

BEFORE THE HEARING EXAMINER
CITY OF SEATTLE

In the Matter of the Appeal of

SMART GROWTH SEATTLE
from a determination of non-significance
by the Director, Department of Planning and
Development

HEARING EXAMINER FILE NO.:
W-14-001

DECLARATION OF BRUCE HARRIS

I, Bruce Harris, declare as follows:

1. I am over the age of eighteen (18), am competent to be a witness, and all statements herein are of my own personal knowledge, and I make this declaration based on my own personal knowledge, unless otherwise indicated.
2. I am aware that Smart Growth Seattle is a non-profit membership organization that advocates for policies to increase housing supply and meet demand for housing created by new jobs.
3. I am a member of Smart Growth Seattle.
4. As expressed in the public comments I sent to the City dated June 16, 2014 (copy attached), I am directly impacted by City's proposal for the Lowrise Multifamily Zoning Code Adjustments, because those proposed amendments will reduce the development potential of lands, including property I own in the Eastlake neighborhood.

5. I support the SEPA Appeal filed by Smart Growth Seattle and believe that the City of Seattle should be maintaining, if not increasing, its zoned capacity to provided additional housing supply.

I DECLARE UNDER THE PENALTY OF PERJURY, UNDER THE LAWS OF THE STATE OF WASHINGTON, THAT THE FOREGOING IS TRUE AND CORRECT.

DATED this 7TH day of August, 2014, at SEATTLE, Washington.
[DAY] [CITY]



BRUCE HARRIS

From: harristis@comcast.net
To: Wentlandt, Geoffrey
Cc: Mills, William
Subject: DPD letter dated 5/28/2014
Date: Monday, June 16, 2014 8:29:08 AM

Gentlemen,

I own LR2 rental property in Eastlake that I purchased in April of 2008 as a duplex. The land is 5,443 s.f. allowing for five total units. In 2009 I added a fully ADA accessible unit with plans to add two more units. Current zoning allows to round up at 0.50 to determine maximum number of units. Your decision to change the rounding point to 0.85 severely impacts the value of my land and my plans to create future retirement income from the property.

It seems odd that DPD didn't contact land owners directly regarding these major changes, and that such a short time was allotted to appeal these changes. I only learned of these changes from a friend who is in the land development business. Is there a way to save existing LR2 zoning for my property, as it impacts not only future income but also the land value is cut by 20% by contemplated changes to LR2 zoning. It seems I should be able to maintain current five unit status. Please advise.

Bruce Harris
206 300 6566

BH
6/7/14

property address:
2733 Franklin Ave. E.
98102

Certificate of Service

I, Kristi Beckham, certify under penalty of perjury of the laws of the State of Washington that on August 15, 2014, I caused a copy of the document to which this is attached to be served on the following individual(s) via email:

Geoffrey Wentlandt
Department of Planning and Development
PO Box 34019
Seattle, WA 98124-4019
Email: geoffrey.wentlandt@seattle.gov

DATED this 15th day of August, 2014, at Seattle, Washington.



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