893 894 895 896 897 898 899 900

901 902 903 904 905 906 907 908 909 910

911 912 913 914 915 916 917 918 919 920

921 922 923 924 925 926 927 928 929 930

931 932 933 934 935 936 937 938 939 940

941 942 943 944 945 946 947 948 949 950

<

127. Robert Langford

OTHER PHYSICIAN

☐ Male
☐ Female
☐ Child
☐ Spouse
☐ Other

N/A

☐ 201 Anne Arundel County, MD
☐ 1997 for the 19th District, MD
☐ 1996, 1998 & 1999, 2000
☐ DOD (2000-2001)

WILLIAM H. HARRIS, JR. 1940 1941 1942 1943 1944 1945 1946 1947 1948 1949 1950 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960 1961 1962 1963 1964 1965 1966 1967 1968 1969 1970 1971 1972 1973 1974 1975 1976 1977 1978 1979 1980 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522

[illegible]

☐ Psychiatry - Structural and First Generation
☐ Psychiatry - Second and Tertiary Generation
☐ Psychiatry - Clinical Psychiatry
☐ Psychiatry - Child Psychiatry
☐ Psychiatry - Geriatric Psychiatry
☐ Other _____

☐ Other _____

NAME _____

☐ **Over-the-Counter** **Source: CP**
 Name: _____
☐ **Individual**
☐ **Individual, decedent, line 1**
☐ **Individual, S&P (line 1)**
☐ **Individual, S&P (line 1)**
☐ **Not S&P, not on S&P (for AT only)**
 S&P: _____
 Form 990/991
 Date: _____

Signature: _____
 Date: _____

☐ **Business** (Please print name)
Name _____
Last (Printed Name and Address)
Address (or e-mail)

City _____ State _____ Zip _____
☐ **Shop** _____
☐ **Other** _____
☐ **Other** _____
City _____ State _____ Zip _____

Circle /Key/Type
S/N Shift _____

[illegible]

DATE WHEN ENTRY REQUIRED: No ☐ Yes ☒

1. DATE _____

2. NAME _____

3. ADDRESS _____

4. CITY _____

5. STATE _____

6. ZIP _____

7. PHONE _____

8. TELETYPE _____

9. FAX _____

10. EMAIL _____

11. WEB _____

12. OTHER _____

13. REMARKS _____

14. SIGNATURE _____

15. DATE _____

16. NAME _____

17. ADDRESS _____

18. CITY _____

19. STATE _____

20. ZIP _____

21. PHONE _____

22. TELETYPE _____

23. FAX _____

24. EMAIL _____

25. WEB _____

26. OTHER _____

27. REMARKS _____

28. SIGNATURE _____

29. DATE _____

30. NAME _____

31. ADDRESS _____

32. CITY _____

33. STATE _____

34. ZIP _____

35. PHONE _____

36. TELETYPE _____

37. FAX _____

38. EMAIL _____

39. WEB _____

40. OTHER _____

41. REMARKS _____

42. SIGNATURE _____

43. DATE _____

44. NAME _____

45. ADDRESS _____

46. CITY _____

47. STATE _____

48. ZIP _____

49. PHONE _____

50. TELETYPE _____

51. FAX _____

52. EMAIL _____

53. WEB _____

54. OTHER _____

55. REMARKS _____

56. SIGNATURE _____

57. DATE _____

58. NAME _____

59. ADDRESS _____

60. CITY _____

61. STATE _____

62. ZIP _____

63. PHONE _____

64. TELETYPE _____

65. FAX _____

66. EMAIL _____

67. WEB _____

68. OTHER _____

69. REMARKS _____

70. SIGNATURE _____

71. DATE _____

72. NAME _____

73. ADDRESS _____

74. CITY _____

75. STATE _____

76. ZIP _____

77. PHONE _____

78. TELETYPE _____

79. FAX _____

80. EMAIL _____

81. WEB _____

82. OTHER _____

83. REMARKS _____

84. SIGNATURE _____

85. DATE _____

86. NAME _____

87. ADDRESS _____

88. CITY _____

89. STATE _____

90. ZIP _____

91. PHONE _____

92. TELETYPE _____

93. FAX _____

94. EMAIL _____

95. WEB _____

96. OTHER _____

97. REMARKS _____

98. SIGNATURE _____

99. DATE _____

100. NAME _____

101. ADDRESS _____

102. CITY _____

103. STATE _____

104. ZIP _____

105. PHONE _____

106. TELETYPE _____

107. FAX _____

108. EMAIL _____

109. WEB _____

110. OTHER _____

111. REMARKS _____

112. SIGNATURE _____

113. DATE _____

114. NAME _____

115. ADDRESS _____

116. CITY _____

117. STATE _____

118. ZIP _____

119. PHONE _____

120. TELETYPE _____

121. FAX _____

122. EMAIL _____

123. WEB _____

124. OTHER _____

125. REMARKS _____

126. SIGNATURE _____

127. DATE _____

128. NAME _____

129. ADDRESS _____

130. CITY _____

131. STATE _____

132. ZIP _____

133. PHONE _____

134. TELETYPE _____

135. FAX _____

136. EMAIL _____

137. WEB _____

138. OTHER _____

139. REMARKS _____

140. SIGNATURE _____

141. DATE _____

142. NAME _____

143. ADDRESS _____

144. CITY _____

145. STATE _____

146. ZIP _____

147. PHONE _____

148. TELETYPE _____

149. FAX _____

150. EMAIL _____

151. WEB _____

152. OTHER _____

153. REMARKS _____

154. SIGNATURE _____

155. DATE _____

156. NAME _____

157. ADDRESS _____

158. CITY _____

159. STATE _____

160. ZIP _____

161. PHONE _____

162. TELETYPE _____

163. FAX _____

164. EMAIL _____

165. WEB _____

166. OTHER _____

167. REMARKS _____

168. SIGNATURE _____

169. DATE _____

170. NAME _____

171. ADDRESS _____

172. CITY _____

173. STATE _____

174. ZIP _____

175. PHONE _____

176. TELETYPE _____

177. FAX _____

178. EMAIL _____

179. WEB _____

180. OTHER _____

181. REMARKS _____

182. SIGNATURE _____

183. DATE _____

184. NAME _____

185. ADDRESS _____

186. CITY _____

187. STATE _____

188. ZIP _____

189. PHONE _____

190. TELETYPE _____

191. FAX _____

192. EMAIL _____

193. WEB _____

194. OTHER _____

195. REMARKS _____

196. SIGNATURE _____

197. DATE _____

198. NAME _____

199. ADDRESS _____

200. CITY _____

201. STATE _____

202. ZIP _____

203. PHONE _____

204. TELETYPE _____

205. FAX _____

206. EMAIL _____

207. WEB _____

208. OTHER _____

209. REMARKS _____

210. SIGNATURE _____

211. DATE _____

212. NAME _____

213. ADDRESS _____

214. CITY _____

215. STATE _____

216. ZIP _____

217. PHONE _____

218. TELETYPE _____

219. FAX _____

220. EMAIL _____

221. WEB _____

222. OTHER _____

223. REMARKS _____

224. SIGNATURE _____

225. DATE _____

226. NAME _____

227. ADDRESS _____

228. CITY _____

229. STATE _____

230. ZIP _____

231. PHONE _____

232. TELETYPE _____

233. FAX _____

234. EMAIL _____

235. WEB _____

236. OTHER _____

237. REMARKS _____

238. SIGNATURE _____

239. DATE _____

240. NAME _____

241. ADDRESS _____

242. CITY _____

243

[illegible][illegible]

☐ 2. *How many times have you been hospitalized for a mental health problem?*
☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 6 ☐ 7 ☐ 8 ☐ 9 ☐ 10 ☐ 11 ☐ 12 ☐ 13 ☐ 14 ☐ 15 ☐ 16 ☐ 17 ☐ 18 ☐ 19 ☐ 20 ☐ 21 ☐ 22 ☐ 23 ☐ 24 ☐ 25 ☐ 26 ☐ 27 ☐ 28 ☐ 29 ☐ 30 ☐ 31 ☐ 32 ☐ 33 ☐ 34 ☐ 35 ☐ 36 ☐ 37 ☐ 38 ☐ 39 ☐ 40 ☐ 41 ☐ 42 ☐ 43 ☐ 44 ☐ 45 ☐ 46 ☐ 47 ☐ 48 ☐ 49 ☐ 50 ☐ 51 ☐ 52 ☐ 53 ☐ 54 ☐ 55 ☐ 56 ☐ 57 ☐ 58 ☐ 59 ☐ 60 ☐ 61 ☐ 62 ☐ 63 ☐ 64 ☐ 65 ☐ 66 ☐ 67 ☐ 68 ☐ 69 ☐ 70 ☐ 71 ☐ 72 ☐ 73 ☐ 74 ☐ 75 ☐ 76 ☐ 77 ☐ 78 ☐ 79 ☐ 80 ☐ 81 ☐ 82 ☐ 83 ☐ 84 ☐ 85 ☐ 86 ☐ 87 ☐ 88 ☐ 89 ☐ 90 ☐ 91 ☐ 92 ☐ 93 ☐ 94 ☐ 95 ☐ 96 ☐ 97 ☐ 98 ☐ 99 ☐ 100 ☐ 101 ☐ 102 ☐ 103 ☐ 104 ☐ 105 ☐ 106 ☐ 107 ☐ 108 ☐ 109 ☐ 110 ☐ 111 ☐ 112 ☐ 113 ☐ 114 ☐ 115 ☐ 116 ☐ 117 ☐ 118 ☐ 119 ☐ 120 ☐ 121 ☐ 122 ☐ 123 ☐ 124 ☐ 125 ☐ 126 ☐ 127 ☐ 128 ☐ 129 ☐ 130 ☐ 131 ☐ 132 ☐ 133 ☐ 134 ☐ 135 ☐ 136 ☐ 137 ☐ 138 ☐ 139 ☐ 140 ☐ 141 ☐ 142 ☐ 143 ☐ 144 ☐ 145 ☐ 146 ☐ 147 ☐ 148 ☐ 149 ☐ 150 ☐ 151 ☐ 152 ☐ 153 ☐ 154 ☐ 155 ☐ 156 ☐ 157 ☐ 158 ☐ 159 ☐ 160 ☐ 161 ☐ 162 ☐ 163 ☐ 164 ☐ 165 ☐ 166 ☐ 167 ☐ 168 ☐ 169 ☐ 170 ☐ 171 ☐ 172 ☐ 173 ☐ 174 ☐ 175 ☐ 176 ☐ 177 ☐ 178 ☐ 179 ☐ 180 ☐ 181 ☐ 182 ☐ 183 ☐ 184 ☐ 185 ☐ 186 ☐ 187 ☐ 188 ☐ 189 ☐ 190 ☐ 191 ☐ 192 ☐ 193 ☐ 194 ☐ 195 ☐ 196 ☐ 197 ☐ 198 ☐ 199 ☐ 200 ☐ 201 ☐ 202 ☐ 203 ☐ 204 ☐ 205 ☐ 206 ☐ 207 ☐ 208 ☐ 209 ☐ 210 ☐ 211 ☐ 212 ☐ 213 ☐ 214 ☐ 215 ☐ 216 ☐ 217 ☐ 218 ☐ 219 ☐ 220 ☐ 221 ☐ 222 ☐ 223 ☐ 224 ☐ 225 ☐ 226 ☐ 227 ☐ 228 ☐ 229 ☐ 230 ☐ 231 ☐ 232 ☐ 233 ☐ 234 ☐ 235 ☐ 236 ☐ 237 ☐ 238 ☐ 239 ☐ 240 ☐ 241 ☐ 242 ☐ 243 ☐ 244 ☐ 245 ☐ 246 ☐ 247 ☐ 248 ☐ 249 ☐ 250 ☐ 251 ☐ 252 ☐ 253 ☐ 254 ☐ 255 ☐ 256 ☐ 257 ☐ 258 ☐ 259 ☐ 260 ☐ 261 ☐ 262 ☐ 263 ☐ 264 ☐ 265 ☐ 266 ☐ 267 ☐ 268 ☐ 269 ☐ 270 ☐ 271 ☐ 272 ☐ 273 ☐ 274 ☐ 275 ☐ 276 ☐ 277 ☐ 278 ☐ 279 ☐ 280 ☐ 281 ☐ 282 ☐ 283 ☐ 284 ☐ 285 ☐ 286 ☐ 287 ☐ 288 ☐ 289 ☐ 290 ☐ 291 ☐ 292 ☐ 293 ☐ 294 ☐ 295 ☐ 296 ☐ 297 ☐ 298 ☐ 299 ☐ 300 ☐ 301 ☐ 302 ☐ 303 ☐ 304 ☐ 305 ☐ 306 ☐ 307 ☐ 308 ☐ 309 ☐ 310 ☐ 311 ☐ 312 ☐ 313 ☐ 314 ☐ 315 ☐ 316 ☐ 317 ☐ 318 ☐ 319 ☐ 320 ☐ 321 ☐ 322 ☐ 323 ☐ 324 ☐ 325 ☐ 326 ☐ 327 ☐ 328 ☐ 329 ☐ 330 ☐ 331 ☐ 332 ☐ 333 ☐ 334 ☐ 335 ☐ 336 ☐ 337 ☐ 338 ☐ 339 ☐ 340 ☐ 341 ☐ 342 ☐ 343 ☐ 344 ☐ 345 ☐ 346 ☐ 347 ☐ 348 ☐ 349 ☐ 350 ☐ 351 ☐ 352 ☐ 353 ☐ 354 ☐ 355 ☐ 356 ☐ 357 ☐ 358 ☐ 359 ☐ 360 ☐ 361 ☐ 362 ☐ 363 ☐ 364 ☐ 365 ☐ 366 ☐ 367 ☐ 368 ☐ 369 ☐ 370 ☐ 371 ☐ 372 ☐ 373 ☐ 374 ☐ 375 ☐ 376 ☐ 377 ☐ 378 ☐ 379 ☐ 380 ☐ 381 ☐ 382 ☐ 383 ☐ 384 ☐ 385 ☐ 386 ☐ 387 ☐ 388 ☐ 389 ☐ 390 ☐ 391 ☐ 392 ☐ 393 ☐ 394 ☐ 395 ☐ 396 ☐ 397 ☐ 398 ☐ 399 ☐ 400 ☐ 401 ☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416

James L. ...	Approved	Noted
...	Done	
...		

[illegible][illegible]

DATE: _____

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

PHONE: _____

TELEFAX: _____

E-MAIL: _____

WEBSITE: _____

DATE: _____

NAME: _____

ADDRESS: _____

CITY: _____

STATE: _____

ZIP: _____

PHONE: _____

TELEFAX: _____

E-MAIL: _____

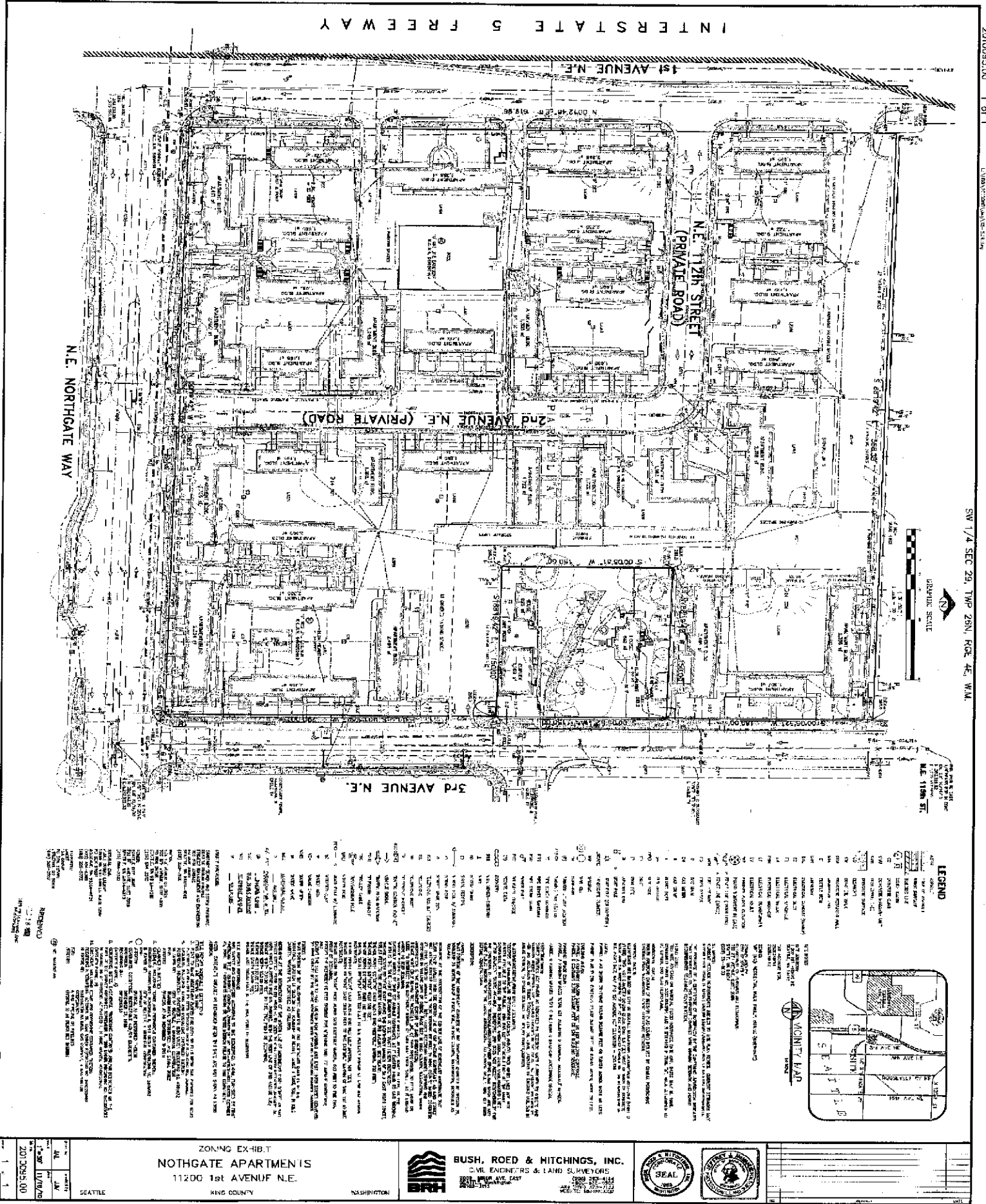
WEBSITE: _____

[illegible]

100-443886-100

2010095.00 1 of 1

SW 1/4 SEC 29, TWP 26N, R06 4E, W1M



LEGEND

1. BUILDING FOOTPRINTS

2. PARKING SPACES

3. EASEMENTS

4. STREETS

5. ALLEYS

6. UTILITY LINES

7. FENCE LINES

8. CURB LINES

9. DRIVEWAYS

10. LANDSCAPE

11. SIGNAGE

12. OTHER FEATURES

NOTGATE APARTMENTS

11200 1st AVENUE N.E.

SEATTLE, WASHINGTON

BUSH, ROED & HITCHINGS, INC.

CIVIL ENGINEERS & LAND SURVEYORS

11200 1st AVENUE N.E.

SEATTLE, WASHINGTON

2010095.00

ZONING SUMMARY SHEET

PROJECT INFORMATION

11220 1st Avenue NE, Project No. 3006101 (Parcel A)
Owner: Northgate Plaza LLC
APN: 2326040017
11225 3rd Avenue NE, Project No. 3011602 (Parcel B)
Owner: T & M Joint LP
APN: 2326040012

Amend Land Use Map to rezone both parcels from MR to NC3-85 to implement City of Seattle's Northgate Urban Center Revitalization project. City of Seattle's Environmental Impact Statement on that proposal included a rezoning of both parcels to NC3-85 (Alternative 2).

COMPARISON OF DEVELOPMENT OPTIONS

Existing Site Development

Parcel A - 24 buildings (generally 2 stories) with 207 parking units and 125 parking spaces. Buildings (exclusive of carports and other accessory structures) cover 18% of parcel.

Setbacks:
14' - 15' from NE Northgate Way
17' - 38' from 1st Avenue NE
13' - 28' from 3rd Avenue NE
14' - 60' from northern property line

Parcel B - 3 buildings, 2 single family & 1 duplex with 0 parking spaces. Buildings cover 12% of parcel. Setbacks from 3rd Avenue NE are 23' - 58'.

Development Options under Existing MR and Rezone to NC3-85

Option	Zoning	FAR	Height	Max Allowable Sq Ft	Lot Coverage	Ground Floor Sq Ft	Residential Units (max 150 ft unit)
1a	MR-60	3.2	80'	1,161,125	56.80%	58,625	1,317
1b	MR-60	4.25	75' (with affordable housing)	1,551,422	58.00%	59,483	1,733
2	NC3-85	4.6	85'	1,642,880	54.30%	0	1,940
3	NC3-85	6.0	95'	2,192,240	67.00%	57,596	2,528

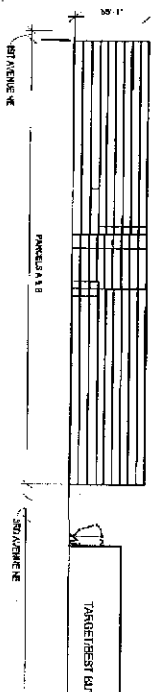
Assumptions for alternative development under both MR and NC3-85

Commercial spaces limited to street level - street facing facade along NE Northgate Way between 1st Avenue NE and 3rd Ave NE, and along 3rd Avenue NE between NE Northgate Way and NE 12th St.

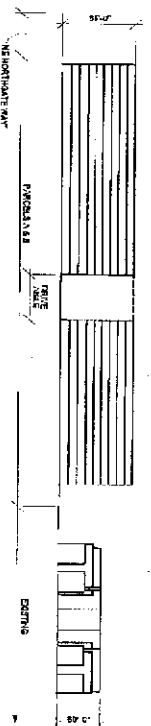
Parking limited to 865 below grade main due to high water table. (14' (min) to 261' (max) being for commercial, with the balance being residential.

HEIGHT, BULK, AND SCALE DIAGRAMS

Diagrams maintain NC3-85 height and bulk. Does not include residential setbacks and design features that would be part of an actual development proposal.

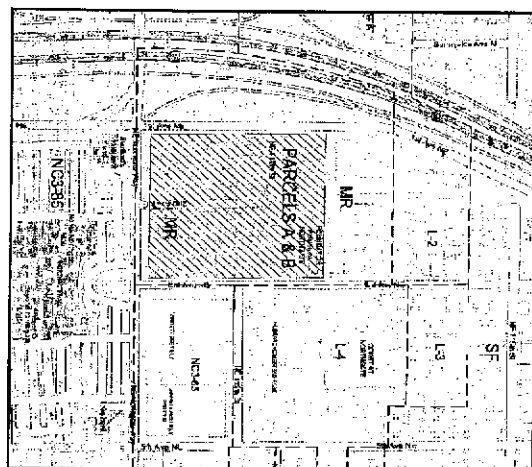


ALONG NE NORTHGATE WAY
SCALE 1" = 40'



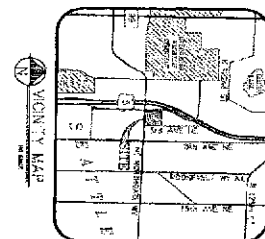
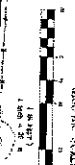
ALONG 3RD AVENUE NE
SCALE 1" = 40'

ZONING MAP



Proposed area of rezoning from MR to NC3-85

SW 1/4 SEC 29, TWP 26N, RGE 4E, W.M.

[illegible]