

Final Environmental Impact Statement

Mandatory Housing Affordability

Historic Resources Addendum

February 7, 2019

Fact Sheet

Project Title

City of Seattle Mandatory Housing Affordability (MHA)

Proposed Action

The proposal addressed in this Final Environmental Impact Statement (FEIS) is to implement MHA requirements for multifamily residential and commercial development in certain areas of Seattle. Implementing MHA is one of many actions the City proposes to address housing affordability. To put MHA in place, the City would grant additional development capacity through area-wide zoning changes and modifications to the Land Use Code. The proposed action includes several related components:

- Adopt requirements in the Land Use Code (SMC Chapter 23) for developers either to build affordable housing on-site or to make an in-lieu payment to support the development of rent- and income-restricted housing when constructing new development meeting certain thresholds.
- Modify development standards in the Land Use Code to provide additional development capacity, such as increases in maximum height and floor area ratio (FAR) limits.
- Make area-wide zoning map changes.
- Expand the boundaries of certain urban villages on the Comprehensive Plan's Future Land Use Map (FLUM) near high-frequency transit, as studied in the Seattle 2035 Comprehensive Plan.
- Modify certain rezone criteria in the Land Use Code and policies in the Neighborhood Plans section of the Comprehensive Plan, concerning single-family zoning in urban villages.

The FEIS analyzed environmental impacts of a "no action" alternative, two MHA implementation "action" alternatives included in the Draft EIS, and a Preferred Alternative. The action alternatives differ in the intensity and location of development capacity increases. The Preferred Alternative would implement MHA throughout the study area.

Location

The proposal would be implemented in specific zoning classifications in the study area, which comprises the City of Seattle with the exception of the Downtown, South Lake Union, and Uptown Urban Centers or the portion of University Community Urban Center addressed in the University District Urban Design Framework. Proposed areawide rezones are primarily concentrated in designated urban villages. Zoning classifications affected by the proposal would include existing multifamily and commercial zones in Seattle, areas currently zoned single-family in existing urban villages, and areas zoned single-family in potential urban village expansion areas identified in the Seattle 2035 Comprehensive Planning process.

Proponent

City of Seattle

Lead Agency

City of Seattle Office of Planning and Community Development (OPCD)

Required Approvals

After considering the EIS alternatives and this addendum and holding public hearings, the City Council will take action to implement MHA in the study area, which will include amendments to the official zoning map, and amendments to the text of the Land Use Code and limited changes to maps and policies of the 2035 Comprehensive Plan.

Date of Implementation

March or April 2019

Environmental Review

Consistent with the SEPA Rules, this EIS addendum adds information to the Draft Environmental Impact Statement (issued June 8, 2017) and Final Environmental Impact Statement (issued November 9, 2017). Several groups appealed the adequacy of the FEIS. The City of Seattle Hearing Examiner held a hearing during the summer of 2018 and on November 21, 2018, issued a decision affirming the adequacy of all aspects of the FEIS except the analysis of historic resources, which was remanded for additional mapping and analysis of specified types, and correction of minor typographical error.

The addendum to Section 3.5 Historic Resources of the FEIS addresses the Hearing Examiner remand. The addendum is complementary to the analysis and information in FEIS Section 3.5. Some content is beyond the minimum amount of information needed to address the Hearing Examiner decision, to provide complete and useful analysis to decisionmakers. The FEIS and addendum meet OPCD's SEPA responsibilities for the proposal and will accompany the proposal to the decision-maker. The City of Seattle hereby adopts the FEIS and addendum.

Authors and Principal Contributors to This EIS Addendum

- City of Seattle Office of Planning and Community Development (OPCD)
- Environmental Science Associates (ESA)

Date of Issuance of This EIS Addendum

February 7, 2019

EIS Addendum Comments Are Due

February 22, 2019

Written Comments Are to Be Submitted to

MHA.EIS@seattle.gov

or

Seattle Office of Planning and Community Development

Attn: MHA EIS

PO Box 94788

Seattle, WA 98124-7088

Documents available:

Copies of the FEIS addendum are available for public review at:

- City of Seattle OPCD (600 4th Ave, Floor 5);
- Seattle Public Library, Central Branch (1000 Fourth Ave.);
- Seattle Public Library, Northeast Branch (6801 35th Ave. N.E.)
- Seattle Public Library, Ballard Branch (5614 22nd Ave. N.W.)
- Seattle Public Library, High Point Branch (3411 S.W. Raymond St.)
- Seattle Public Library, Capitol Hill Branch (425 Harvard Ave. E.)
- Seattle Public Library, Columbia City Branch (4721 Rainier Ave. S.)

The FEIS and addendum may be viewed at OPCD's website, at

<http://tinyurl.com/HALA-MHA-EIS>.

Responsible SEPA Official

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Date: February 7, 2019

Signature: _____


 A handwritten signature in black ink, appearing to read 'Sam Assefa', is written over a horizontal line. The signature is fluid and cursive.

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Glossary of Terms

The following acronyms are frequently used throughout this addendum and are provided for reference.

DAHP	Washington State Department of Archaeology and Historic Preservation
DEIS	Draft Environmental Impact Statement
DON	City of Seattle Department of Neighborhoods
EIS	Environmental Impact Statement
FEIS	Final Environmental Impact Statement
(M) (M1) (M2)	Suffix to a zone designation indicating the level of required MHA contribution
MHA	Mandatory Housing Affordability
NRHP	National Register of Historic Places
NPS	National Parks Service
OPCD	City of Seattle Office of Planning and Community Development
SEPA	Washington State Environmental Policy Act
SHPO	Washington State Historic Preservation Office

Zone name abbreviations

SF 5000	Single-Family 5000 Zone
RSL	Residential Small Lot Zone
LR1	Lowrise 1 Multifamily Zone
LR2	Lowrise 2 Multifamily Zone
LR3	Lowrise 3 Multifamily Zone
MR	Midrise Multifamily Zone
NC-#	Neighborhood Commercial Zone with numeric height limit following the dash

Background

On November 9, 2017, the City of Seattle Office of Planning and Community Development (OPCD) issued a Final Environmental Impact Statement (FEIS) for the proposal to implement Mandatory Housing Affordability (MHA) in urban villages and commercial and multifamily zones throughout Seattle. Several groups appealed the adequacy of the FEIS. The City of Seattle Hearing Examiner held a hearing during the summer of 2018 and on November 21, 2018, issued a decision affirming the adequacy of all aspects of the FEIS except the analysis of historic resources, which was remanded for the following:

- (1) Include City designated Landmarks information in Exhibit 3.5-2 in the FEIS, and make associated text amendments to accommodate this inclusion;
- (2) Provide more detailed and clear analysis identifying the contents of the City database resource (e.g. all properties in the database not just the designated Landmarks) and how they have been utilized to inform the FEIS analysis; and
- (3) Ensure that the FEIS analysis adequately analyses all probable significant adverse impacts to City designated landmarks where Code protections are not assured, including but not limited to those associated with SEPA exempt projects and redevelopment that impacts the setting or character of a designated historic Landmark property.

In addition, the Examiner called for the City to correct a typo in Exhibit 3.5-4 and to ensure that all National Register of Historic Places (NRHP) properties are correctly depicted on FEIS Exhibit 3.5-2.

The information provided in this document addresses the remanded points and is issued as an addendum to Section 3.5 Historic Resources of the FEIS. This addendum is intended to provide thorough information to the reader in one document. It is complementary to the analysis and information in FEIS Section 3.5. Some content is beyond the minimum amount of information needed to address the Hearing Examiner decision, to provide complete and useful analysis to decisionmakers.

Affected Environment

There are overlapping sources of information from local, state and federal programs that track and define historic resources. Overlapping programs provide different regulations and protections for historic resources. The FEIS and addendum include information from several of these sources to characterize the affected environment and analyze potential impacts of proposed alternatives. Exhibit A.1 summarizes the primary sources of information that are considered, followed by a description for each.

Exhibit A.1 Summary of Historic Resources Information in FEIS and Addendum

Source of information / program	Description / features
City of Seattle Historic Districts	<ul style="list-style-type: none"> • Designated and regulated by City of Seattle • The City's eight Historic Districts are outside of the FEIS study area. Impacts or effects on these districts from the proposal are indirect. • Development in a district is subject to review by a Historic Preservation Program Board or Commission • Districts overlap with some National Register of Historic Places Districts
City of Seattle Landmarks	<ul style="list-style-type: none"> • Designated and regulated by City of Seattle • Landmarks are designated by a Landmarks Preservation Board • A Controls and Incentives Agreement defines the features of the Landmark to be preserved • Changes to designated historic features must be approved through a Certificate of Approvals process
National Register of Historic Places Determined Eligible Resources	<ul style="list-style-type: none"> • Listing occurs through nomination to the State Historic Preservation Office (SHPO) • When SHPO determines criteria are met it considers a resource "Determined Eligible" • Resources are eligible for various preservation incentives • Some but not all resources are also City of Seattle Landmarks • No local regulatory protection unless the project is subject to a Federal undertaking or has State funding
City of Seattle Historic Resources Sites Survey Database	<ul style="list-style-type: none"> • A database of potentially historic resources that have been surveyed or inventoried • Does not determine if a site or resource should be designated as a Landmark • Information is not systematically collected or updated
National Register Historic Districts	<ul style="list-style-type: none"> • Listing occurs through nomination to the SHPO • SHPO forwards nominations to the National Park Service • No local regulatory protection unless the project is subject to a Federal undertaking or has State funding • Development in the district is not subject to a historic review process unless the site is a Landmark or adjacent to a Landmark or subject to SEPA project level review • Some NRHP districts overlap or are coincident with City of Seattle Historic Districts, while others are distinct from City of Seattle Historic Districts.

The sources of information and programs have different purposes and afford different levels of resource protection. City of Seattle Landmarks for example are formally designated by a Landmarks Preservation Board, and any changes to historic features that are designated must be reviewed and approved as part of local land use permitting. Similarly, development within City of Seattle Historic Districts is subject to local level regulations. By contrast, listing in the NRHP, or as a National Register Historic District, does not on its own carry local designation as a historic resource and does not afford local-level regulatory protections. Listing raises general awareness of historic resources merit and triggers eligibility for incentives.

Some but not all local historic resource designations (Landmarks and Historic Districts) overlap with national register listings and districts.

The sources of information also represent different levels of formality to resource identification. Information from the City of Seattle's Historic Resources Sites Survey Database offers preliminary or early recognition of potential historic resources, in contrast to the formality and certainty associated with the City's designated Landmarks and Districts. Similarly, NRHP Determined Eligible information is an indicator of resources with a likelihood of having historic resources value worthy of preservation, but these may not have undergone a process to complete formal listing on the National Register, and furthermore may not yet be determined at the local level to merit protection. Therefore, although some of the sources contain information suggesting likelihood as a historic resource, it cannot be known with certainty that a resource is definitively present and would be impacted.

The overlapping nature of the historic resources information, and the degrees of formality to resource identification complicates the landscape for environmental analysis. There is not a singular barometer for what constitutes a historic resource that may be impacted by the proposal. Layers of information are presented for decisionmakers to contemplate.

City of Seattle Historic Districts

The FEIS notes the eight City of Seattle managed historic districts, which are exempted from MHA implementation under all alternatives and are not in the study area. Three City of Seattle Historic Districts have the same boundaries as National Register Historic Districts (Ballard Avenue Landmark District, Sand Point Naval Air Station Landmark District, and the Harvard-Belmont Landmark District).

The appearance and historical integrity of structures and public spaces within each City of Seattle Historic District are regulated by a citizens' board and/or the Landmarks Preservation Board in accordance with processes and criteria established by City ordinance. Any alteration to the exterior of a resource in a City of Seattle Historic District and in some cases the interior of the resource must be reviewed by a preservation board through a process that is administered by the Department of Neighborhoods (DON) Historic Preservation Program.

Designated City of Seattle Landmarks

Since 1973, Seattle has designated more than 400 individual sites, buildings, vehicles, vessels, and street clocks as City of Seattle Landmarks subject to protection by the Seattle Landmarks Preservation Ordinance (SMC 25.12.350). The Landmarks Preservation Board reviews nominations and decides whether to grant designation of landmark status. To be designated the building, object, or site must be at least 25 years old and must meet at least one of the six criteria for designation outlined in the Ordinance ([SMC 25.12.350](#)). If the Board designates a resource, a Controls and Incentives Agreement for the landmark may be negotiated by the Board staff with the property owner and approved by the Landmarks Preservation Board. Controls define those features of the landmark to be preserved and outline the Certificate of Approval process that is required for any future changes to those features. The City of Seattle Landmarks designation process is separate from listing in the NRHP.

The setting of a building or site can contribute to its designation as a Landmark. City staff and Landmarks Preservation Boards consider the Secretary of the Interior's Standards for Rehabilitation when reviewing Certificates of Approval for

changes to a Landmark. The Secretary of the Interior's Standards "encompass related landscape features and the building's site and environment as well as attached, adjacent, or related new construction." In some circumstances unique elements of the related landscape features near, but not on the same property as the Landmark, contribute to the historic character of the Landmark. Examples include adjacent property configurations that provide vistas to a Landmark or frame the Landmark in some way. A compatible scale or massing of buildings and structures next to a Landmark may in some instances contribute to the Landmark's significance. The setting of a Landmark is not always important to the Landmark's significance, and in many instances features of adjacent properties are not related to the Landmark. Examples include Landmarks that are significant for their association with events or people. Usually, the significance of a Landmark is not due solely to the setting; other criteria may contribute more to the historic significance.

NRHP Determined Eligible Resources

As noted in the FEIS at page 3.297, the study area contains historic resources that are listed in and that have been Determined Eligible for listing in the NRHP. The NRHP is the official list of the Nation's historic places, authorized by the National Historic Preservation Act of 1966. The process for listing a resource on the NRHP occurs through submittal of a nomination form to the State Historic Preservation Office (SHPO). To be considered eligible, a property must meet at least one of the National Register Criteria for Evaluation. This involves SHPO's evaluation of the property's age, significance, and integrity. When SHPO determines the criteria are met, the property is considered "eligible for listing." The State Advisory Council is a part of the decision-making process. It is a Council appointed by the Governor to review nominations and make recommendations to the National Park Service (NPS). SHPO forwards complete nominations to the NPS for final review, approval, and listing in the register.

Unlike City of Seattle Landmarks, there is no regulatory protection afforded to resources listed in or eligible for listing in the NRHP unless the project is subject to a Federal undertaking or has State funding. If a project has Washington State funding or is subject to a Federal undertaking the project would need to consider the potential effects on historic resources. Mitigation may be required for impacts to NRHP Determined Eligible resources subject to Washington State Executive Order 05-05 or Section 106 of the National Historic Preservation Act. NRHP register resources are eligible for various incentives for preservation such as State and Local tax benefits, State and Federal Grants, and investment tax credits.

City of Seattle Historic Sites Survey Database

The City of Seattle's Department of Neighborhoods (DON) possesses a database of information about potential historic resources that have been surveyed or inventoried (see also discussion at FEIS page 3.297). The City has conducted survey and inventory projects several times throughout the almost 50-year history of the City's Historic Preservation Program. A citywide survey was conducted in the late 1970s and updated periodically into the early 1980s. In 2000, the City began a systematic and comprehensive effort to survey and inventory historic resources in the city. That effort began with a survey of all City-owned properties. Subsequent work included additional thematic surveys, such as residential properties built prior to 1906 and all Neighborhood Commercial (NC) zoned properties, as well as neighborhood-based survey efforts. Most of the neighborhood-based survey projects also received funding from sources other than those budgeted to Department of Neighborhoods for survey work, such as mitigation funds from large public projects, Neighborhood Matching Fund grants or Washington State Department of Archaeology and Historic Preservation (DAHP) Certified Local Government (CLG) grants. In 2011, budget for continued systematic citywide survey work by the Historic Preservation Program was discontinued, thus, not all neighborhoods in the City were surveyed.

All surveys have been conducted or overseen by a qualified historic preservation professional; in some instances, volunteers and/or students have participated with survey and inventory field work and data collection. Surveyors review the characteristics of buildings or sites in the field, research related historical information, and record observations and findings on a form. Information from forms is entered into the electronic database over time. In total, surveyors inventoried more than 5,000 properties that are included in the database and are now available to the public on the City of Seattle’s website. In conjunction with survey inventories, historic context statements have been prepared for some neighborhoods. Historic context statements describe historic and cultural significance of a larger area or neighborhood. Exhibit A.2 indicates study area urban villages where a systematic historic inventory has been conducted and where a historic context statement has been prepared.

Exhibit A.2 Historic Resources Survey Status*

Urban Village	Properties Listed in City Historic Resources Survey Database	Systematic Inventory Conducted	Historic Context Statement Prepared
23rd & Union-Jackson	X	X (as part of Central Area Survey)	X
Admiral	X		
Aurora-Licton Springs	X		
Ballard	X		
Bitter Lake	X		
Columbia City	X	X	X
Crown Hill	X		
Eastlake	X		
First Hill-Capitol Hill	X		
Fremont	X	X	X
Green Lake	X		
Greenwood-Phinney Ridge	X		
Lake City			
Madison-Miller	X	X (as part of Central Area Survey)	
Morgan Junction	X		
North Beacon Hill	X	X	X
North Rainier	X	X	X
Northgate	X		
Othello	X		
Rainier Beach	X		
Ravenna	X		
Roosevelt	X		
South Park	X	X	X
University Community	X	X	
Upper Queen Anne	X	X	X
Wallingford	X	X	X
West Seattle Junction	X	X	X
Westwood-Highland Park	X		

* Exhibit A.2 is an updated version of FEIS Exhibit 3.5-4, amended to reflect the inclusion of North Beacon Hill as a neighborhood where a Historic Context Statement has been prepared.

Limitations of the City of Seattle Historic Sites Survey Database

Limitations to the database must be considered when using this data as a source of information for environmental analysis. Survey and inventory efforts ideally are done on a continuous cycle, given that data should be updated every five to ten years to keep the data relevant and useful. Historic resources survey and inventory data is not static, and alterations, demolitions or other changes to sites and buildings that have occurred since the time of the survey are not reflected in the database. Inventoried resources that did not meet age thresholds when inventoried do not appear in the database. Entries into the database span the timeframe from 1991 to 2018.

As indicated at Exhibit A.2 only some geographic areas have been systematically inventoried. Unevenness of the geographic coverage means that the data aren't useful for a comparison of the quantity or concentration of potential historic resources from one area to another. Comparison of the concentration of surveyed sites between neighborhoods can be misleading because the relative number of survey/inventory sites in neighborhoods is more reflective of where surveys have been conducted and is not necessarily indicative of a greater or lesser concentration of historic resources.

Individual records in the database are completed to different levels of detail. Some entries where a complete inventory has been conducted are thoroughly researched, while others have only cursory notes. The varying level of information is due to limited time and resources. If the full time or budget to complete an inventory of a site is not available, surveyors sometimes still enter piecemeal information that they are able to obtain expediently.

City of Seattle Historic Sites Survey Database Use and Purpose

The purpose of the database is a repository of information that can be consulted as a starting point for planning purposes and for environmental review. The data is an appreciated resource utilized by residents, historical societies, and other people or groups interested in the history of the City. The database is used as a source of information to assist the City when conducting environmental review, and to advise property owners or community members on the potential eligibility of an individual resource for landmark designation or for potential historic district eligibility.

A resource's characterization in the database is not determinative of whether a resource is eligible for City of Seattle Landmark status. The sole process for determination of whether a resource should be designated is made by the Landmarks Preservation Board as part of the Landmarks nomination process. A resource's presence in the database is not by itself an indication of whether the resource has historical significance. The database is used in conjunction with a variety of other information in the process to determine whether a resource meets the criteria required for Landmarks designation.

Display of the City of Seattle Historic Sites Survey Database

Notwithstanding limitations, this addendum uses the survey inventory information for an augmented portrayal of the affected environment and consideration of the proposal's potential impact. The database was downloaded on December 10, 2018. There are several categories of information in the database as discussed below. Any of the sites in the database could potentially have been substantially altered or even demolished since data was entered.

Sites likely ineligible for Historic Landmark Status due to alteration. These are records of resources where a surveyor observed alterations of a structure that caused alteration to a degree that would likely render the resource ineligible for

designation as a City of Seattle Landmark under the architectural criteria. For this category, database records may contain a description of the property's features, and/or photos highlighting the altered or damaged characteristics.

Sites likely ineligible for Historic Landmark Status due to age at the time of survey. These are records of resources for which a surveyor reviewed the property to an unspecified level of detail and noted that due to the resource's age that the resource was not eligible. A structure must be at least 25 years old to be considered for City of Seattle Landmark designation. The database does not contain a consistent level of information on records in this category about the resource's historic characteristics.

Sites identified to "Hold" for future historic inventory. These are records for which an incomplete review of a resource has been conducted. Often surveyors have limited time or budget to complete fieldwork of all properties in an area. In these cases, the surveyor can make an incomplete observation of a resource, noting surface-level characteristics, that indicate potential for historic significance which might warrant completion of a full inventory. These records often contain a description of some of the property's features, and/or photos highlighting features that would indicate merit for further documentation with a complete inventory.

Sites with a historic inventory conducted. These are records for which a complete historic inventory has been conducted. A complete inventory typically includes a thorough observation and recording of the resource's characteristics, style, and history. A complete inventory should include information about a resource's exterior. A complete inventory also includes information about the site's history such as the architect or designer, owner, or relationship to communities or events of historic significance. These records typically contain several paragraphs of narrative information about the resource, and photographs.

For the purpose of this additional analysis two of the database categories are portrayed geographically on maps: "Sites identified to hold for future historic inventory" and "Sites with a historic inventory conducted". These categories are the focus, because they reflect resources that may have greater potential to be historically significant but are not yet protected as designated City of Seattle Landmarks. Properties in the "hold" category are somewhat more likely than other sites to have historical significance which could meet landmark criteria at some time in the future. Resources in the "historic inventory conducted" category can safely be assumed to be more likely than other resources to have historical significance that could meet the criteria for designation as a City of Seattle Landmark. Data in the two database categories are mapped for each MHA EIS alternative in the maps in the appendix, along with designated City of Seattle Landmarks, and NRHP Determined Eligible resources.

Mapping Approach

City of Seattle Landmarks, NRHP Determined Eligible resources, and locations in the City of Seattle Historic Sites Survey Database are mapped for each MHA EIS alternative at maps in the appendix to this addendum. The NRHP properties on these maps are also mapped at FEIS Exhibits 3.5-2 and Exhibit 3.5-3.

Together these datasets present a thorough picture of known and potential historic resources in the study area to date. The City of Seattle determined that mapping these three datasets together at a larger map scale than Exhibits 3.5-2 and 3.5-3 is the most effective and informative way to address a portion of the directive from the Hearing Examiner decision concerning mapping of City of Seattle Landmarks, and for minor correction to the mapping of NRHP Determined Eligible resources.

With all three datasets shown on the maps, it should be noted that, because the programs rely on individual nominations, and due to the allocation of resources for surveys and inventories, the locations of the resources or potential resources often reflect the efforts of individuals and organizations active in specific locations and neighborhoods. Therefore, a relative absence of mapped resources in a particular neighborhood should not be viewed as a confirmation of the lack of historic resources. Mapping is likely to overstate what appear to be differences between neighborhoods in their relative concentration of historic resources. As a result, decisions about the geography of MHA program application based on mapping should be made with caution.

National Register Historic Districts

Since the FEIS was published, two new National Register Historic Districts were designated and recognized by the Washington State Historic Preservation Office (SHPO), the Ravenna-Cowen North Historic District and the Mount Baker Park Historic District. Portions of both newly designated historic districts overlap with the study area. Limited areas in the Montlake Historic Districts are also in the study area. Several other National Register Historic Districts are present within Seattle but are not located within the FEIS study area. This addendum adds information to reflect the two new districts and provides further discussion of the existing Montlake Historic District. This additional analysis is not a direct result of the directive of the Hearing Examiner but is added to provide additional information.

FEIS page 3.297 discusses National Register Historic Districts within study area urban villages or expansion areas. Development in a National Register Historic District that is not a City of Seattle Historic District is not subject to a historic review process unless the site is a City Landmark or adjacent to a City Landmark. If SEPA review is required the potential impacts to a National Register Historic District could be considered, but no codified regulatory protection would be in place. If the project is subject to a Federal undertaking, potential impacts to the National Register Historic District would be considered under Section 106 of the National Historic Preservation Act.

Impacts

The discussion of impacts in this addendum focuses on information that is additional to the analysis in FEIS Section 3.5. FEIS Section 3.5 concluded that the MHA program could result in indirect significant impacts to historic resources. It stated that project level review is a basis for mitigating impacts to a non-significant level, and implementation of a combination of mitigation measures would be required to fully avoid significant impacts to historic resources.

Section 3.5 concluded that under MHA action alternatives urban villages that have significantly higher growth rates would have higher potential for significant impacts to historic resources. The threshold of a 50 percent or greater growth rate compared to No Action was established as an indicator that the urban villages would have greater likelihood of impact to historic resources. The EIS identified the urban villages under each alternative with high growth rates and discussed the context of historic resources and whether inventories have been conducted there. Urban villages with growth rates less than 50 percent would still be expected to have some impact to historic-ages properties.

The distribution of growth in urban villages varies across the action alternatives, however in the aggregate the estimated amount of total demolitions, including those that could affect historic resources, is roughly comparable in all the Alternatives. Although it is extremely difficult to predict a site-based redevelopment pattern given the uncertainties of markets and property owner decision over a long time period, analysis within Section 3.1 Housing and Socioeconomics of the FEIS includes an estimation of the number of demolished housing units under each alternative. As seen at Exhibit 3.1-41 the total number of demolished units under the No Action Alternative is 2,898, and this amount increases by no more than 132 units, or 4.5 percent in the high-end estimate, under any Action Alternative. Under the low-end scenario the amount of demolition is less in the action alternatives than under No Action. This estimation of demolitions is relevant to discussion of Historic Resources because an MHA zone change on or near an existing or potential historic resource would not by itself lead to a higher likelihood of redevelopment compared to the No Action Alternative, with any degree of certainty. The total amount of redevelopment sites that could affect individual properties is similar in the action alternatives and is not likely to be significantly greater than in no action (and may even be less).

While the total amount of redevelopment sites is similar in the action alternatives, the scale and intensity of development that occurs on redevelopment sites will be different. The FEIS concludes that MHA zone changes in the (M1) and (M2) tiers would result in greater likelihood of impact to historic resources due to scale changes compared to (M) tier zoning changes. The FEIS states indirect impacts could occur from larger scale development adjacent to a historic district, and it states that larger scale redevelopment could impact the character of a historic property or Landmark if the development occurs adjacent to it. The distribution and pattern of larger scale MHA zone changes varies between Alternatives, and FEIS Section 3.5 concludes that historic resources of all types could be impacted due to changes in the scale of development that will occur in an urban village under the different action alternatives.

The FEIS also concludes that redevelopment could result in significant adverse impact for properties that have the potential to be landmarks if the regulatory process governing the development does not require consideration of that property's potential eligibility as a Seattle Landmark. The FEIS highlighted projects exempt from SEPA review as a scenario where potential eligibility would not be considered. Even though the larger scale (M1) and (M2) zoning changes are more likely to result in impacts to historic resources due to scale changes, those same larger scale developments would also be more likely to trigger SEPA or DON historic reviews.

This addendum provides more detailed information about the nature of the potential impacts. It provides more granular mapping for clear identification of the locations where the described impacts could potentially occur. It provides more detailed analysis of the scenarios in which SEPA-exempt development would be likely.

Impacts Common to All Alternatives

Under all alternatives, redevelopment, demolition, alteration and new construction projects could occur and these projects could impact historic resources. Even without MHA, under existing zoning, existing market forces and pressure for redevelopment on properties in the study area suggest that the pressure on historic resources is likely to continue and increase over time.

Zoning changes to implement MHA under the action alternatives would allow for incrementally greater floor area, building height, and/or different allowed land uses in future developments on locations with Landmarks and NRHP Determined Eligible resources, as well as sites that are adjacent to or nearby Landmarks or NRHP Determined Eligible resources. There is potential for relatively greater indirect impact to Landmarks and NRHP Determined Eligible resources in cases where greater zone changes are proposed. The intensity of MHA zone change varies across the alternatives, and the degree of change can be summarized by the (M), (M1), and (M2) MHA zone tier (see discussion at FEIS Section 3.22 for overview of the scale of MHA capacity increases by MHA tier). Zone changes on properties with Landmarks or NRHP Determined Eligible resources are identified in each Action Alternative on maps in the appendix to this addendum. (M1) and (M2) tier capacity increases have potential for relatively more indirect impact to historic resources as a result of the potentially increased scale of future development. The analysis quantifies the number of Landmarks and NRHP Determined Eligible resources with larger (M1) and (M2) tier capacity increases. While the potential for impact is greater on sites of (M1) and (M2) tier capacity increases, the scale of that development would also be more likely to trigger SEPA review.

Impacts to City of Seattle Landmarks

Protection for resources already designated as City of Seattle Landmarks would continue to be in place under all alternatives. Development on City of Seattle Landmark sites must preserve features of historical significance as outlined in the Designation Report, Controls and Incentives Agreement and/or Designation Ordinance. Construction may still occur at a location with a Landmark causing some impact to the historic resource if the Certificate of Approval is not able to fully mitigate the impact. However, since Landmarks designation is the City's primary policy for protection of historic resources, impact from redevelopment that takes place per a Certificate of Approval is not considered to be significant.

Development that could take place adjacent to or across the street from a Landmark resource could lead to impacts under all Alternatives. As stated in the FEIS, (see page 3.305) for projects subject to SEPA, demolition or substantial modification to buildings over 50 years of age that are adjacent to or across the street from a designated City of Seattle Landmark are subject to Department of Neighborhoods review. The project level review process would mitigate the effects of development at locations that affect the setting of a Landmark, by encouraging design of the new development in a way that minimizes negative impacts to the integrity or vistas of the nearby City of Seattle Landmark. Still the redevelopment may cause impacts to the City of Seattle Landmark if the scale relationships, incongruity of design, or obscuring of the visual prominence of the City of Seattle Landmark can't be entirely mitigated by the processes outlined in the SEPA Policies.

Development of the larger scale or more intense variety would be more likely to undergo SEPA review. A section of the addendum below addresses specific SEPA exempt development scenarios.

Redevelopment near a Landmark is less likely to have adverse effects than redevelopment on the site of the Landmark itself. If no historic review is in place for redevelopment near a Landmark, there is potential for adverse impact in a narrow range of circumstances that are not typical. A Landmark's setting as it extends onto adjacent properties is only a factor for the Landmark's significance in some cases where adjacent features are "related" to the Landmark. Redevelopment adjacent to a Landmark would not necessarily cause impact to a Landmark's integrity. Most Landmarks in the study area are buildings within a context of other adjacent structures or lots that may have no meaningful relationship to the Landmark. Adjacent redevelopment would not alter aspects such as the distinctive architectural features, finishes, or colors of the Landmark. Secretary of the Interior Standards recognize new development that is differentiated from the old as an acceptable design approach. For a significant adverse impact to be present, adjacent redevelopment would need to be of a scale, size or massing that causes substantial harm to the integrity of Landmark's environment, such as detracting from the Landmark's prominence as a spatial location or reducing the degree to which it is an easily identifiable feature of the neighborhood. Given the factors limiting prevalence of the scenario, including the likelihood of development at that scale having project level review, and the uncertain nature of future development and the degree to which design would be sympathetic to the landmark, potential adverse impacts from redevelopment near a Landmark under the alternatives is not considered to be significant at the programmatic level of the FEIS.

While the circumstances under which redevelopment adjacent to a Landmark is exempt from historic review and would also cause major massing and scale conflicts are limited, this addendum provides granular information on the specific locations where those impacts could occur under each alternative. MHA zoning changes would allow for a greater scale of redevelopment on some sites near landmarks compared to No Action, particularly where larger scale (M1) and (M2) zoning changes are proposed. Redevelopment under zones with large scale (M1) and (M2) zoning changes is also more likely to trigger historic review processes. Maps in the appendix to this addendum; Exhibits A.5, A.6, and A.7; and associated text provide the relevant information.

Impacts to NRHP Determined Eligible Resources

NRHP Determined Eligible resources are known resources determined to have historic or cultural significance that is worthy of preservation protections and/or incentives. Under all alternatives NRHP Determined Eligible resources that are not City of Seattle Landmarks are at risk of impact due to redevelopment or renovation, particularly when a project is not subject to SEPA or DON review. A section of the addendum below addresses specific SEPA exempt development scenarios. The FEIS indicates that these impacts are potentially significant. NRHP Determined Eligible resources that are not Landmarks are eligible for State and Local preservation incentives but do not have regulatory protection of historic features in place at the time of project level review, absent federal nexus or state funding.

Similar to Landmarks, development on or near an NRHP Determined Eligible resource that is a different scale or architectural style than the resource could cause adverse impacts by altering the context or obscuring the resource's visibility or prominence. If SEPA review is in place, there would be some consideration of the adjacent NRHP Determined Eligible resource pursuant to the historic resources section of the SEPA checklist. However, it is not common to impose substantial mitigation on a development that is adjacent to an NRHP Determined Eligible resource if it is not also a

Landmark. Indirect impacts from development near NRHP sites are expected under all alternatives. Several religious facilities are NRHP Determined Eligible Resources. Due to State case law, religious facilities are not subject to being Landmarked without their agreement. Therefore, NRHP designation provides less protection for religious facilities than for other resources, because the religious institution could choose to redevelop a Determined Eligible Resource prior to Landmark designation.

Maps and tables in this addendum provide information on the specific locations where impacts to NRHP Determined Eligible Resources due to incrementally greater scale of development could occur under each alternative.

SEPA-Exempt Development

Redevelopment that is exempt from SEPA review and is adjacent to or across the street from designated Landmarks could cause an impact to the setting of a Landmark that could impact its integrity. Likewise, SEPA exempt redevelopment on or near an NRHP Determined Eligible resource could cause impact to the historic resource. Under all alternatives, including the No Action Alternative, some SEPA exempt redevelopment or alteration of properties adjacent to or across the street from Landmarks and on or near NRHP Determined Eligible resources is expected.

It is impossible to predict the site sizes, or future development configurations that will take place, and these could vary widely. For some properties, changes to zoning under an Action Alternative could increase the likelihood of small-scale development that remains under the SEPA review threshold compared to No Action. In other instances, MHA zone changes may lead to larger-scale development on sites that would exceed a SEPA review threshold under an Action Alternative, compared to development that would not exceed SEPA review thresholds under existing zoning.

A review of the thresholds for SEPA exempt development is included below at Exhibit A.3 to provide information about the zones where SEPA exempt development is relatively more likely under the action alternatives. Development standards from the action alternatives are used (see Appendix F) and locations of zones can be seen at maps in Appendix H. Thresholds for SEPA exemption are codified at SMC 25.05.800 and are based on the number of residential units or amount of commercial gross square feet in proposed development. Exemption thresholds are higher for designated urban centers and thresholds further vary depending on whether the urban center has exceeded a Comprehensive Plan growth estimate. Northgate, University Community, and Capitol Hill-First Hill are the only urban centers in the study area, and all other locations would fall under the SEPA threshold category Outside of Urban Centers. None of the Urban Centers in the study area have exceeded Comprehensive Plan growth estimates to date.

Exhibits A.3 and A.4 summarize zones in which new development is relatively more likely (compared to development in other zones) to fall below SEPA thresholds given the FAR limits proposed in the Action Alternatives and assumptions about average unit sizes. The number of residential units or square footage of commercial development was estimated for a typical development scenario in each zone for four lot size scenarios: 5,000, 10,000, 20,000, and 40,000 square feet, then compared to the SEPA threshold for the zones.

Exhibit A.3 Likely SEPA-Exempt Development Scenarios in Residential, Mixed Use or Commercial Development

Outside urban centers	Within urban centers where growth estimates have not been exceeded
<ul style="list-style-type: none"> • Residential Small Lot (RSL) zones on lots less than 10,000 square feet • SM-RB 55 zones on lots less than 20,000 square feet • SM-RB 85 and SM-RB125 zones on lots less than 10,000 square feet 	<ul style="list-style-type: none"> • RSL on lots less than 10,000 square feet • Lowrise and Midrise zones • Highrise zones on lots less than 20,000 square feet • Commercial and Neighborhood Commercial zones with heights of 65 feet or less • Commercial and Neighborhood zones with heights greater than 65 feet on lots less than 40,000 square feet • SM-D and SM-NR zones on lots less than 40,000 square feet • SM-RB zones

Exhibit A.4 Likely SEPA-Exempt Development Scenarios Single-Purpose Commercial Development

Outside urban centers	Within urban centers
SM-RB 55 zones on lots less than 10,000 square feet	None

As noted above, the thresholds for exemption from SEPA distinguish between those sites that are inside and outside Urban Centers. In most of the study area that is not in an urban center, a potential SEPA-exempt scenario that is more likely to lead to redevelopment that is SEPA-exempt is the rezone to the RSL on lots less than 10,000 square feet (which would be below the threshold because there would be less than four housing units). Historic resources in all urban villages or urban village expansion areas with proposed RSL zoning could be subject to indirect impact. However, because most areas proposed to be rezoned to RSL are currently zoned single-family - which allows new construction of single-family homes that may replace an existing home - alteration or demolition of property under existing zoning in the No Action Alternative is also possible. Development standards of the RSL zone are intended to be compatible with an existing single-family context and project design may or may not be sympathetic to historic fabric in the area. Some indirect impacts to historic resources from this scenario are expected under all Action Alternatives where RSL zoning is proposed. The other zones outside of urban centers where SEPA-exempt development is likely are the Seattle Mixed Rainier Beach zones. Impacts from SEPA exempt development could occur in the Rainier Beach zones. Although no known historic resources are located in the Rainier Beach zones, a historic inventory has not yet been conducted.

Within urban centers, a much broader range of zones would create potential development that would be exempt from SEPA. SEPA exempt development is expected under all alternatives in the First Hill-Capitol Hill, Northgate, and portions of the University District urban center that is in the study area. Of the urban centers, First Hill-Capitol Hill contains a high density of historic resources that could be impacted indirectly by SEPA exempt development. The First Hill-Capitol Hill Urban Center has additional regulatory protections and incentives for historic resources in place. In Capitol Hill, there is an existing Pike/Pine Conservation Overlay District, and in First Hill incentive zoning includes Transfer of Development Potential (TDP) program to incentivize preservation of landmarks. Both programs have already resulted in preservation of Landmarks or

historic features of character structures and it is expected this would continue with the redevelopment that occurs under action alternatives. The Pike/Pine Conservation Overlay District is an integrated feature of the proposal, and retention of the zoning incentives for TDP in First Hill is a recommended mitigation measure.

Impacts Relative to Historic Resources Survey Database Sites

When information from a historic survey or inventory is available there is more documentation available to inform property owners, the public, DON historic resources staff, and Landmarks Preservation Board members about the potential for historic resources. Therefore, urban villages or neighborhoods with higher concentrations of inventoried resources have nominally greater historic resources protection due to the relatively higher awareness of historic information in the neighborhood. With more historic resources information reviewers have better understanding of context, so they can consider the uniqueness or local significance of a potential resource. Conversely, neighborhoods or locations with less inventory work conducted may be slightly more susceptible to loss of historic resources that are potential Landmarks because less documentation of historic resources is available. Exhibit A.2 above lists the urban village areas where historic context statements and inventories have been prepared.

Locations with high concentrations of "hold" or "inventoried" resources may have a higher potential for historic resources that could meet the criteria for designation as a Landmark in the future and are not yet designated, and the concentration could indicate greater potential for a historic district. Potential for impact to these resources due to development is more likely in scenarios where development would be below the SEPA threshold. Impacts to potential future landmarks are possible under all alternatives, including the No Action alternative.

The presence of a record in the City database as "inventoried" or "hold" on its own is not a reliable indicator that a potential Landmark is present. Preparation of historic resources surveys is largely dependent on organizations and individuals that are focused on specific neighborhoods, and therefore comparing the concentration of database sites between neighborhoods can be misleading as to the relative absence of resources across neighborhoods. Given the factors described above and data limitations, the presence of an inventoried or hold site in the database within an MHA implementation area is not considered to constitute an adverse impact. Nonetheless, for background information purposes, the maps in the appendix to this addendum show the location of the City's historic inventory database sites.

Impacts to National Register Historic Districts

At the time the FEIS was published, none of the alternatives proposed MHA zoning changes within the boundaries of the eight designated Seattle historic districts or within the seven National Register Historic Districts that are located within and are abutting the study area. (FEIS page 3.305). Since the FEIS was published, two new National Register Historic Districts have been recognized: the Mount Baker Park Historic District and the Ravenna-Cowen North Historic District. Neither of the new districts is a City of Seattle Historic District. Both are addressed in greater detail below under the discussion of impacts for each EIS alternative.

Historic districts are defined by a geographical distribution of resources. Redevelopment in the historic district that decreases the historic fabric of a neighborhood is likely to occur if historic buildings are redeveloped or demolished and new buildings are constructed that are not architecturally sympathetic to the existing historic characteristics of the neighborhood. As a neighborhood's concentration of historic structures decreases it is less likely to continue meeting eligibility criteria as a National Register Historic District as described at FEIS 3.306. Development under all alternatives, including replacement or alteration of homes under existing SF 5000 zoning in the No Action Alternative, could adversely

affect the overall cohesiveness of the historic district if historic resources are altered or demolished and new buildings are constructed that are not architecturally sympathetic to the existing historic characteristics of the neighborhood (see also FEIS at pages 3.305 - 3.306). Redevelopment at an incrementally greater scale than the existing pattern of structures has a higher likelihood of being unsympathetic to existing context. There is potential for adverse impact from such development in National Register Historic Districts that are not City of Seattle Historic Districts. The FEIS considered that there could be additional impacts in potential newly-created historic districts, consistent with the scenario presented in this addendum. (See FEIS 3.305).

National Register Historic District status promotes higher awareness of historic fabric afforded by district status; individual historic resources in historic districts may be eligible for State and local preservation incentives, which could provide some measure of mitigation. However, indirect impacts to historic resources are expected under all alternatives if infill development within a National Register Historic District takes place in a way that is out of scale or not architecturally sympathetic to its surroundings and therefore erodes the National Register Historic District's integrity of setting or place.

Under Alternative 2, 3 and Preferred, the Roosevelt urban village boundary would extend further into the Ravenna-Cowen North Historic District, and the North Rainier Urban Village Boundary would extend into the Mount Baker Park Historic District. Where (M1) or (M2) tier zoning changes are proposed in these expansion areas there is potential to lead to an incrementally greater scale of development compared to No Action, which could be less congruous with the architectural characteristics of the districts. The degree of incremental scale that could be conveyed by MHA implementation and the extent of the village expansion into the districts varies across the action alternatives and is discussed below for each alternative. Indirect impacts to the district could also occur due to future development where a portion of the National Register Historic District is already within an urban village, and an (M1) or (M2) tier MHA zoning change would allow for incrementally greater scale of development. The only place this occurs under the proposal is in a portion of the newly designated Ravenna-Cowen North Historic District that is within the Roosevelt Urban Village.

MHA (M) tier zoning capacity increases are proposed under Action Alternatives 2, 3 and the Preferred Alternative for multifamily and commercially zoned lands that are outside of urban villages. These types of zoning changes would occur within the Montlake Historic District in the same configuration under all three action alternatives affecting five land parcels near Montlake Blvd. E. and Montlake Pl. E., and eleven parcels of land near E. Lynn St. and 24th Ave. E. The (M) tier zoning changes in these locations are a height increase of 10 feet or less, and would not result in more than a minor impact under any of the alternatives.

Impacts of Alternative 2

City of Seattle Landmarks and NRHP Determined Eligible Resources

Under Alternative 2, MHA zone changes could cause an incrementally greater scale of redevelopment compared to the No Action alternative. As discussed above, redevelopment at the location of a Landmark could cause adverse impacts to the Landmark if not fully mitigated by the Certificate of Approval. Redevelopment near a Landmark or NRHP Determined Eligible resource could impact the resource, particularly if the redevelopment is not subject to SEPA and DON review. NRHP Determined Eligible resources, sites that are potentially historic resources as identified in the City's database, and sites that contain buildings or structures that are 50 years old or older that may also be eligible, that are not City of Seattle Landmarks are at risk of impact due to redevelopment of the site, particularly where not subject to SEPA and DON review.

There is higher potential for adverse impacts from development in higher MHA zone tier ((M1) or (M2)) areas where it would occur near, or on the site of, a Landmark or an NRHP Determined Eligible resource. Exhibit A.5 below lists the number of City of Seattle Landmarks and NRHP Determined Eligible resources by MHA Tier for study area urban villages under Alternative 2. Maps in the appendix show the location of the Landmarks and NRHP Determined Eligible resources. Maps in the appendix allow identification of any instances where the proposed MHA zoning designation is different on properties adjacent to or across the street from the resource.

Exhibit A.5 Alternative 2 - City Landmarks and NRHP Determined Eligible Resources by MHA Tier Capacity Increase

Urban Village	City of Seattle Landmarks			NRHP Determined Eligible Resources		
	(M)	(M1)	(M2)	(M)	(M1)	(M2)
23rd & Union-Jackson	10	7	-	13	2	-
Admiral	3	-	-	1	-	-
Aurora-Licton Springs	1	-	-	-	-	-
Ballard	5	-	-	5	-	-
Bitter Lake	-	-	-	3	-	-
Columbia City	-	-	-	6	-	-
Crown Hill	-	-	-	-	-	-
Eastlake	7	-	-	21	-	-
First Hill-Capitol Hill	22	13	-	61	31	-
Fremont	4	-	-	1	-	-
Green Lake	2	-	-	2	-	-
Greenwood-Phinney Ridge	1	-	-	2	-	-
Lake City	2	-	-	-	-	-
Madison-Miller	1	-	-	7	-	-
Morgan Junction	1	-	-	3	-	-
North Beacon Hill	1	-	-	1	2	2
North Rainier	1	-	-	9	-	-
Northgate	-	-	-	1	-	-
Othello	-	-	-	2	-	1
Rainier Beach	1	-	-	-	-	-
Roosevelt	-	-	-	6	16	2
South Park	2	-	-	1	-	-
Upper Queen Anne	3	-	-	3	-	-
Wallingford	3	-	-	3	-	-
West Seattle Junction	2	-	-	-	-	-
Westwood-Highland Park	-	-	-	-	1	-

Note: Sites in zones where an MHA zone capacity increase would not affect the scale of potential redevelopment, including publicly owned schools that would not be redeveloped, and sites within a Major Institutional Overlay governed by other redevelopment standards are not counted in the table, though the sites are indicated on maps in the appendix.

Note: Shaded rows indicate urban villages with Landmarks or NRHP Determined Eligible Sites in an (M1) or (M2) MHA zone change area.

Under Alternative 2, six urban villages have City of Seattle Landmarks or NRHP Determined Eligible resources in locations with a proposed (M1) or (M2) tier that would lead to a higher potential for impact to setting or context of a landmark or

NRHP Determined Eligible resource if redevelopment occurs under the alternative: 23rd and Union-Jackson, First-Hill Capitol Hill, North Beacon Hill, Othello, Roosevelt, and Westwood Highland Park. Discussion below highlights locations and resources in these villages with (M1) or (M2) tier zoning change areas where adverse impact is more likely, although it is not practical to describe every single scenario and maps in the appendix should also be consulted.

23rd & Union-Jackson: Of the seven City of Seattle Landmarks in an (M1) zoning change area identified in the table above for the 23rd & Union-Jackson urban village, six are single-family home structures in the Victorian architectural style near the southeast corner of 23rd Ave. and Marion St. These homes are a part of the Twenty-third Avenue Houses Group City of Seattle Landmark - a group of homes designated in 1979. Zoning of these sites and their vicinity would change from SF 5000 to LR1 under the alternative. The seventh City of Seattle Landmark identified in the table is the City Light electrical substation at 23rd and E. Pine St. The substation is not expected to be impacted by a zoning change because it is a publicly owned property in utility use unlikely to redevelop, and because its occupation of the bulk of an entire city block renders its presence unlikely to be diminished by adjacent development.

First Hill-Capitol Hill: Of the thirteen City of Seattle Landmarks in an (M1) zoning change area identified in the table for First Hill-Capitol Hill, eight are in existing multifamily residential neighborhoods in the area generally bounded by E. Thomas St. and E. Pine St. Landmark buildings here include historic masonry multifamily structures such as the Hillcrest Apartments (1909), residential structures that have been converted to other uses such as the Gaslight Inn/Singermann House (1910), and religious institutions such as the First Church of Christ Scientist. Three of the Landmarks in an (M1) zoning change area are in a cluster of resources including NRHP Determined Eligible resources and Landmarks in an existing multifamily residential neighborhood at the north edge of the urban village in blocks to the south and north of E. Roy St. Resources here include masonry multifamily buildings such as the Anhalt Apartments (1930), and smaller wood framed multifamily structures such as the Vender Meulen Fourplex (1923), and the Peterson Apartments (1925). In both areas existing zoning is LR3 and would be converted to the MR zone in the alternative. The remaining two Landmarks in the (M1) zoning change area are Pantages House at the corner of E. Denny Way and Harvard Avenue, and the Lincoln Reservoir. Pantages House was already developed in the mid 2000's with multifamily housing on the site that is owned by a not for profit affordable housing provider, while the historic residence was concurrently preserved. It is unlikely to be further affected by the proposed MHA zone change because further redevelopment within twenty years is unlikely. The Lincoln Reservoir, within a publicly owned park property that occupies a full city block is also not expected to be impacted by the MHA zone change, because development in the park is not expected, and the site is buffered from adjacent areas by rights of way.

A total of thirty-one NRHP Determined Eligible resources are in the (M1) zoning change area as identified in the table. Fourteen of these are generally within the Broadway Ave. E. corridor between E. Pine St. and E. Republican St. Several of the buildings in this area are one to six story retail and mixed-use structures that front onto Broadway and were built in the early part of the 20th century, such as the Wilshere Building (1903), and the Capitol Building (1924). While others such as Dick's Drive In (1955) and the US Post Office (1951) are mid-century structures. Due to a unique existing zoning condition on Broadway that allows for 65-foot high residential development in the existing NC-40 zone, the effective zoning increase from Alternative 2 on these resources is a ten-foot height increase and would not be expected to have more than a minor impact compared to the No Action Alternative.

Fourteen of NRHP Determined Eligible resources in the (M1) zoning change area are in the multifamily residential area at the north edge of the urban village described in the discussion of City of Seattle Landmarks for that vicinity. Aside from these, the remaining NRHP Determined Eligible resources in the (M1) zoning change are the Figaro Apartments (1914) and

the Astor Court Apartments (1926), which are both three story masonry structures, and the Tudor Manor apartment court on 14th Ave. E. near E. Denny Way. These three resources are in an existing LR3 zone that is proposed for MR under the alternative.

North Beacon Hill: Two NRHP Determined Eligible resources are in an (M2) MHA rezone area. One is the El Centro De La Raza building which is in non-profit ownership and has recently had co-development on the site. The resource and on-site co-development occupy the full block and no further impact from proposed zoning change is expected due to buffering of adjoining areas by right of ways and because the scale of the existing structure is much larger than structures in adjacent areas. The second resource in an (M2) rezone area is St. Peter's Catholic Church at 2807 15th Ave. S. The brick church is in an existing SF 5000 zone that would be rezoned to LR3. Development adjacent to the site under proposed zoning could adversely impact the resource if designed in a manner that reduces the visibility or prominence of the church or is in a style or material unsympathetic to the church structure.

Two NRHP Determined Eligible resources are in an (M1) MHA rezone area. One is a single-story commercial structure at 2519 15th Ave. S. The proposed zoning change is from NC-65 to NC-75, an increment of ten additional feet, which is not expected to cause more than a minor impact compared to redevelopment that could occur under existing conditions. The second is a brick single-family home structure at 3401 15th Ave. S. in an area of existing SF 5000 zoning that is proposed for LR1 under the alternative.

One City of Seattle Landmark, the Beacon Hill First Baptist Church, is across the street from an (M2) MHA zone change under Alternative 2. Land across 16th Ave. S. from the church would be changed from SF 5000 to LR3 zoning. Redevelopment under proposed zoning across the street from the church could be at a significantly larger scale than the existing context of single-family homes. However, the properties across the street from the church are not a major aspect of the Landmark's significance, and redevelopment on them would be physically separated from the church structure by a street right of way. Redevelopment directly across the street from the Landmark would be subject to DON historic review. Therefore, impacts to the First Baptist Church are not expected to be significant.

The Beacon Hill Garden House at 2336 15th Ave. S. is currently undergoing the Landmark nomination process. Under Alternative 2, land across the alley to the east would be rezoned from SF 5000 to LR2. Redevelopment under proposed zoning across the alley from the garden house could be at a larger scale than the existing context of single-family homes. The properties across the alley from the garden house are not a major aspect of the potential Landmark's significance. Redevelopment on properties across the alley would be physically separated from the garden house by the alley and the garden house's on-site parking lot. If the garden house is landmarked, redevelopment directly across the alley would be subject to DON historic review. Therefore, impacts to the garden house are not expected to be significant.

Othello: There is one NRHP Determined Eligible Resource in an (M2) MHA rezone area under Alternative 2. A craftsman style single-family home at 3928 S. Eddy St. is in an area of existing SF 5000 zoning that would be rezoned to LR3. If redevelopment occurs under the proposed zoning there would likely be impact to the resource due to the effects of greater scale.

Roosevelt: In Roosevelt two NRHP Determined Eligible resources are within an (M2) MHA zoning change area, and sixteen are in an (M1) MHA zone change area. The two resources in the (M2) area, and five of the resources in the (M1) area are in the blocks south of Roosevelt High School. These are single-family home structures built in the early part of the 20th century, although the area is already zoned for multi-story mixed use development. The MHA zoning change is not as large as the

(M1) and (M2) suffix suggests — a change of ten feet in allowed height from the NC-65 to NC-75. Under existing zoning, the area already has incentive zoning that requires affordable housing due to a rezone in 2012. To reflect the capacity increase conveyed by the prior rezone, a relatively higher MHA contribution amount is ascribed under the MHA rezone with an (M1) or (M2) suffix, even though the effect of the MHA rezone itself is only a one-story increase.

Fourteen NRHP Determined Eligible resources are within an (M1) MHA rezone area generally flanking 12th Ave. and Brooklyn Ave. NE corridors, south of NE 65th St. These are a group of single-family residences built in the early 20th century in styles including craftsman and Tudor. The proposed zone change is from SF 5000 to the LR1 zone, creating potential for adverse impact to resources if new development is a larger scale and occupies greater portions of lots than the existing structures in the area. One NRHP Determined Eligible resource is a home at on NE 68th St. that is already in a mixed-use commercial zone. One NRHP Determined Eligible resource is in the urban village expansion area and would be rezoned from SF- 5000 to RSL.

Westwood-Highland Park: There is one NRHP Determined Eligible Resource in an (M1) MHA rezone area under Alternative 2. The St. James Lutheran Church is currently in a SF 5000 zone that would be rezoned to LR2. The church is a significantly larger scale than surrounding home structures and occupies a prominent corner location. As a result, redevelopment under the proposed MHA rezone in the vicinity would not be expected to cause more than minor impacts to the resource.

National Register Historic Districts

Mount Baker Park Historic District: Under Alternative 2 the North Rainier urban village would expand east of 30th Ave. S into the Mount Baker Park Historic District. Two blocks within the expansion area would be rezoned from SF 5000 to RSL, which would be an (M) tier MHA zoning change, and three blocks within the urban village expansion would be rezoned from SF 5000 to LR1, an (M1) tier zoning change. These areas include a concentration of existing single-family residences from the early 20th century.

Potential redevelopment in the RSL zone under the alternative would be at a similar scale to the existing historic structures but could lead to reduced setback spaces and a greater density of structures on site. Potential future SEPA exempt redevelopment in the RSL zone has the potential to create impacts to the district, but those impacts would not be significant because any redevelopment allowed under RSL would be similar in scale to the existing zoning. Relative to the potential redevelopment that could occur under existing SF 5000 zoning, redevelopment under proposed RSL zone would have a similar likelihood of being contextual and sympathetic to the historic scale and architectural style of homes in the district, and therefore impacts are not significant.

Potential redevelopment under the (M1) MHA tier zoning changes in the three-block LR1 zoned area, could be at a scale that is different from the area's historic configuration of buildings including smaller setbacks and structures with greater bulk than existing homes. If affecting contributing structures, the redevelopment could erode cohesiveness of the district. (See also FEIS 3.305-3.306.) Most redevelopment in the LR1 zone would be subject to SEPA review such that the project's impacts would be considered at the time of project review. If mitigation measures described in the FEIS and addendum are not adopted, and if development is not subject to project level review, impacts from potential redevelopment under this (M1) tier zoning change in the district could be significant. (See also discussion at FEIS 3.126.)

Ravenna-Cowen North Historic District - Under Alternative 2 the Roosevelt urban village would expand east of 15th Ave. NE to include one block in the historic district. Additionally, seven and one-half blocks within the existing Roosevelt urban

village are within the historic district. Both areas include a concentration of existing single-family residences from the early 20th century.

In the urban village expansion area, all proposed zone changes are (M) tier MHA zone changes and would be at a similar scale to the existing structures, including potential redevelopment on fourteen residential parcels that would be rezoned from SF 5000 to RSL. Redevelopment could lead to reduced setback spaces and a greater density of structures on site. Potential future SEPA exempt redevelopment has the potential to create impacts to the district, but those impacts would not be significant because any redevelopment allowed under RSL would be similar in scale to the existing zoning. Relative to the potential redevelopment that could occur under existing SF 5000 zoning, redevelopment under proposed RSL zone would have a similar likelihood of being contextual and sympathetic to the historic scale and architectural style of homes in the district, and therefore impacts are not significant.

Within the existing Roosevelt urban village, proposed zone changes on four of the blocks would be from SF 5000 to RSL and three and one-half blocks would be rezoned from SF 5000 to LR1. Potential redevelopment in both zoning change areas could be different from the area's historic scale including smaller setbacks and structures with greater bulk than existing homes, with the effects being greater in the LR1 zone. If affecting contributing structures, the redevelopment in the proposed LR1 zone could erode cohesiveness of the district. (See also FEIS 3.305-3.306.) Most redevelopment in the LR1 zone would be subject to SEPA review such that the project's impacts would be considered at the time of project review. If mitigation measures described in the FEIS and addendum are not adopted, and if development is not subject to project level review, impacts from potential redevelopment in areas of (M1) tier zoning changes in the district could be significant. (See also discussion at FEIS 3.134.)

Impacts of Alternative 3

City of Seattle Landmarks and NRHP Determined Eligible Resources

Under Alternative 3 MHA zone changes could cause an incrementally greater scale of redevelopment on sites as compared to the No Action alternative. As discussed above, redevelopment at the location of a Landmark could cause adverse impacts to the Landmark if not fully mitigated by the Certificate of Approval. Redevelopment near a Landmark or NRHP Determined Eligible resource could impact the resource, particularly if the redevelopment is not subject to SEPA and DON review. NRHP Determined Eligible resources, sites that are potentially historic resources as identified in the City's database, and sites that contain buildings or structures that are 50 years old or older that may also be eligible, that are not City of Seattle Landmarks are at risk of impact due to redevelopment of the site, particularly where not subject to SEPA and DON review.

There is higher potential for adverse impacts from development in higher MHA zone tier ((M1) or (M2)) areas where it would occur near, or on the site of, a Landmark or an NRHP Determined Eligible resource. Exhibit A.6 below lists the number of City of Seattle Landmarks and NRHP Determined Eligible resources by MHA Tier for study area urban villages under Alternative 3. Maps in the appendix show the location of the Landmarks and NRHP Determined Eligible resources. Maps in the appendix allow identification of any instances where the proposed MHA zoning designation is different on properties adjacent to or across the street from the resource.

Exhibit A.6 Alternative 3 - City Landmarks and NRHP Determined Eligible Resources by MHA Tier Capacity Increase

Urban Village	City of Seattle Landmarks			NRHP Determined Eligible Sites		
	(M)	(M1)	(M2)	(M)	(M1)	(M2)
23rd & Union-Jackson	16	1	-	13	2	-
Admiral	2	1	-	-	1	-
Aurora-Licton Springs	1	-	-	-	-	-
Ballard	5	-	-	5	-	-
Bitter Lake	-	-	-	3	-	-
Columbia City	-	-	-	6	-	-
Crown Hill	-	-	-	-	-	-
Eastlake	4	3	-	5	16	-
First Hill-Capitol Hill	34	1	-	83	9	-
Fremont	1	2	1	1	-	-
Green Lake	-	2	-	-	2	-
Greenwood-Phinney Ridge	1	-	-	2	-	-
Lake City	2	-	-	-	-	-
Madison-Miller	-	1	-	6	1	-
Morgan Junction	1	-	-	3	-	-
North Beacon Hill	1	-	-	1	2	1
North Rainier	1	-	-	9	-	-
Northgate	-	-	-	1	-	-
Othello	-	-	-	-	-	-
Rainier Beach	1	-	-	-	-	-
Ravenna	-	-	-	-	-	-
Roosevelt	-	-	-	-	21	3
South Park	-	-	-	1	-	-
Upper Queen Anne	3	-	-	3	-	-
Wallingford	3	-	-	3	-	-
West Seattle Junction	2	-	-	-	-	-
Westwood-Highland Park	-	-	-	1	-	-

Note: Sites in zones where an MHA zone capacity increase would not affect the scale of potential redevelopment, including publicly owned schools that would not be rezoned, and sites within a Major Institutional Overlay governed by other redevelopment standards are not counted in the table, though the sites are indicated on maps in the appendix.

Under Alternative 3, nine urban villages have City of Seattle Landmarks or NRHP Determined Eligible resources in locations with a proposed (M1) or (M2) tier that could lead to a higher potential for impact to setting or context of a Landmark or NRHP Determined Eligible resource if redevelopment occurs under the alternative. These villages are indicated with shading in Exhibit A.6 above. In Alternative 3, high opportunity urban villages have relatively greater MHA zone changes compared to Alternative 2, as more development capacity is added to urban villages with high access to opportunity and low displacement risk in Alternative 3. Because of this, Landmarks and NRHP Determined Eligible resources have a greater risk of impact from redevelopment. Discussion below highlights locations and resources in these villages with the (M1) or (M2) tier zoning change areas where adverse impact is more likely, although it is not practical to describe every scenario and maps and tables in the appendix should also be consulted.

23rd & Union-Jackson: The only Seattle Landmark that is in an (M1) rezone area under Alternative 3 is the City Light electrical substation at 23rd Ave. and E. Pine St. As discussed for Alternative 2 the substation is not expected to be impacted by a zoning change. Two NRHP Determined Eligible resources would be in an (M1) rezone area. One is the Richlin's Grocery building near 23rd Ave. and Union St., which would remain in a Neighborhood Commercial zone but have a height limit increase from a 30 to a 55-foot height limit. The other is the single-family home at 906 23rd Ave. S. which would have a zoning change from the SF 5000 to the LR1 zone.

Admiral: In Admiral, the City of Seattle Landmark Admiral Theatre would be in an (M1) tier zone change under Alternative 3. Zoning would change for the site and its vicinity from Neighborhood Commercial with a 40-foot height limit to Neighborhood Commercial with a 75-foot height limit.

Eastlake: In Eastlake under Alternative 3, three City of Seattle Landmarks and nine NRHP Determined Eligible resources would be in an (M1) MHA rezone area. The NRHP Determined Eligible resources are existing multifamily and single-family residential structures generally with two to four stories that were built in the early 20th century along the Franklin Ave. E. and Boylston Ave. E. corridors. Proposed zoning changes are from the existing LR3 zone to the MR zone, and from the existing LR2 zone to the LR3 zone in these areas.

The two City of Seattle Landmarks that would be in the (M1) MHA rezone area are the Seward School, and the Nelson/Steinbreuck House on Franklin Ave. E. The area would be changed from an existing LR2 zone to the LR3 zone.

First Hill-Capitol Hill: Fewer City of Seattle Landmarks and NRHP Determined Eligible resources would be impacted under Alternative 3 compared to Alternative 2. One City of Seattle Landmark, Pantages House, would be in an area with an (M1) MHA rezone. As discussed above for Alternative 2 It is unlikely to be further affected by the proposed MHA zone change due to recent co-development on site that preserved the resource.

NRHP Determined Eligible resources with an (M1) MHA rezone include mixed-use and commercial buildings along Broadway Ave. E. generally between E. Pine St. and E. Harrison St. Several of the buildings in this area are one to six story retail and mixed-use structures that front onto Broadway and were built in the early part of the 20th century such as the Capitol Building (1924). Others such as Dick's Drive In (1955) and the US Post Office (1951) are mid-century structures. Due to a unique existing zoning condition on Broadway that allows for 65-foot high residential development in the existing NC-40 zone, the effective zoning increase from Alternative 3 on these resources is a ten-foot height increase and would not be expected to have more than a minor impact compared to the No Action Alternative.

Fremont: Two City of Seattle Landmarks in Fremont, the Fremont Hotel, and the B.F. Day Elementary School would be in an (M1) area. The zoning change for the B.F. Day Elementary School and vicinity would be from LR2 to LR3 but would not be expected to impact the publicly owned school site because redevelopment of the school property which occupies a full block is unlikely. The Fremont Hotel zoning would change from NC-40 to NC-75. One City of Seattle Landmark, at Woodland Park Ave. N. and N. 38th St., is a one-story mid-20th century office structure and would be in an (M2) capacity increase area. The site and vicinity would be rezoned from a Commercial zone with a 40-foot height limit to a Neighborhood Commercial zone with a 75-foot height limit (NC-75).

Green Lake: Two Landmarks in Green Lake would be in an (M1) area. The Green Lake Library is in an existing LR2 zone that would change to LR3. Fire Station Sixteen would be in an existing LR3 zoned area that would be converted to MR. The

Freeway Prototype Community Fallout Shelter is a NRHP Determined Eligible resource in this urban village. It is below Interstate 5 and would not be impacted as this area would not incur a zoning change from the MHA proposal.

Madison-Miller: One Landmark, the Mt. Zion Baptist Church at 19th Ave. E. and E. Madison St. would be in an (M1) area. The resource would be rezoned from LR3 to MR under Alternative 3, though adjacent parcels would have only an (M) tier capacity increase. The church is also a NRHP Determined Eligible resource.

North Beacon Hill: The El Centro De La Raza building is the only NRHP Determined Eligible resources in an (M2) MHA rezone area under Alternative 3. As described above for Alternative 2 it is not expected to be adversely impacted due to the MHA zoning change.

Two NRHP Determined Eligible resources are in an (M1) MHA rezone area. One is a single-story commercial structure at 2519 15th Ave. S. The proposed zoning change is from NC-65 to NC-75, an increment of ten additional feet, which is not expected to cause more than a minor impact compared to redevelopment that could occur under existing conditions. The second is St. Peter's Catholic Church at 2807 15th Ave. S., which would be changed from the SF 5000 zone to the LR1 zone under Alternative 3. Since the scale of LR1 development that could occur near the church would not exceed that of the existing church structure, the likelihood of impact to this resource due to scale effects is less than under Alternative 2.

One City of Seattle Landmark, the Beacon Hill First Baptist Church, is across the street from an (M1) MHA zone change under Alternative 2. Land across 16th Ave. S. from the church would be changed from SF 5000 to LR1 zoning. Redevelopment under proposed zoning across the street from the church could be at a slightly larger scale or have smaller setbacks compared to the existing context of single-family homes. Potential impacts to the church would be less than those discussed above for Alternative 2.

The Beacon Hill Garden House at 2336 15th Ave. S. is currently undergoing the Landmark nomination process. Under Alternative 3 land across the alley to the east would be rezoned from SF 5000 to LR1. Redevelopment under proposed zoning across the alley from the garden house could be at a larger scale than the existing context of single-family homes. Potential impacts to the garden house would be less than those discussed above for Alternative 2.

Roosevelt: In Roosevelt, the same NRHP Determined Eligible resources would be affected in Alternative 3 as in Alternative 2, but the degree of zoning change for these resources would be greater as more of them would be in the (M1) and (M2) tier zone increase areas. Most of these are single-family residences built in the early 20th century in the craftsman and Tudor architectural styles. Under Alternative 3, compared to Alternative 2, additional properties in the 12th Ave. and Brooklyn Ave. corridors would change from SF 5000 to LR2, instead of LR1. One NRHP Determined Eligible resource would be in an (M1) rezone area in the proposed urban village expansion area on 16th Ave. NE, in an area that would be rezoned from SF 5000 to LR1. One NRHP Determined Eligible single-family residence at the southwest corner of NE 68th St. and 12th Ave. NE would be rezoned from LR3 to MR. Impacts to NRHP Determined Eligible resources in the blocks directly south of Roosevelt High School would be the same as under Alternative 2.

National Register Historic Districts

Mount Baker Park Historic District: Under Alternative 3 the North Rainier Urban Village would expand to the east but would not cross 30th Ave. S. into the Mount Baker Park Historic District. Zoning changes adjacent to the district would be from SF

5000 to RSL, and for one block at the southwest corner of S. McLellan St. and 30th Ave. SW zoning would change from SF 5000 to LR1. Potential redevelopment in these adjacent areas would not be expected to create more than minor indirect impacts to the district.

Ravenna-Cowen North Historic District: Under Alternative 3 the Roosevelt Urban Village would expand east of 15th Ave. NE to include three full blocks in the historic district and the northernmost portion of three blocks on the south frontage of NE 65th St. Seven and one-half blocks within the existing Roosevelt Urban Village are within the historic district. Both areas include a concentration of existing single-family residences from the early 20th century.

In the urban village expansion area, residential parcels off arterial streets would be rezoned from SF 5000 to RSL in an (M) tier MHA rezone area, and residential parcels fronting 15th Ave. NE and NE 65th Streets would be rezoned from SF 5000 to Lowrise 1 in an (M1) tier MHA rezone area. A grouping of four parcels near the southeast corner of NE 65th St. and 12th Ave. NE would be rezoned from SF 5000 to NC-55, which is an (M2) MHA rezone. Proposed zoning changes in the (M) tier would be at a similar scale to existing structures including redevelopment in the RSL zone. Potential future SEPA exempt redevelopment in the RSL zone has the potential to create impacts to the district, but those impacts would not be significant because any redevelopment allowed under RSL would be similar in scale to the existing zoning, but with reduced setbacks and greater density of structures on site. Potential redevelopment in the LR1 zone and the NC-55 zone could be at a scale that is different from the area's historic fabric including smaller setbacks and structures with greater bulk than existing structures. Much of the potential redevelopment in the LR1 zone and NC-55 zone likely would be subject to SEPA review such that the project's impacts would be considered at the time of project review.

Within the existing Roosevelt Urban Village, most of the zoning changes would be from SF 5000 to LR1 and a portion of one block at the northwest corner of NE 64th St. and Brooklyn Ave. NE would be changed to the LR2 zone. Potential redevelopment in both zoning change areas likely could diverge from the scale of historic structures in the area, such as including smaller setbacks and structures with greater bulk than existing homes. Much of the redevelopment in the LR1 and LR2 zones likely would be subject to SEPA review. Potential future redevelopment under Alternative 3 has the potential to create impacts to the historic district that are greater in severity to Alternative 2. If affecting contributing structures, the redevelopment could erode the cohesiveness of the district. (See also FEIS 3.305-3.306.) If mitigation measures described in the FEIS and addendum are not adopted, impacts from potential redevelopment under the (M1) and (M2) tier zoning changes in the proposed expansion area and within the existing urban village could be significant. (See also discussion at FEIS 3.134.)

Impacts of the Preferred Alternative

City of Seattle Landmarks and NRHP Determined Eligible Resources

Under the Preferred Alternative MHA zone changes could cause an incrementally greater scale of redevelopment compared to the No Action alternative. As discussed above, redevelopment at the location of a Landmark could cause adverse impacts to the Landmark if not fully mitigated by a Certificate of Approval. Redevelopment near a Landmark or NRHP Determined Eligible resource, could impact the resource, particularly if the redevelopment is not subject to SEPA and DON review. NRHP Determined Eligible resources, sites that are potentially historic resources as identified in the City's database, and sites that contain buildings or structures that are 50 years old or older that may also be eligible, that are not City of Seattle Landmarks are at risk of impact due to redevelopment of the site, particularly where not subject to SEPA and DON review.

There is higher potential for adverse impacts from development in higher MHA zone tier ((M1) and (M2)) areas where it would occur near, or on the site of, a Landmark or an NRHP Determined Eligible resource. Exhibit A.7 below lists the number of City of Seattle Landmarks and NRHP Determined Eligible resources by MHA Tier for study area urban villages. Maps in the addendum show the location of the Landmarks and NRHP Determined Eligible resources. Maps in the appendix allow identification of any instances where the proposed MHA zoning designation is different on properties adjacent to or across the street from the resource.

Exhibit A.7 Preferred Alternative - City Landmarks and NRHP Determined Eligible Resources by MHA Tier Capacity Increase

Urban Village	City of Seattle Landmarks			NRHP Determined Eligible Resources		
	(M)	(M1)	(M2)	(M)	(M1)	(M2)
23rd & Union-Jackson	16	1	-	12	2	-
Admiral	3	-	-	1	-	-
Aurora-Licton Springs	1	-	-	-	-	-
Ballard	5	-	-	5	-	-
Bitter Lake	-	-	-	3	-	-
Columbia City	-	-	-	6	-	-
Crown Hill	-	-	-	-	-	-
Eastlake	7	-	-	21	-	-
First Hill-Capitol Hill	33	2	-	75	17	-
Fremont	1	3	-	1	-	-
Green Lake	1	1	-	2	-	-
Greenwood-Phinney Ridge	1	-	-	2	-	-
Lake City	2	-	-	-	-	-
Madison-Miller	-	1	-	5	2	-
Morgan Junction	1	-	-	3	-	-
North Beacon Hill	1	-	-	1	2	2
North Rainier	1	-	-	9	-	-
Northgate	-	-	-	1	-	-
Othello	-	-	-	-	-	-
Rainier Beach	1	-	-	-	-	-
Ravenna	-	-	-	-	-	-
Roosevelt	-	-	-	1	20	3
South Park	2	-	-	1	-	-
Upper Queen Anne	3	-	-	3	-	-
Wallingford	3	-	-	3	-	-
West Seattle Junction	2	-	-	-	-	-
Westwood-Highland Park	-	-	-	-	1	-

Note: Sites in zones where an MHA zone capacity increase would not affect the scale of potential redevelopment, including publicly owned schools that would not be rezoned, and sites within a Major Institutional Overlay governed by other redevelopment standards are not counted in the table, though the sites are indicated on maps in the appendix.

Under the Preferred Alternative, eight urban villages have City of Seattle Landmarks or NRHP Determined Eligible resources in locations with a proposed (M1) or (M2) tier capacity increase that would lead to a higher potential for impact to setting or context of a Landmark or NRHP Determined Eligible resource if redevelopment occurs under the alternative. Urban villages shaded in Exhibit A.7 above would be affected to this degree. Compared to Alternative 3, the Preferred Alternative has slightly less potential to impact resources as development capacity increases are at a lower intensity in some urban villages with high access to opportunity, including Eastlake and Admiral. Discussion below highlights locations and resources in urban villages in the (M1) or (M2) tier zoning change areas where adverse impact is more likely, although it is not practical to discuss all scenarios and maps and tables in the appendix should also be consulted.

23rd and Union-Jackson: Three NRHP Determined Eligible resource would be in an (M1) rezone area under the Preferred Alternative. The Richlin's Grocery building near 23rd Ave. and Union St. would remain in a Neighborhood Commercial zone but have a height limit increase from a 30 to a 55-foot height limit. A single-family home at 906 23rd Ave. S. would have a zoning change from the SF 5000 to the LR1 zone. The Black Manufacturing building at 1130 Rainier Ave. S. would be changed from an Industrial Commercial zone with a 65-foot height limit to a Neighborhood Commercial zone with a 75-foot height limit.

First Hill-Capitol Hill: The same two Landmarks as in Alternative 2 would be within an (M1) capacity increase area under the Preferred Alternative: the Pantages Apartments and the Lincoln Reservoir. As discussed above for Alternatives 2 and 3 the unique circumstances of these resources mean that they are not expected to be further impacted by the MHA zone changes.

Like Alternative 2, a cluster of seventeen NRHP Determined Eligible resources within the Broadway Ave. E. corridor between E. Pine St. and E. Roy St. would be within an (M1) MHA rezone area. Many of the buildings in this area are one to six story retail and mixed-use structures that front onto Broadway and were built in the early part of the 20th century, such as the Wilshere Building (1903), and the Capitol Building (1924). Others such as Dick's Drive In (1955) and the US Post Office (1951) are mid-century structures. Due to a unique existing zoning condition on Broadway that allows for 65-foot high residential development in the existing NC-40 zone, the effective zoning increase from the Preferred Alternative on these properties is a ten-foot height increase and would not be expected to have more than a minor impact compared to the No Action Alternative.

Fremont: Three Landmarks in Fremont would be in an (M1) MHA rezone area. As in Alternative 3, zoning for the Fremont Hotel site and vicinity would change from NC-40 to NC-75, and zoning for the B.F. Day site and vicinity would change from LR2 to LR3. A one-story midcentury office structure at Woodland Park Ave. N. and N. 38th St. would be in an (M1) capacity increase area. This site and vicinity would be rezoned from a Commercial zone with a 40-foot height limit to an NC zone with a 75-foot height limit (NC-75).

Green Lake: One Landmark in Green Lake would be in an (M1) MHA rezone area. The Green Lake Library is in an existing LR2 zone that would change to LR3. As a publicly owned site it is not expected to redevelop in a way that would impact the historic characteristics of the resource.

Madison-Miller: Under the Preferred Alternative, like Alternative 3, the Mt. Zion Baptist Church at 19th Ave. E. and E. Madison St. is a City of Seattle Landmark that would be in an (M1) MHA rezone area. The resource would be rezoned from LR3 to MR. Mount Zion Baptist Church is also a NRHP Determined Eligible resource. The three-story brick Clairingle Apartments at 1803 E. John St. is a NRHP Determined Eligible resource that would be in an (M1) MHA zoning change area. The property would be rezoned from an existing LR2 zone to the LR3 zone.

North Beacon Hill: As in Alternative 2 two NRHP Determined Eligible resources are in an (M2) MHA rezone area. One is the El Centro De La Raza building which is in non-profit ownership and has recently had co-development on the site. The resource and on-site co-development occupy the full block and no further impact from proposed zoning change is expected due to buffering of adjoining areas by right of ways and because the scale of the existing structure is much larger than adjacent areas. The second resource in an (M2) rezone area is St. Peter's Catholic Church at 2807 15th Ave. S. The brick church is in an existing SF 5000 zone that would be rezoned to LR3. Development adjacent to the site under proposed

zoning could adversely impact the resource if designed in a manner that reduces the visibility or prominence of the church or is in a style or material unsympathetic to the church structure.

Two NRHP Determined Eligible resources are in an (M1) MHA rezone area. One is a single-story commercial structure at 2519 15th Ave. S. Proposed zoning change is from NC-65 to NC-75, an increment of ten additional feet, which is not expected to result in more than a minor impact compared to existing conditions. The second is a single-family home structure at 3401 15th Ave. S. in an area of existing SF 5000 zoning that is proposed for LR1 under the alternative.

One City of Seattle Landmark, the Beacon Hill Frist Baptist Church, is across the street from an (M2) MHA zone change under the Preferred Alternative. Land across 16th Ave. S. from the church would be changed from SF 5000 to LR3 zoning, and the resulting impacts would be the same as discussed above for Alternative 2.

The Beacon Hill Garden House at 2336 15th Ave. S. is currently undergoing the Landmark nomination process. Under the Preferred Alternative, land across the alley to the east would be rezoned from SF 5000 to LR2 and the resulting impacts would be the same as discussed above for Alternative 2.

Roosevelt: Impacts under the Preferred Alternative are similar to Alternative 3, and greater than Alternative 2. Clusters of historic-aged homes built in the craftsman and Tudor architectural styles in the early part of the 20th century could be impacted due to the zoning changes that would allow for building at a larger scale and with reduced setbacks and yard areas compared to existing regulations. NRHP Determined Eligible resources in a cluster of homes in the 12th Ave. corridor and to the northwest of Cowen Park would be affected, as new development could be of a scale or character that is incongruous with existing structures in the area. Properties in the 12th Ave. corridor would change from SF 5000 zoning to the LR1 and LR2 zones.

National Register Historic Districts

Mount Baker Park Historic District - Under the Preferred Alternative the North Rainier Urban Village would expand east of 30th Ave. S into the Mount Baker Park Historic District. Three blocks within the urban village expansion would be rezoned from SF 5000 to RSL. Extension of the urban village into the district is less than Alternative 2, but more than Alternative 3, which does not extend into the district. The expansion area includes a concentration of existing single-family homes from the early 20th century.

Potential redevelopment in the RSL zone under the alternative would be at a similar scale to the existing historic structures but could lead to reduced setback spaces and a greater density of structures on site. Potential future SEPA exempt redevelopment in the RSL zone has the potential to create impacts to the district, but those impacts would not be significant because any redevelopment allowed under RSL would be similar in scale to the existing zoning. Relative to the potential redevelopment that could occur under existing SF 5000 zoning, redevelopment under proposed RSL zone would have a similar likelihood of being contextual and sympathetic to the historic scale and architectural style of homes in the district, and therefore impacts are not significant.

Ravenna Cowen North Historic District - Under the Preferred Alternative the Roosevelt urban village would expand east of 15th Ave. NE to include three full blocks in the historic district. Seven and one-half blocks within the existing Roosevelt urban village are within the historic district. Both areas include a concentration of existing single-family homes from the early 20th century.

Within the proposed urban village boundary expansion area residential parcels would be rezoned from SF 5000 to RSL, an (M) tier capacity increase, with the exception of seven parcels fronting 15th Ave. NE that would be rezoned from SF 5000 to LR1, which is an (M1) tier capacity increase. Proposed zoning changes in the (M) tier would be at a similar scale to existing structures including redevelopment in the RSL zone. Potential future SEPA exempt redevelopment in the RSL zone has the potential to create impacts to the district, but those impacts would not be significant because any redevelopment allowed under RSL would be similar in scale to the existing zoning, but with reduced setbacks and greater density of structures on site. Potential redevelopment in the LR1 zone could be at a scale that is different from the area's historic fabric including smaller setbacks and structures with greater bulk than existing structures. Much of the potential redevelopment in the LR1 zone would be subject to SEPA review such that the project's impacts would be considered at the time of project review.

Within the existing Roosevelt Urban Village, most of the zoning changes would be from SF 5000 to LR1, an (M1) tier MHA zoning change, while a portion of one block at the northwest corner of NE 64th St. and Brooklyn Ave. NE and one additional parcel on Brooklyn Ave. would change to LR2, an (M2) tier capacity increase. Potential redevelopment in both zoning change areas likely could diverge from the scale of historic structures in the area, such as including smaller setbacks and structures with greater bulk than existing homes. Much of the redevelopment in the LR1 and LR2 zones likely would be subject to SEPA review. Potential future redevelopment under The Preferred Alternative has the potential to create impacts to the historic district that are greater in severity to Alternative 2, but less than Alternative 3. If affecting contributing structures, the redevelopment could erode the cohesiveness of the district. (See also FEIS 3.305-3.306.) If mitigation measures described in the FEIS and addendum are not adopted, impacts from potential redevelopment under the (M1) and (M2) tier zoning changes in the proposed expansion area and within the existing urban village could be significant. (See also discussion at FEIS 3.134.)

Mitigation Measures

Additional mitigation measures, and more specific information about potential mitigation is provided below based on information in this addendum. This discussion of mitigation should be read in conjunction with mitigation already described in FEIS Section 3.5.3.

- **Reduce urban village expansions, reduce the intensity of zone changes or do not apply MHA zoning changes in National Register Historic Districts.** Adverse impacts to the newly designated Mount Baker Park Historic District and the Ravenna Cowen North Historic District could be reduced if urban villages are not expanded into the districts. Expansion of the North Rainier urban village could be limited in the eastward direction to 30th Ave. S. Expansion of the Roosevelt urban village could be limited in the eastward direction to 15th Ave. NE so as not to enter the historic district. Zoning changes within the Roosevelt urban village in the Ravenna-Cowen North district could be foregone, or reduced to the RSL zone similar to Alternative 2. If no MHA zone changes are made in the National Register Historic Districts there would be no impact from the proposal.
- **Increase funding for a comprehensive and systematic Historic Resources Survey and Inventory program followed by proactive city-initiated Landmark and district nominations.** FEIS mitigation discussion at page 3.311 already addresses this measure at bullets 3, 4, and 6. The City's Landmark

review process is the strongest tool currently available to mitigate the impact of new development on or near historic resources. Gaps in protection occur where historic resources, such as NRHP Determined Eligible resources that are not Landmarks, are affected by development, and where clusters of historic-aged resources are not within a City of Seattle historic district. The City could improve its existing inventory database, update it, and make its coverage more comprehensive. Following that step an aggressive program of City-initiated Landmark nominations would extend greater protection to resources.

- **Modify thresholds for historic review.** This measure is already discussed at FEIS page 3.312 bullet 2 but warrants further discussion here. Analysis above highlights the gap in protection to historic resources in instances where development does not undergo SEPA review. This scenario could occur in numerous urban villages where land would be rezoned from Single-family 5000 to RSL (though alteration of Single-family zoned properties also could occur with no zone change). The City could modify its threshold review practices to require Landmark review for demolition or substantial alteration of any structure 50 years of age or older regardless of the size or number of housing units in the proposed new development.
- **Retain zoning incentives for Transfer of Development Rights in the First Hill Urban Center.** The First Hill-Capitol Hill urban center is rich in historic resources and as an urban center has higher thresholds for SEPA review. The City could maintain an incentive for preservation of Landmark sites in First Hill by retaining a zoning incentive for Transfer of Development Potential for Landmark preservation as part of the new MHA zoning in the area.
- **Select MHA alternative with relatively fewer Landmarks and NRHP Determined Eligible resources in the (M1) or (M2) tier zoning changes.** Analysis in this addendum shows that the alternatives have differing degrees of indirect impact to Landmark and NRHP Determined Eligible resources. Resources are impacted to a lesser degree under Alternative 2 and the Preferred Alternative, while Alternative 3 has greater impacts. Selection of the Preferred Alternative, or a modified version of the Preferred Alternative that applies fewer (M1) and (M2) tier capacity increases on and in the vicinity of Landmark and NRHP Determined Eligible resources would mitigate impacts to historic resources.

Significant Unavoidable Adverse Impacts

FEIS Section 3.5 and this addendum conclude that the MHA program under the action alternatives could result in greater adverse impacts to historic resources compared to the No Action alternative. Adverse impacts to historic resources are also expected under No Action. Due to the programmatic nature of the proposal, and the uncertainty of the form and character of future development over a long time period it is not possible to pinpoint the exact degree of impact, nor anticipate with certainty the sites where impacts may occur. Furthermore, due to the layered nature of historic information and degrees of formality to definition of historic resources, there is not a single barometer for what constitutes impact to historic resources in the study area. Because of these factors, impacts and significant impacts must be considered potential, and may be summarized as follows.

Potential significant impacts are found for several urban villages under each Action Alternative where growth rates would be at least 50% greater than under the No Action alternative. There is potential for adverse impact when redevelopment could occur at an incrementally greater scale under an action alternative adjacent to a Landmark or a Landmark's setting, although for the reasons described at page sixteen above this impact is not considered to be significant. Adverse impacts from incrementally larger scale development could occur under action alternatives on sites that have the potential to be Landmarks including some NRHP Determined Eligible resources. The degree of potential impact is greater if the redevelopment is not subject to SEPA or DON historic review. In the case of potential Landmarks such SEPA exempt development could cause potential significant impacts, as noted in the FEIS at page 3.305. Where incrementally greater scale of development would be allowed in a newly designated National Register Historic District under an action alternative, a decrease to the cohesiveness of historic characteristics of the district could erode the characteristics that qualified the area for historic district status.

The nature of adverse impacts under action alternatives are fully described in Section 3.5 and throughout this addendum. This addendum provides additional analysis about the potential impacts including more detailed information on the specific locations where significant impacts could occur, and a specific analysis of SEPA exempt redevelopment scenarios that would be more likely to cause significant impact.

The FEIS concluded that all significant impacts to historic resources are avoidable, and with expanded information in this appendix it is still concluded that all significant impacts are avoidable. A combination of mitigation measures would be required to fully avoid the significant impacts. FEIS Section 3.5.3 identifies the mitigation strategies that could be used. This addendum provides expanded description of mitigation, identifying the most effective mitigation measures that could be used to mitigate impacts to historic resources below a significant level. The measures expanded upon in this addendum are emphasized as the measures most needed to mitigate impacts below a significant level based on the more granular information provided here.

Appendix

Historic Resources



MHA EIS
Historic Resources
Addendum

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Map 1	Historic Resources and MHA Tier, Alternative 2: 23rd & Union–Jackson Urban Village	6
Map 2	Historic Resources and MHA Tier, Alternative 3: 23rd & Union–Jackson Urban Village	7
Map 3	Historic Resources and MHA Tier, Preferred Alternative: 23rd & Union–Jackson Urban Village	8
Map 4	Historic Resources and MHA Tier, Alternative 2: Admiral Urban Village	9
Map 5	Historic Resources and MHA Tier, Alternative 3: Admiral Urban Village	10
Map 6	Historic Resources and MHA Tier, Preferred Alternative: Admiral Urban Village	11
Map 7	Historic Resources and MHA Tier, Alternative 2: Aurora–Licton Springs Urban Village	12
Map 8	Historic Resources and MHA Tier, Alternative 3: Aurora–Licton Springs Urban Village	13
Map 9	Historic Resources and MHA Tier, Preferred Alternative: Aurora–Licton Springs Urban Village	14
Map 10	Historic Resources and MHA Tier, Alternative 2: Ballard Urban Village	15
Map 11	Historic Resources and MHA Tier, Alternative 3: Ballard Urban Village	16
Map 12	Historic Resources and MHA Tier, Preferred Alternative: Ballard Urban Village	17
Map 13	Historic Resources and MHA Tier, Alternative 2: Bitter Lake Urban Village	18
Map 14	Historic Resources and MHA Tier, Alternative 3: Bitter Lake Urban Village	19
Map 15	Historic Resources and MHA Tier, Preferred Alternative: Bitter Lake Urban Village	20
Map 16	Historic Resources and MHA Tier, Alternative 2: Columbia City Urban Village	21
Map 17	Historic Resources and MHA Tier, Alternative 3: Columbia City Urban Village	22
Map 18	Historic Resources and MHA Tier, Preferred Alternative: Columbia City Urban Village	23
Map 19	Historic Resources and MHA Tier, Alternative 2: Crown Hill Urban Village	24
Map 20	Historic Resources and MHA Tier, Alternative 3: Crown Hill Urban Village	25
Map 21	Historic Resources and MHA Tier, Preferred Alternative: Crown Hill Urban Village	26
Map 22	Historic Resources and MHA Tier, Alternative 2: Eastlake Urban Village	27
Map 23	Historic Resources and MHA Tier, Alternative 3: Eastlake Urban Village	28
Map 24	Historic Resources and MHA Tier, Preferred Alternative: Eastlake Urban Village	29
Map 25	Historic Resources and MHA Tier, Alternative 2: First Hill–Capitol Hill Urban Center	30
Map 26	Historic Resources and MHA Tier, Alternative 3: First Hill–Capitol Hill Urban Center	31
Map 27	Historic Resources and MHA Tier, Preferred Alternative: First Hill–Capitol Hill Urban Center	32
Map 28	Historic Resources and MHA Tier, Alternative 2: Fremont Urban Village	33
Map 29	Historic Resources and MHA Tier, Alternative 3: Fremont Urban Village	34
Map 30	Historic Resources and MHA Tier, Preferred Alternative: Fremont Urban Village	35
Map 31	Historic Resources and MHA Tier, Alternative 2: Green Lake Urban Village	36
Map 32	Historic Resources and MHA Tier, Alternative 3: Green Lake Urban Village	37
Map 33	Historic Resources and MHA Tier, Preferred Alternative: Green Lake Urban Village	38
Map 34	Historic Resources and MHA Tier, Alternative 2: Greenwood–Phinney Ridge Urban Village	39
Map 35	Historic Resources and MHA Tier, Alternative 3: Greenwood–Phinney Ridge Urban Village	40
Map 36	Historic Resources and MHA Tier, Preferred Alternative: Greenwood–Phinney Ridge Urban Village	41
Map 37	Historic Resources and MHA Tier, Alternative 2: Lake City Urban Village	42



Map 38 Historic Resources and MHA Tier, Alternative 3: Lake City Urban Village43

Map 39 Historic Resources and MHA Tier, Preferred Alternative: Lake City Urban Village44

Map 40 Historic Resources and MHA Tier, Alternative 2: Madison–Miller Urban Village45

Map 41 Historic Resources and MHA Tier, Alternative 3: Madison–Miller Urban Village46

Map 42 Historic Resources and MHA Tier, Preferred Alternative: Madison–Miller Urban Village47

Map 43 Historic Resources and MHA Tier, Alternative 2: Morgan Junction Urban Village48

Map 44 Historic Resources and MHA Tier, Alternative 3: Morgan Junction Urban Village49

Map 45 Historic Resources and MHA Tier, Preferred Alternative: Morgan Junction Urban Village50

Map 46 Historic Resources and MHA Tier, Alternative 2: North Beacon Hill Urban Village51

Map 47 Historic Resources and MHA Tier, Alternative 3: North Beacon Hill Urban Village52

Map 48 Historic Resources and MHA Tier, Preferred Alternative: North Beacon Hill Urban Village53

Map 49 Historic Resources and MHA Tier, Alternative 2: North Rainier Urban Village54

Map 50 Historic Resources and MHA Tier, Alternative 3: North Rainier Urban Village55

Map 51 Historic Resources and MHA Tier, Preferred Alternative: North Rainier Urban Village56

Map 52 Historic Resources and MHA Tier, Alternative 2: Northgate Urban Center57

Map 53 Historic Resources and MHA Tier, Alternative 3: Northgate Urban Center58

Map 54 Historic Resources and MHA Tier, Preferred Alternative: Northgate Urban Center59

Map 55 Historic Resources and MHA Tier, Alternative 2: Othello Urban Village60

Map 56 Historic Resources and MHA Tier, Alternative 3: Othello Urban Village61

Map 57 Historic Resources and MHA Tier, Preferred Alternative: Othello Urban Village62

Map 58 Historic Resources and MHA Tier, Alternative 2: Rainier Beach Urban Village63

Map 59 Historic Resources and MHA Tier, Alternative 3: Rainier Beach Urban Village64

Map 60 Historic Resources and MHA Tier, Preferred Alternative: Rainier Beach Urban Village65

Map 61 Historic Resources and MHA Tier, Alternative 2: Roosevelt Urban Village66

Map 62 Historic Resources and MHA Tier, Alternative 3: Roosevelt Urban Village67

Map 63 Historic Resources and MHA Tier, Preferred Alternative: Roosevelt Urban Village68

Map 64 Historic Resources and MHA Tier, Alternative 2: Upper Queen Anne Urban Village69

Map 65 Historic Resources and MHA Tier, Alternative 3: Upper Queen Anne Urban Village70

Map 66 Historic Resources and MHA Tier, Preferred Alternative: Upper Queen Anne Urban Village71

Map 67 Historic Resources and MHA Tier, Alternative 2: South Park Urban Village72

Map 68 Historic Resources and MHA Tier, Alternative 3: South Park Urban Village73

Map 69 Historic Resources and MHA Tier, Preferred Alternative: South Park Urban Village74

Map 70 Historic Resources and MHA Tier, Alternative 2: Wallingford Urban Village75

Map 71 Historic Resources and MHA Tier, Alternative 3: Wallingford Urban Village76

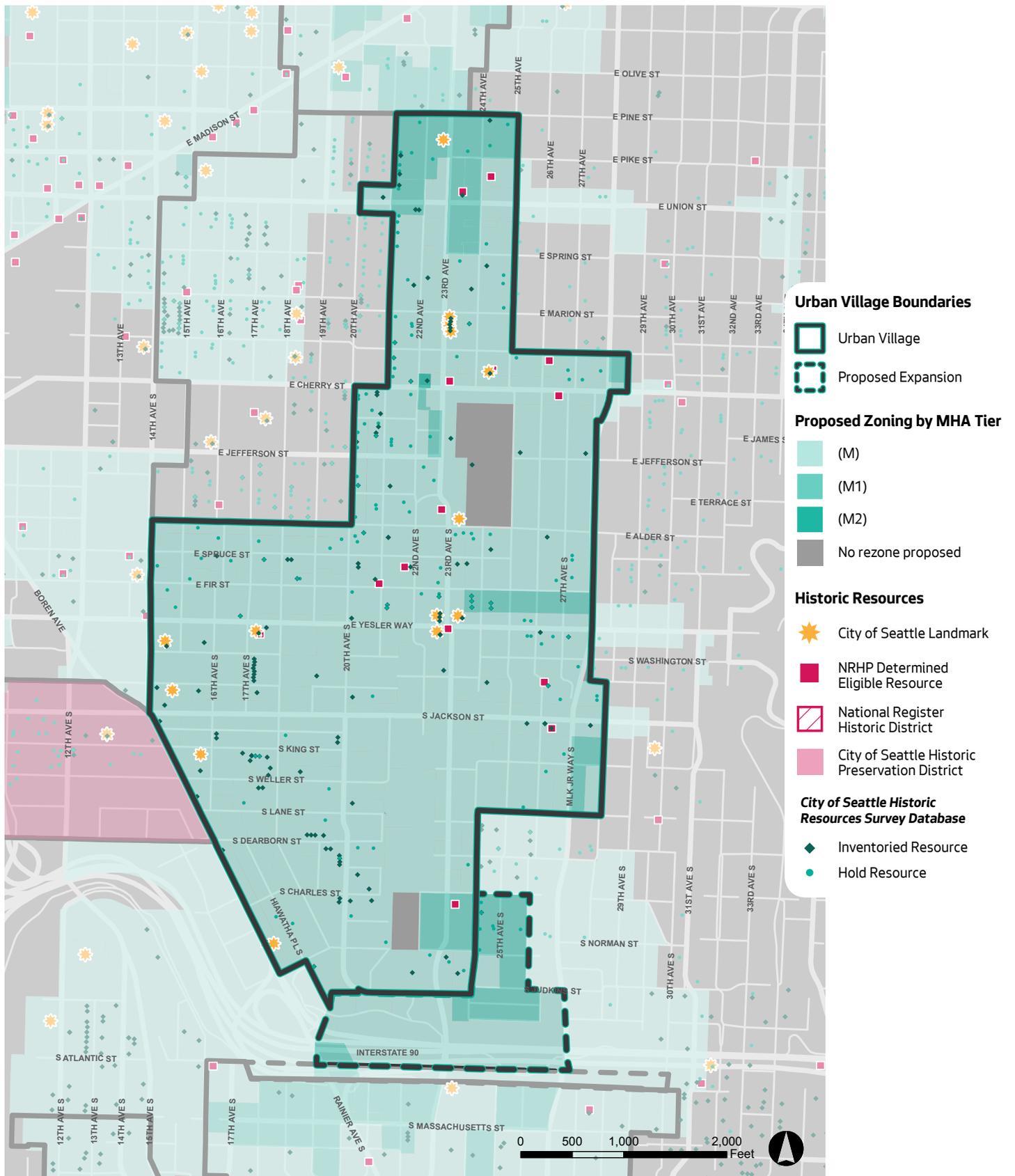
Map 72 Historic Resources and MHA Tier, Preferred Alternative: Wallingford Urban Village77

Map 73 Historic Resources and MHA Tier, Alternative 2: West Seattle Junction Urban Village78

Map 74 Historic Resources and MHA Tier, Alternative 3: West Seattle Junction Urban Village79

Map 75	Historic Resources and MHA Tier, Preferred Alternative: West Seattle Junction Urban Village	80
Map 76	Historic Resources and MHA Tier, Alternative 2: Westwood–Highland Park Urban Village.	81
Map 77	Historic Resources and MHA Tier, Alternative 3: Westwood–Highland Park Urban Village.	82
Map 78	Historic Resources and MHA Tier, Preferred Alternative: Westwood–Highland Park Urban Village . . .	83
Map 79	Historic Resources and MHA Tier, Alternative 2: Ravenna	84
Map 80	Historic Resources and MHA Tier, Alternative 3: Ravenna	85
Map 81	Historic Resources and MHA Tier, Preferred Alternative: Ravenna	86
Map 82	Historic Resources and MHA Tier, Alternative 2: Ravenna–Cowen North Historic District	87
Map 83	Historic Resources and MHA Tier, Alternative 3: Ravenna–Cowen North Historic District	88
Map 84	Historic Resources and MHA Tier, Preferred Alternative: Ravenna–Cowen North Historic District . . .	89
Map 85	Historic Resources and MHA Tier, Alternative 2: Montlake Historic District.	90
Map 86	Historic Resources and MHA Tier, Alternative 3: Montlake Historic District.	91
Map 87	Historic Resources and MHA Tier, Preferred Alternative: Montlake Historic District	92
Map 88	Historic Resources and MHA Tier, Alternative 2: Mount Baker North Historic District	93
Map 89	Historic Resources and MHA Tier, Alternative 3: Mount Baker North Historic District	94
Map 90	Historic Resources and MHA Tier, Preferred Alternative: Mount Baker North Historic District.	95

Map 2
Historic Resources and MHA Tier, Alternative 3:
23rd & Union–Jackson Urban Village



Map 3
 Historic Resources and MHA Tier, Preferred Alternative:
 23rd & Union–Jackson Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

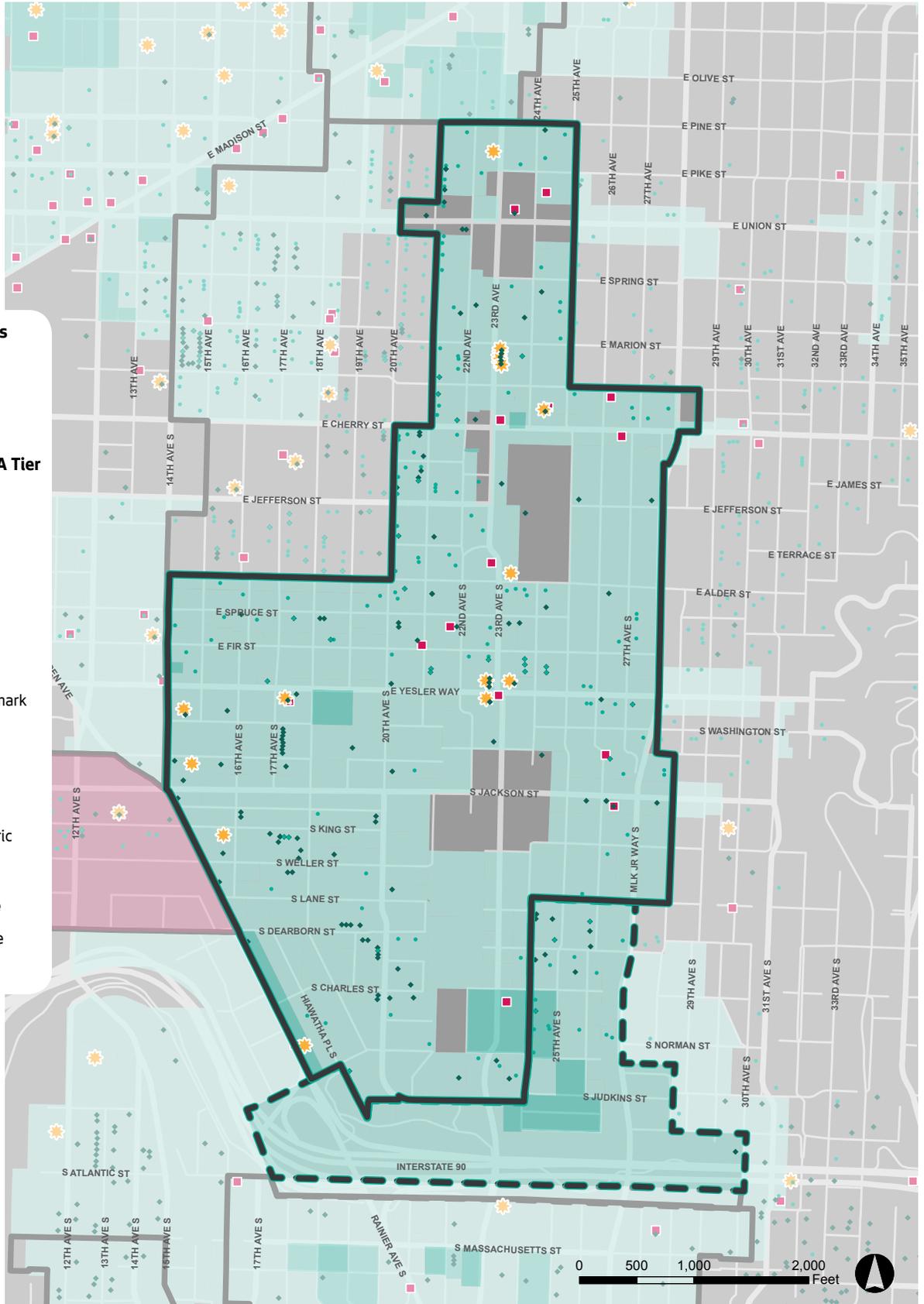
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

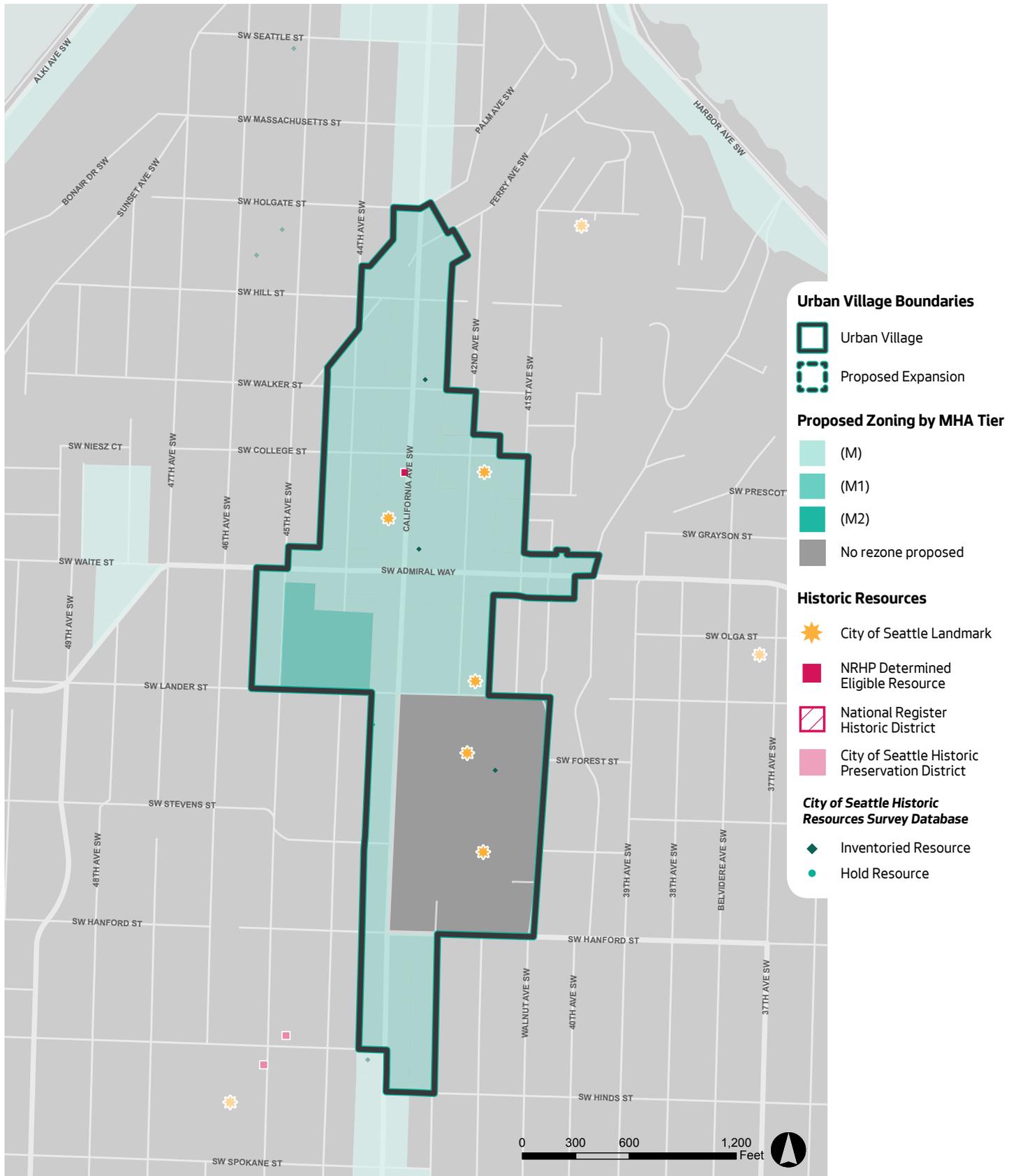
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 4
Historic Resources and MHA Tier, Alternative 2:
Admiral Urban Village



Map 5
Historic Resources and MHA Tier, Alternative 3:
Admiral Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

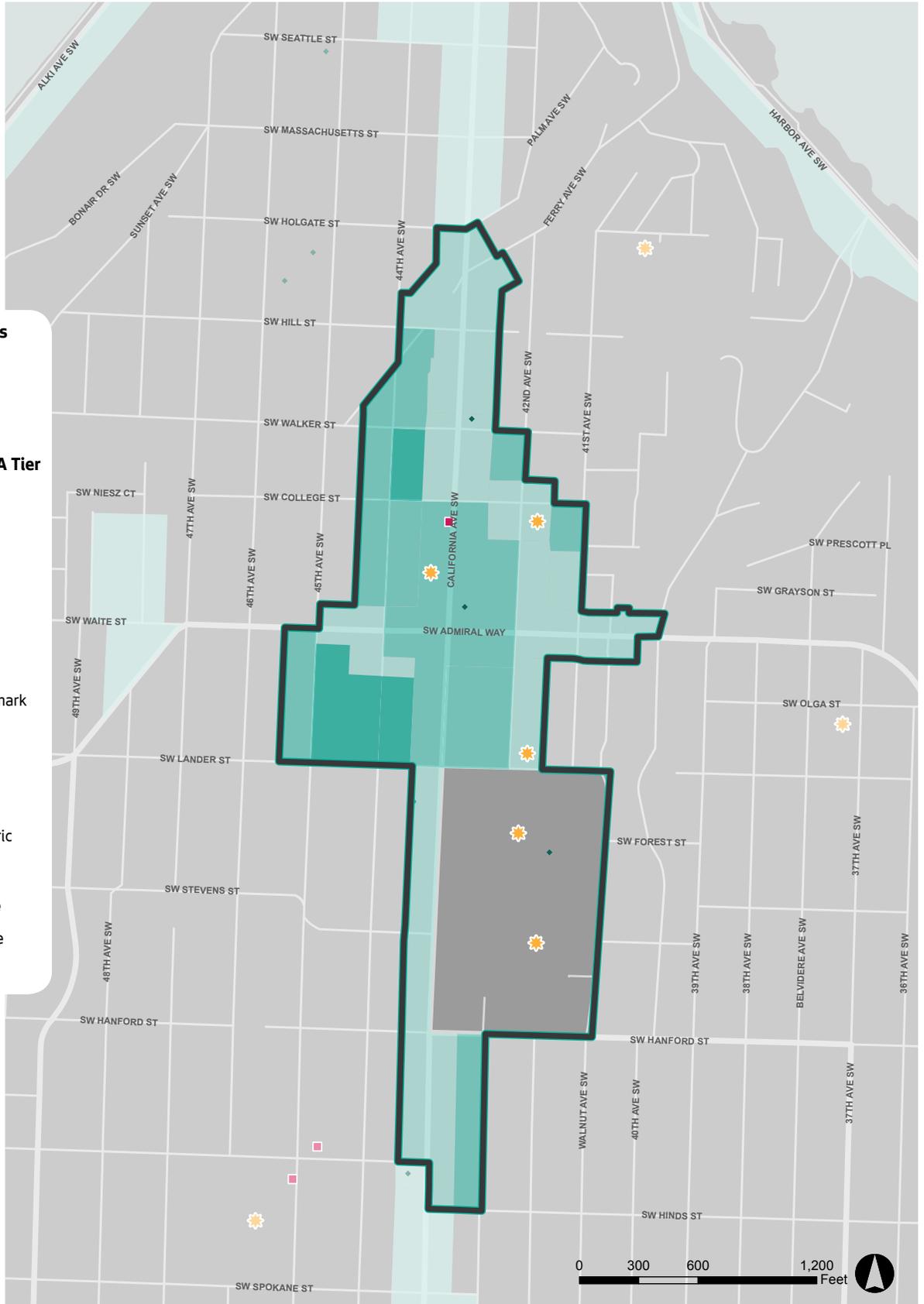
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-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

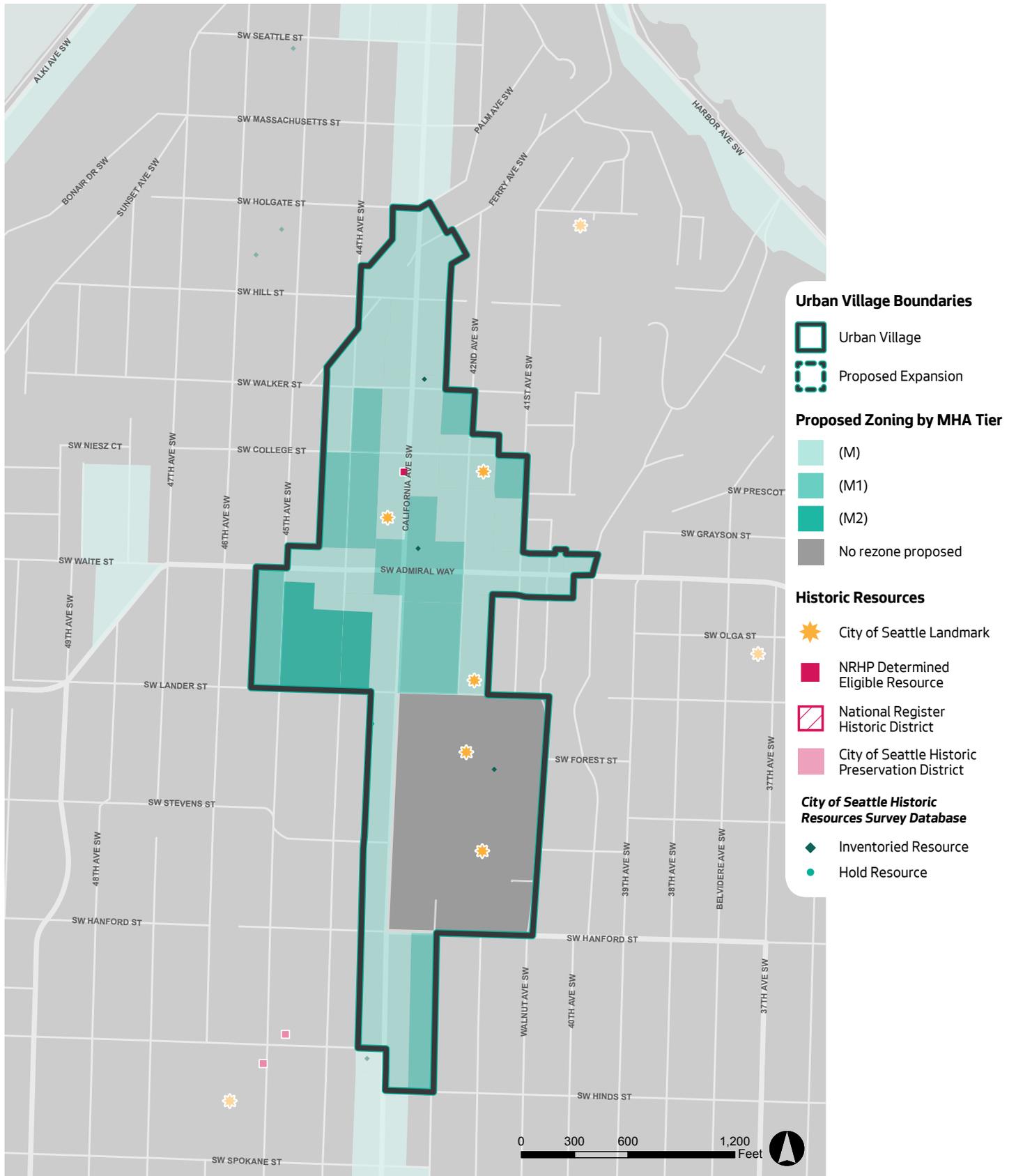
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 6
Historic Resources and MHA Tier, Preferred Alternative:
Admiral Urban Village



Map 7
Historic Resources and MHA Tier, Alternative 2:
Aurora–Licton Springs Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

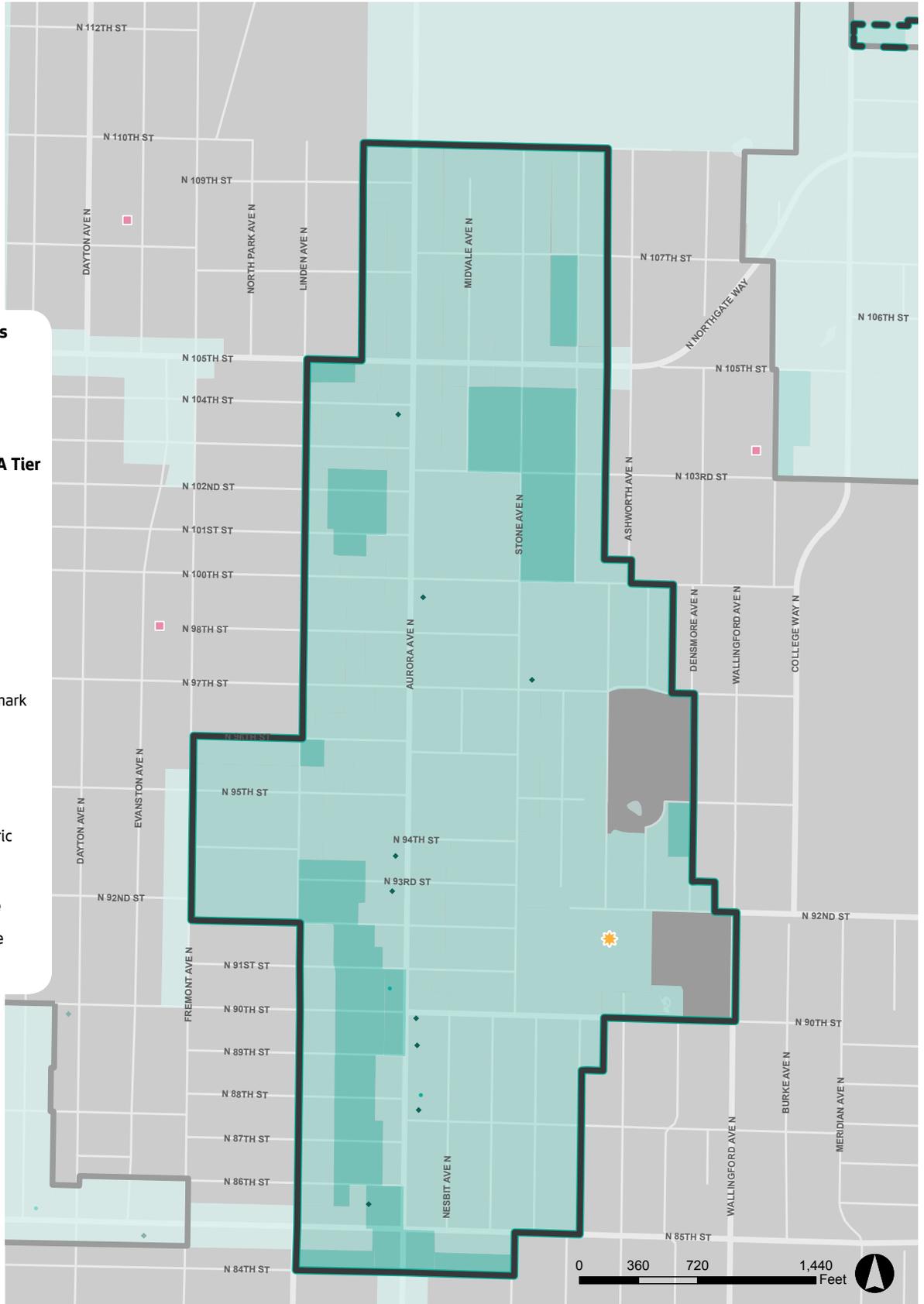
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-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

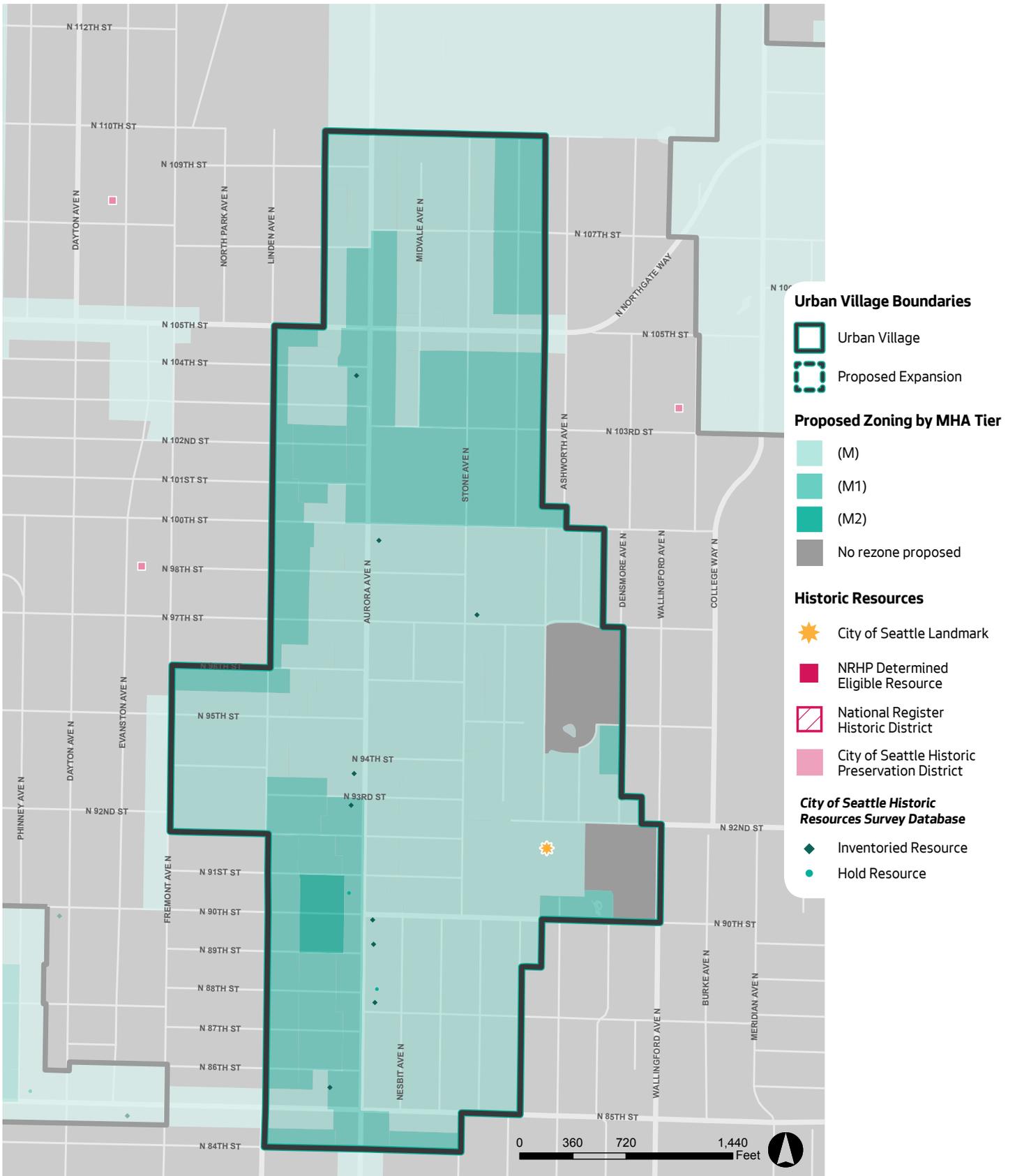
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 8
Historic Resources and MHA Tier, Alternative 3:
Aurora-Licton Springs Urban Village



Map 9
Historic Resources and MHA Tier, Preferred Alternative:
Aurora–Licton Springs Urban Village

Urban Village Boundaries

- Urban Village
- Proposed Expansion

Proposed Zoning by MHA Tier

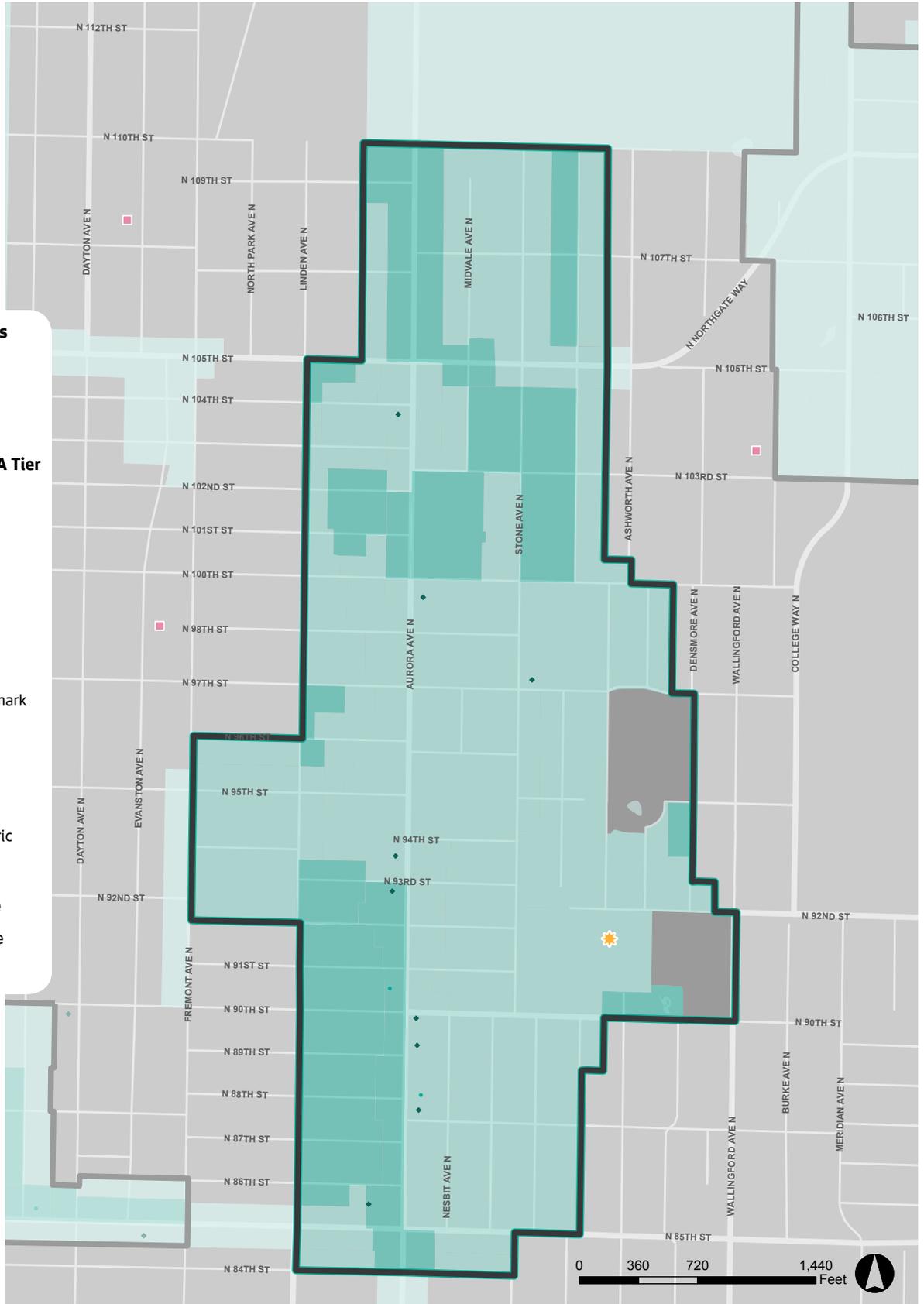
- (M)
- (M1)
- (M2)
- No rezone proposed

Historic Resources

- City of Seattle Landmark
- NRHP Determined Eligible Resource
- National Register Historic District
- City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

- Inventoried Resource
- Hold Resource



Map 11
Historic Resources and MHA Tier, Alternative 3:
Ballard Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

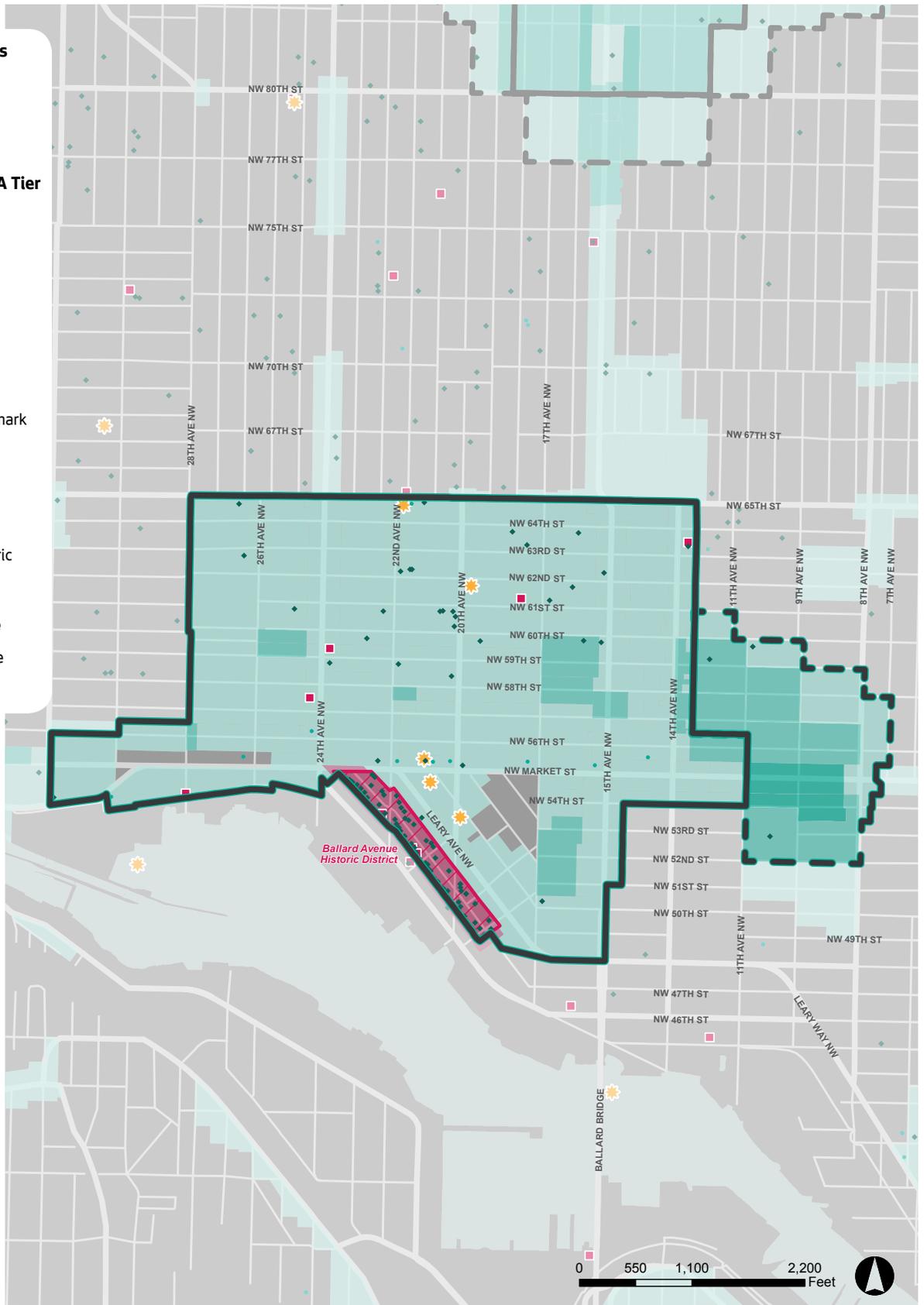
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-  (M2)
-  No rezone proposed

Historic Resources

-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 13
Historic Resources and MHA Tier, Alternative 2:
Bitter Lake Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

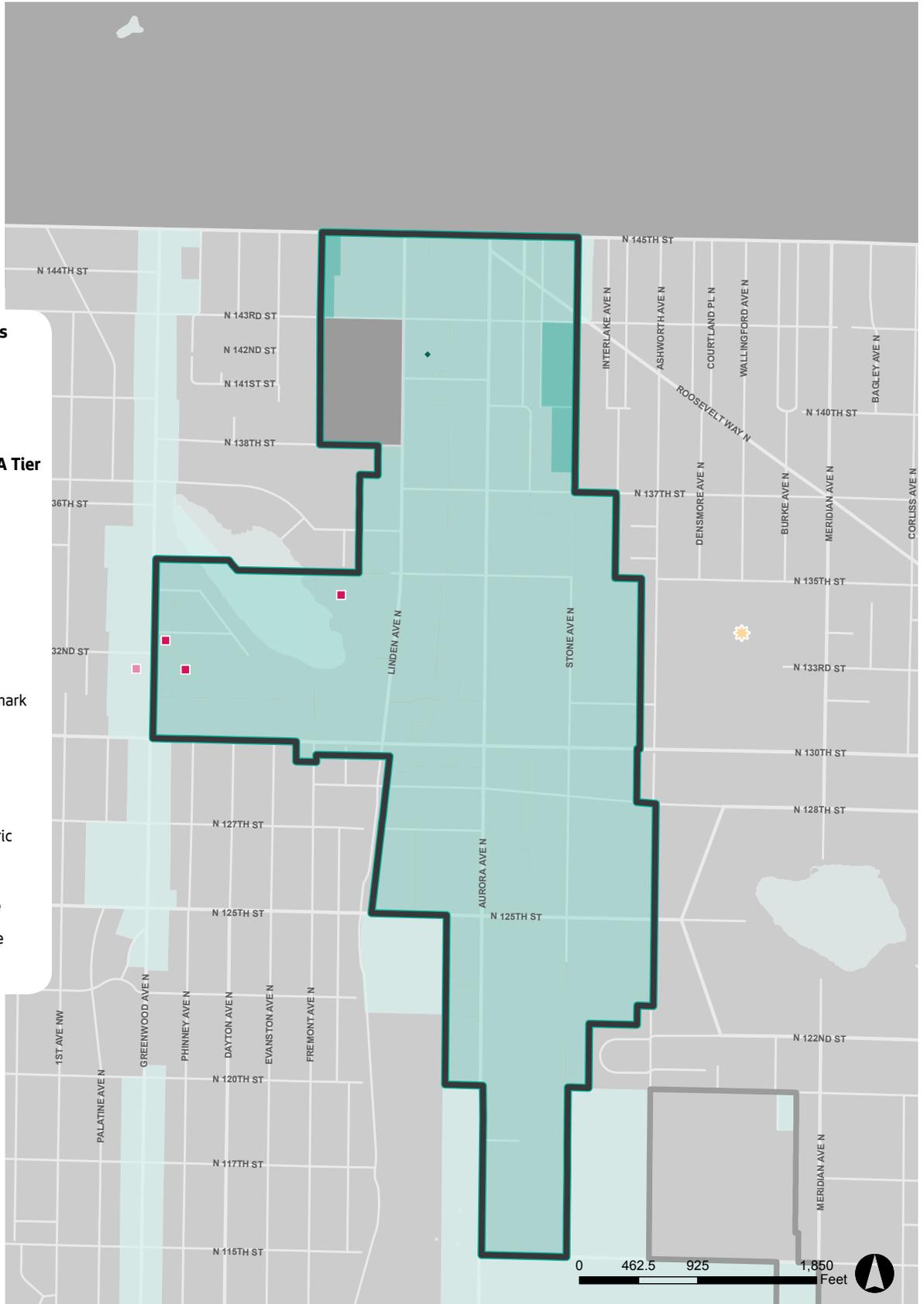
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-  No rezone proposed

Historic Resources

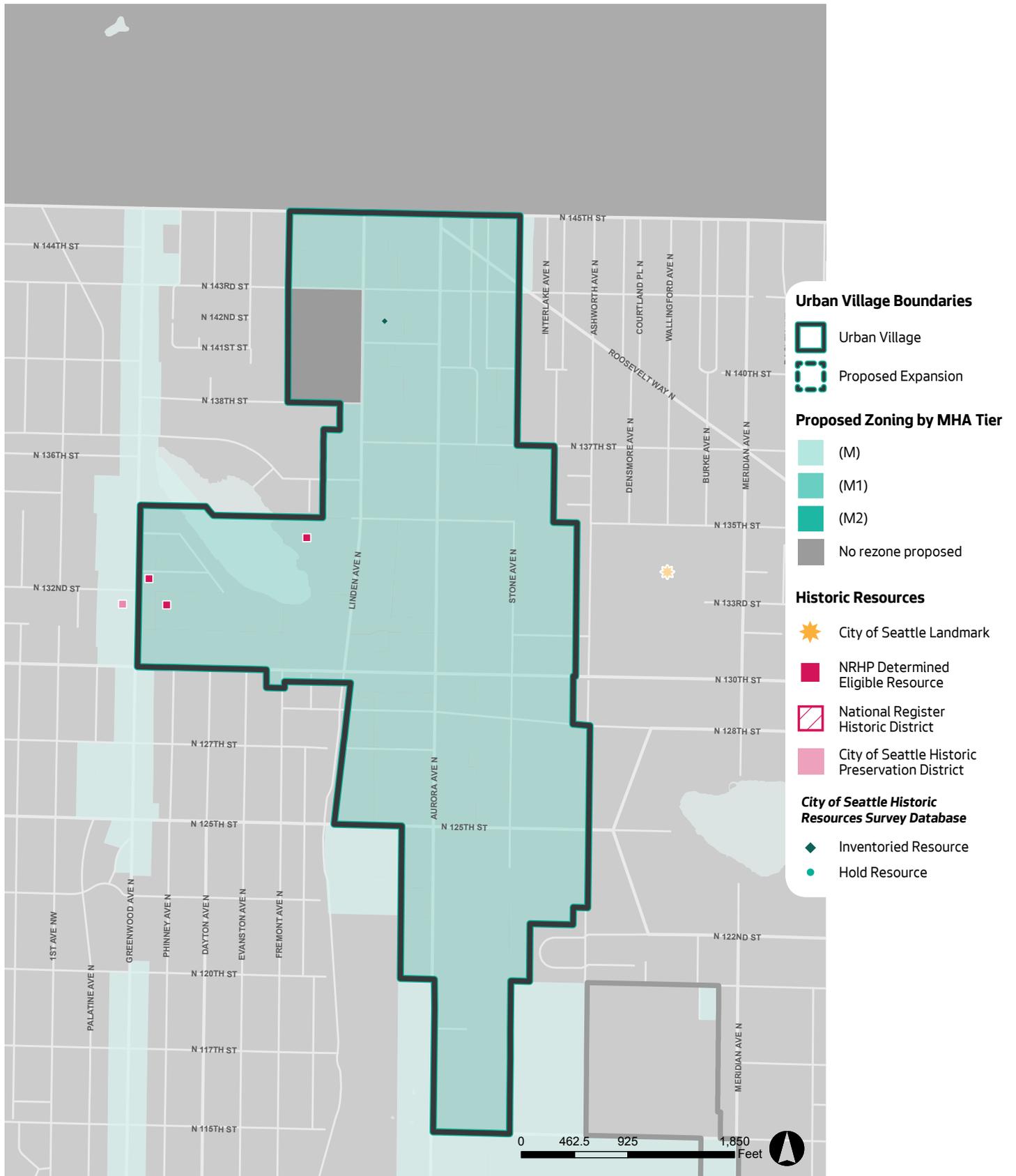
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 14
Historic Resources and MHA Tier, Alternative 3:
Bitter Lake Urban Village



Map 15
 Historic Resources and MHA Tier, Preferred Alternative:
 Bitter Lake Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

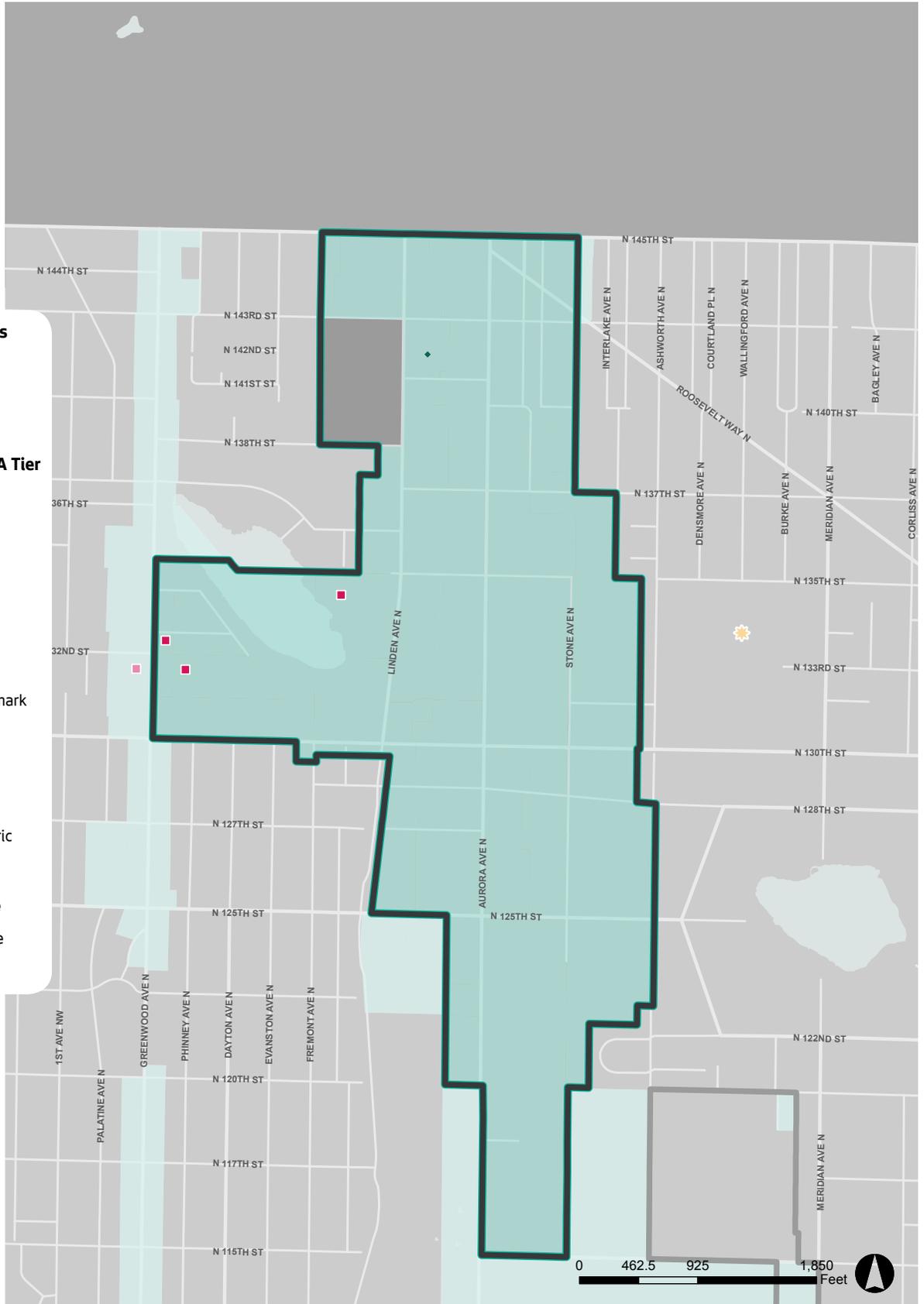
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-  (M2)
-  No rezone proposed

Historic Resources

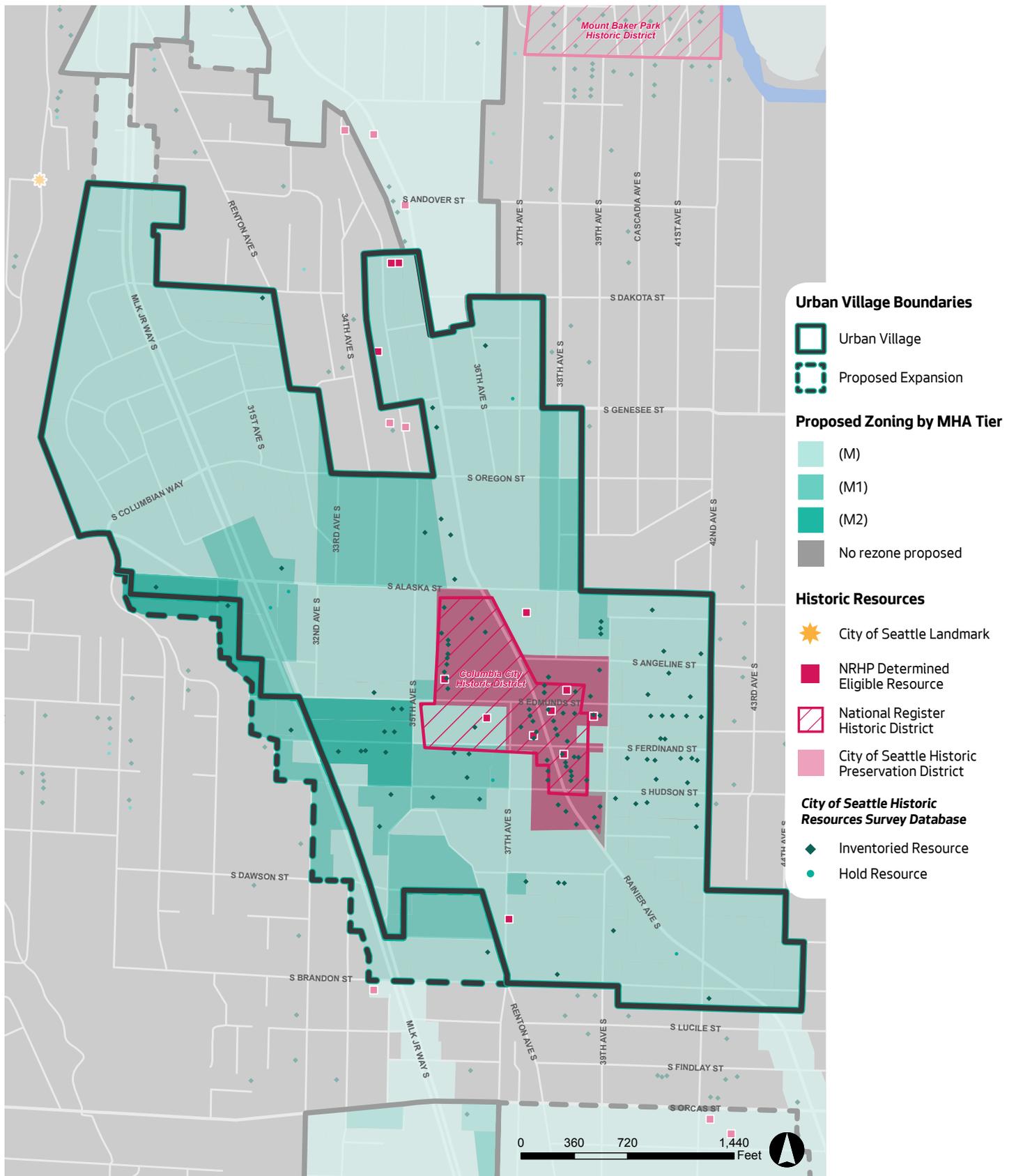
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 16
Historic Resources and MHA Tier, Alternative 2:
Columbia City Urban Village



Map 17
 Historic Resources and MHA Tier, Alternative 3:
 Columbia City Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

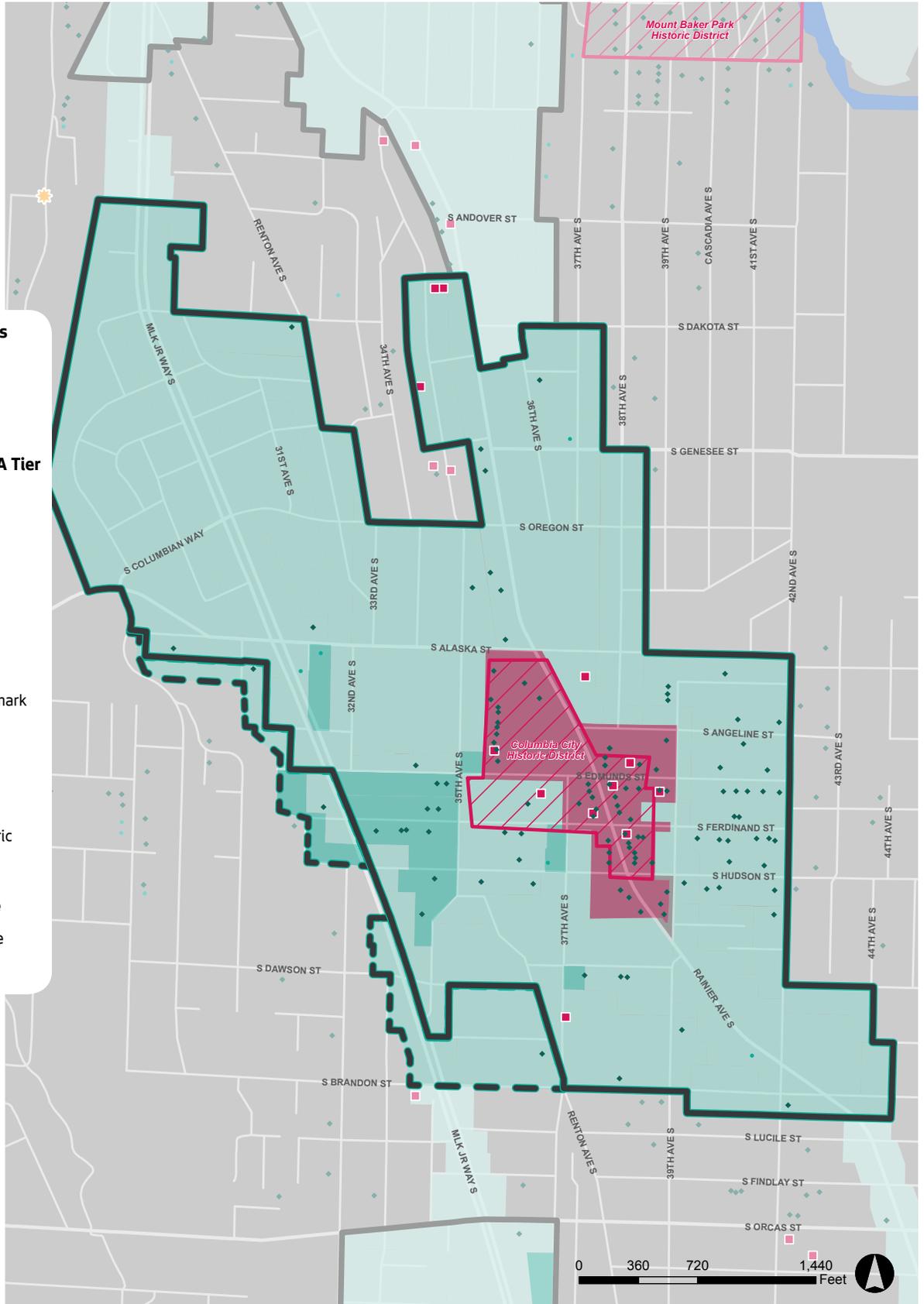
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-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

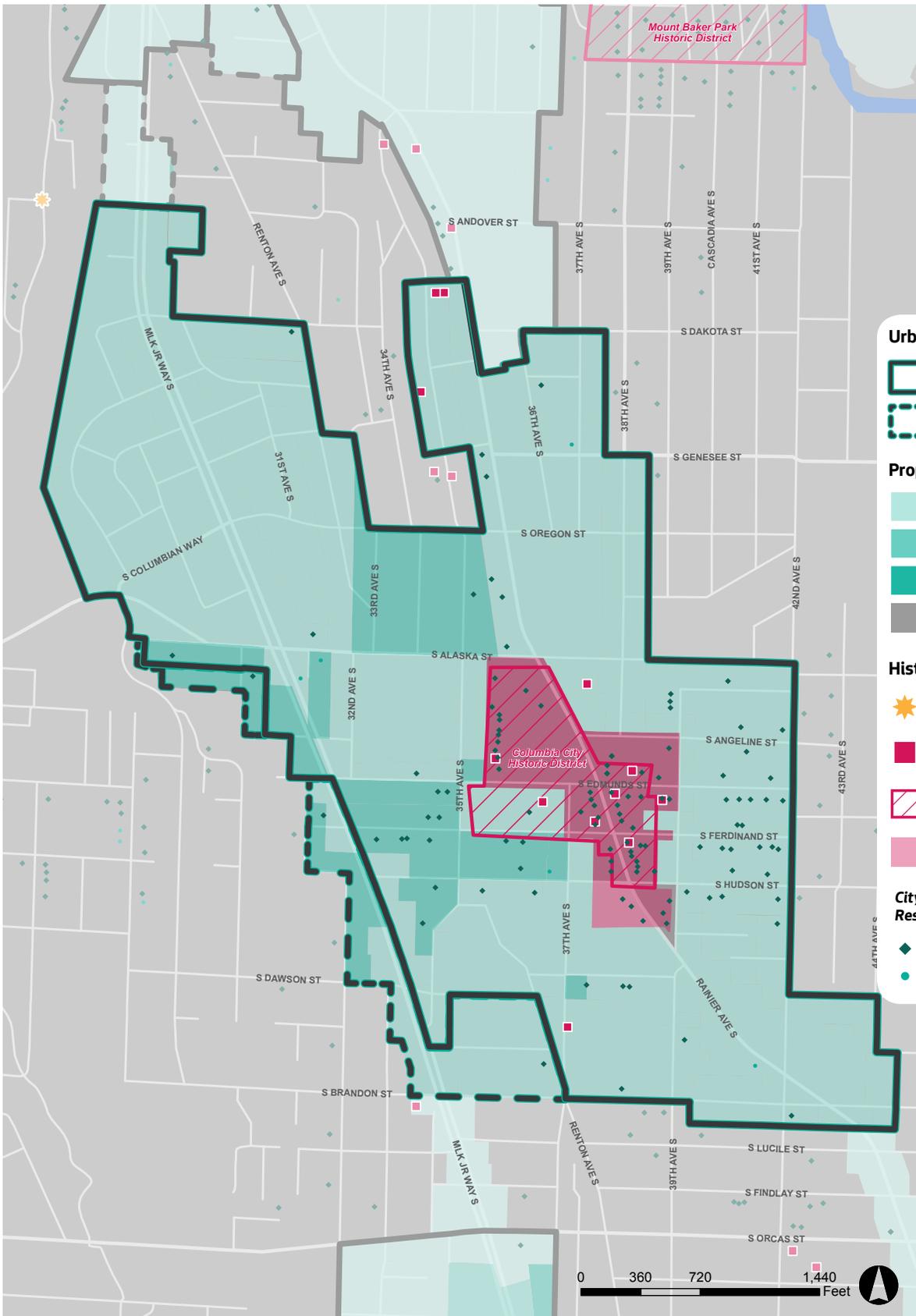
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 18
Historic Resources and MHA Tier, Preferred Alternative:
Columbia City Urban Village



Urban Village Boundaries

- Urban Village
- Proposed Expansion

Proposed Zoning by MHA Tier

- (M)
- (M1)
- (M2)
- No rezone proposed

Historic Resources

- City of Seattle Landmark
- NRHP Determined Eligible Resource
- National Register Historic District
- City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

- Inventoried Resource
- Hold Resource

Map 19
 Historic Resources and MHA Tier, Alternative 2:
 Crown Hill Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

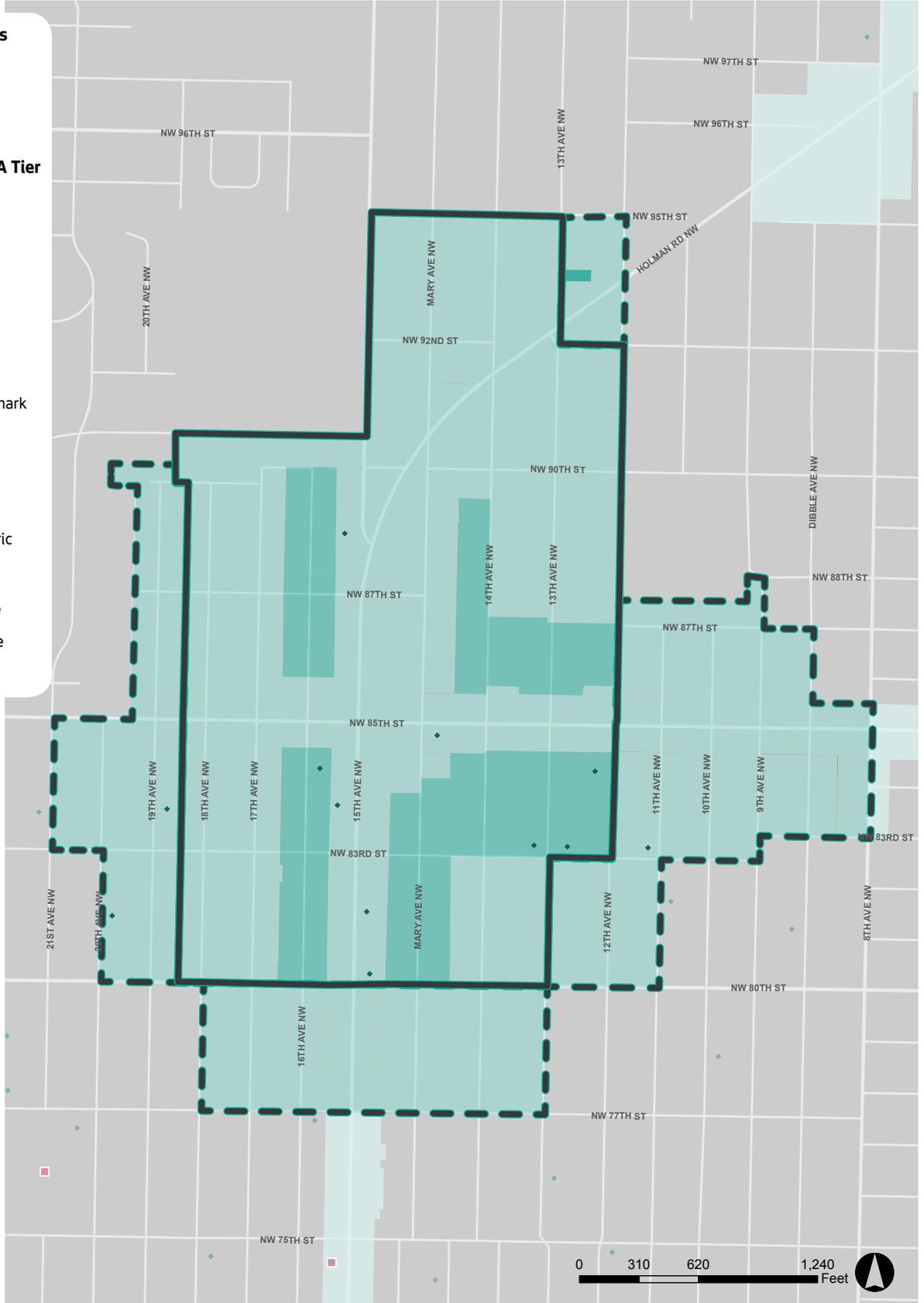
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

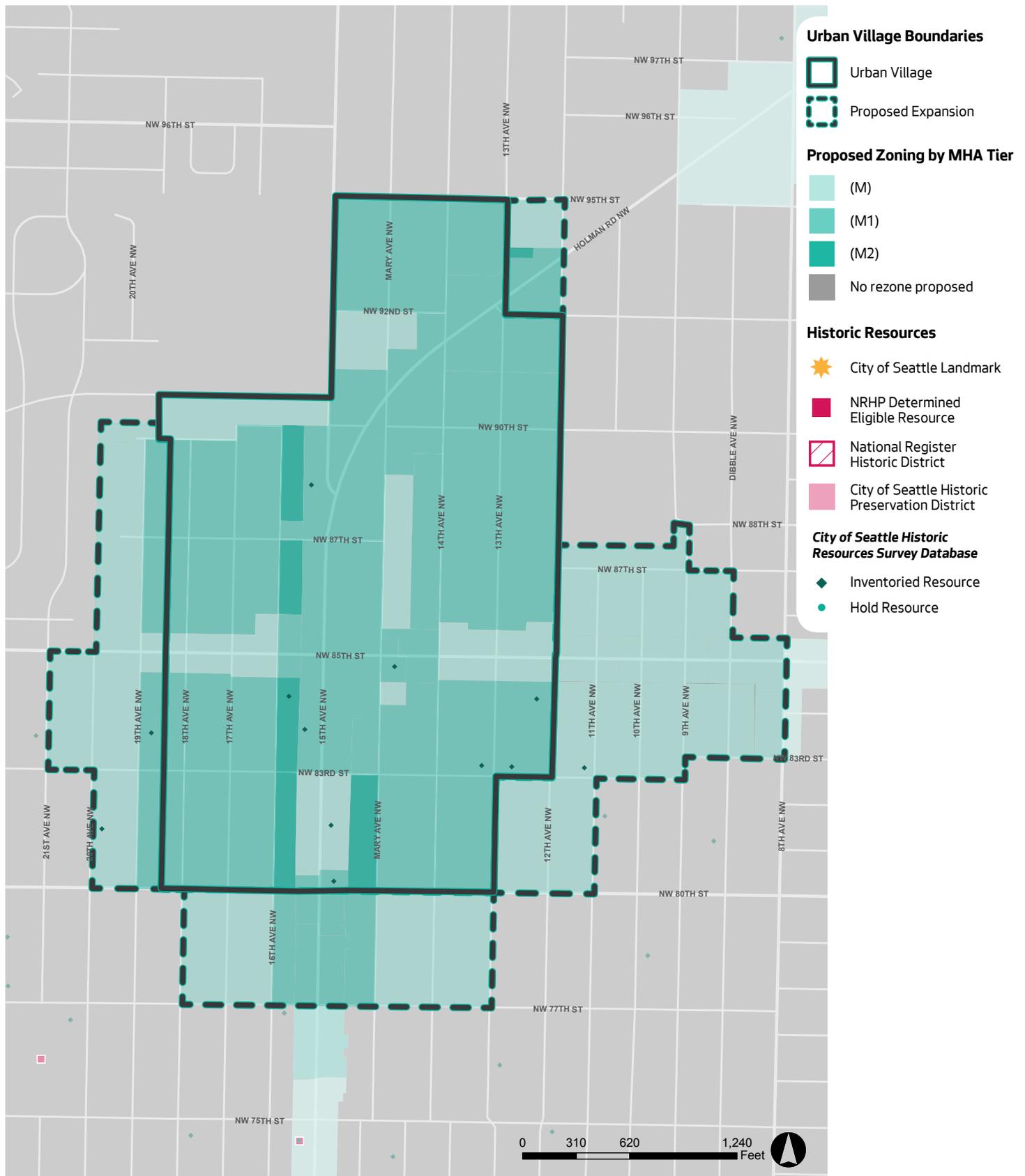
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 20
Historic Resources and MHA Tier, Alternative 3:
Crown Hill Urban Village



Map 21
Historic Resources and MHA Tier, Preferred Alternative:
Crown Hill Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

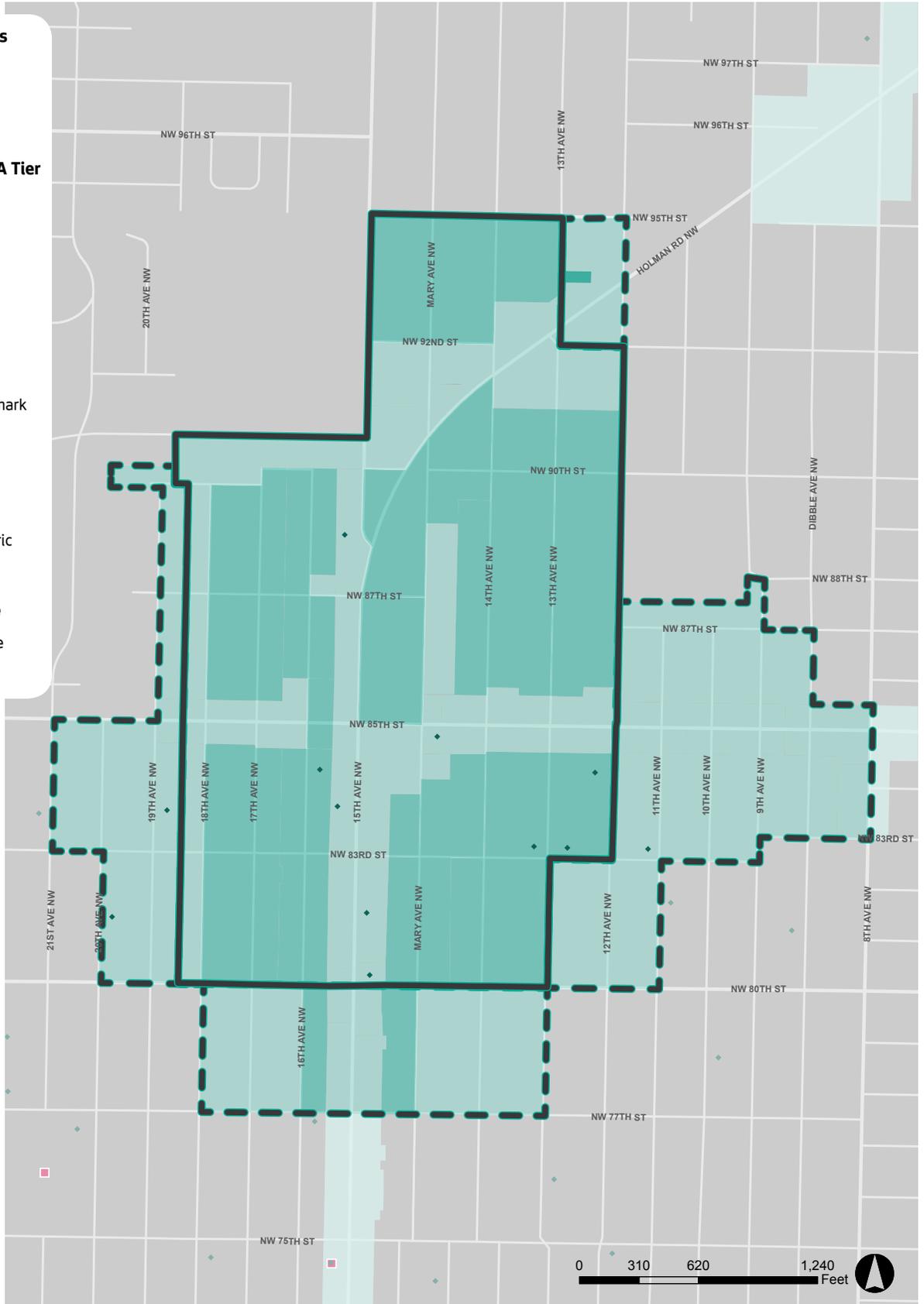
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

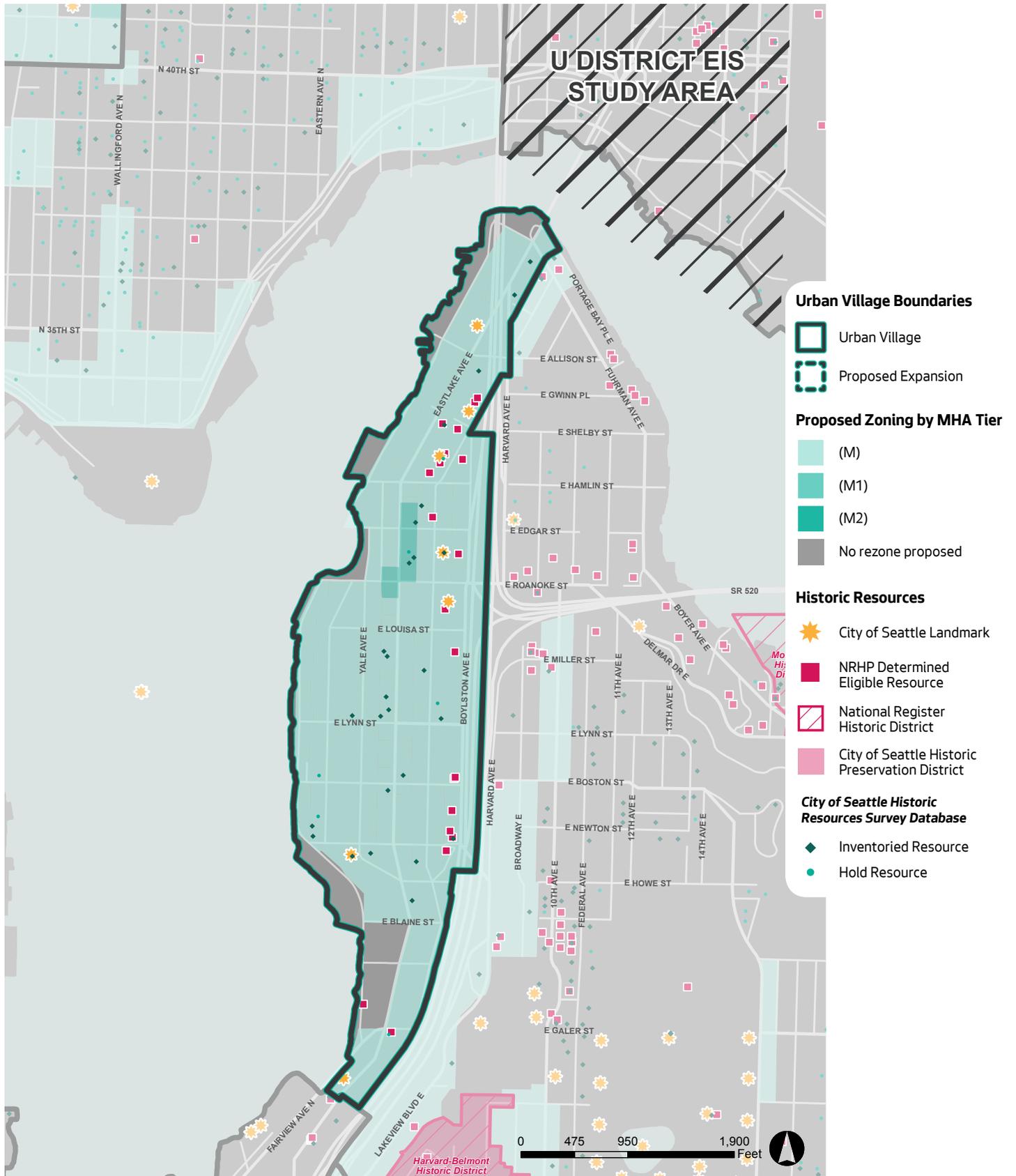
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

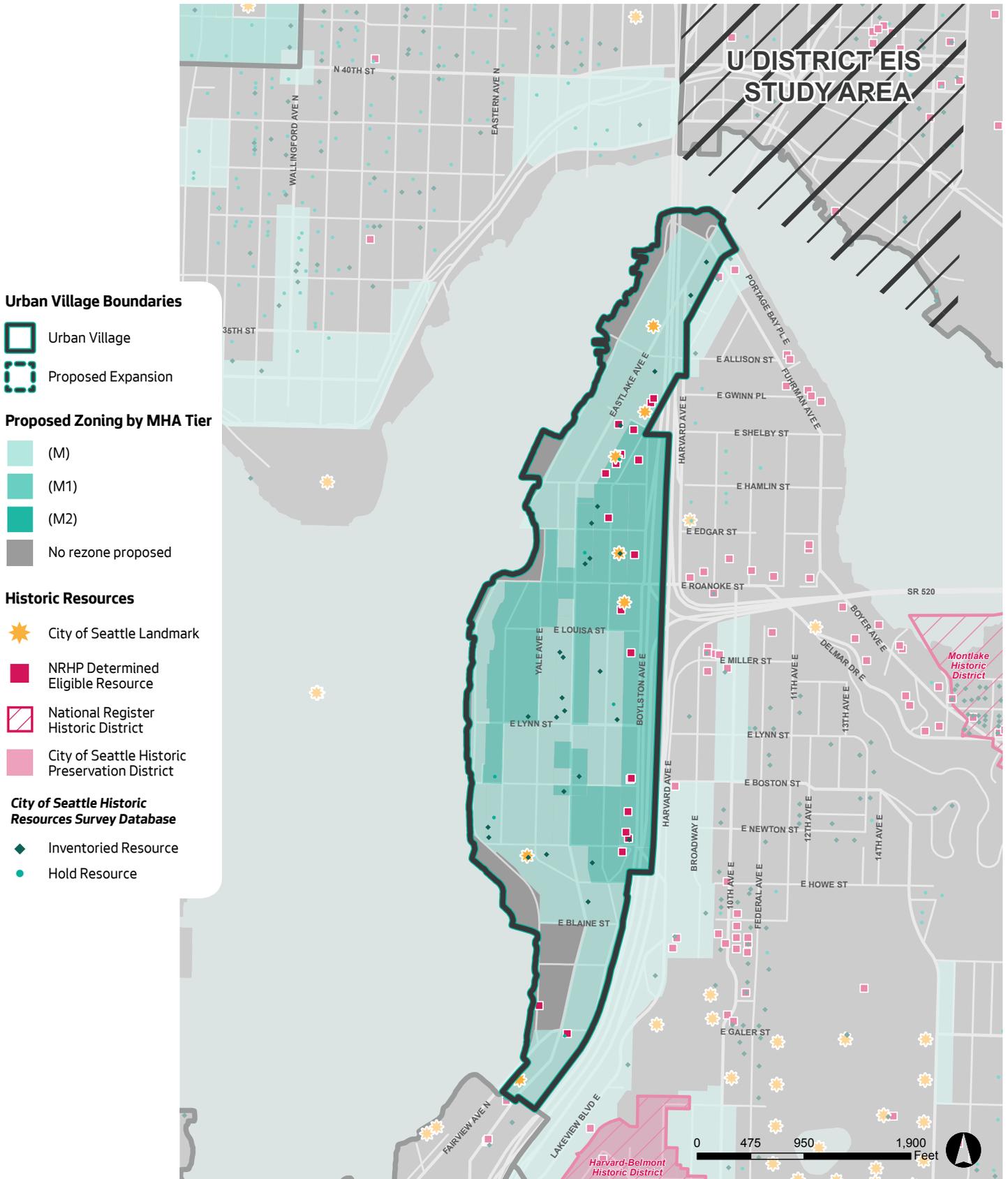
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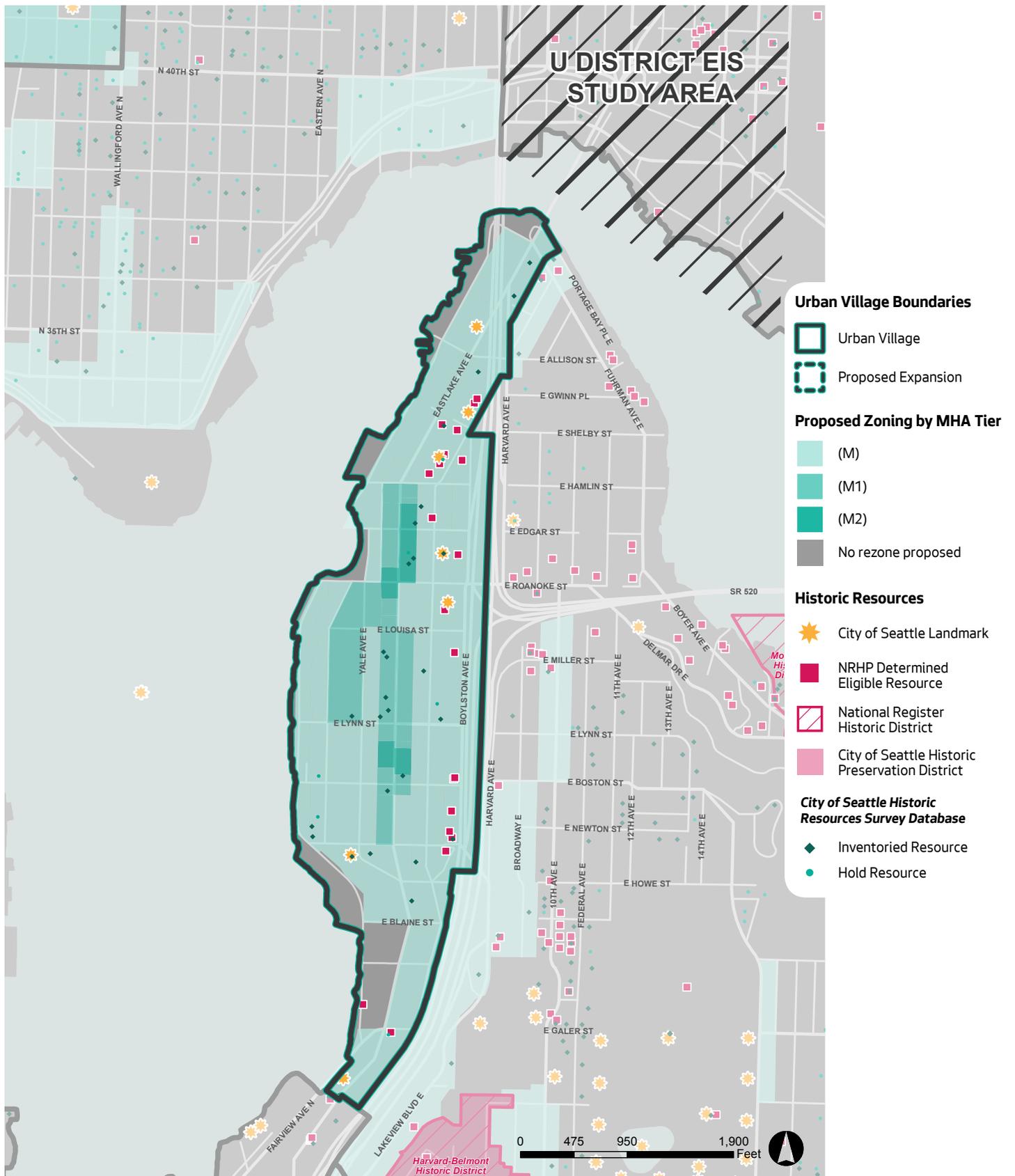
Map 22
Historic Resources and MHA Tier, Alternative 2:
Eastlake Urban Village



Map 23
 Historic Resources and MHA Tier, Alternative 3:
 Eastlake Urban Village



Map 24
Historic Resources and MHA Tier, Preferred Alternative:
Eastlake Urban Village



Map 25
Historic Resources and MHA Tier, Alternative 2:
First Hill–Capitol Hill Urban Center

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

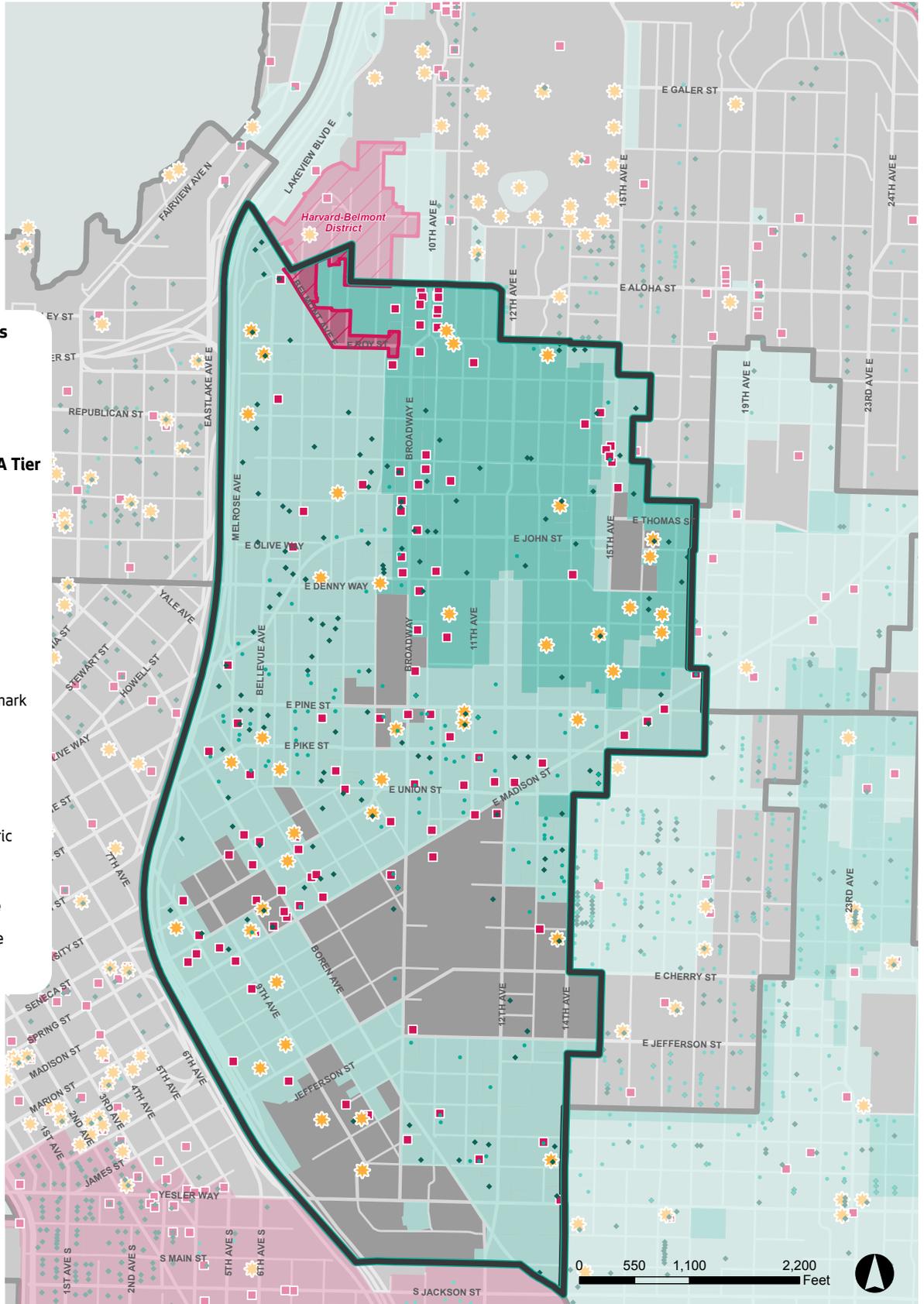
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-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

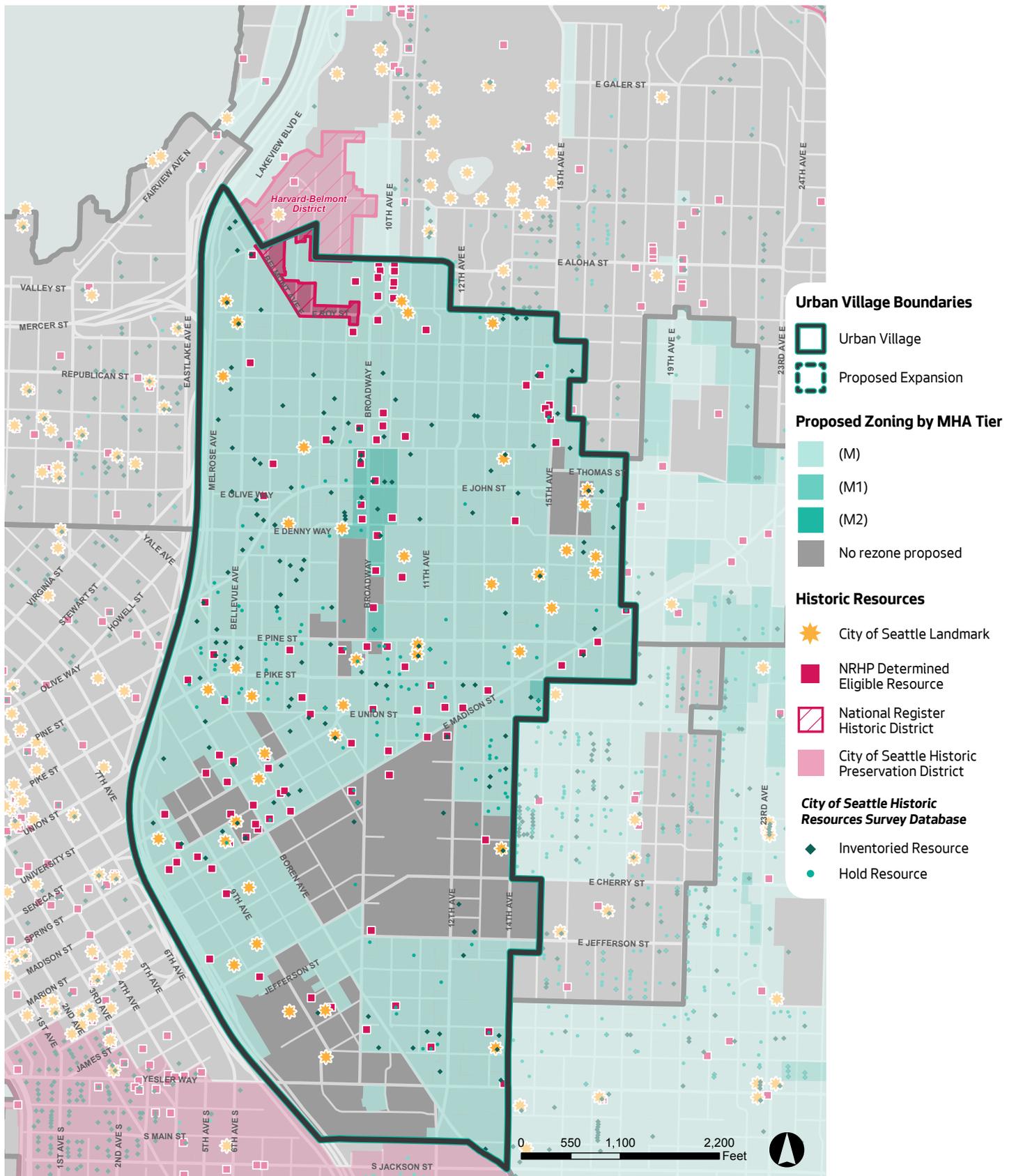
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 26
Historic Resources and MHA Tier, Alternative 3:
First Hill–Capitol Hill Urban Center



Map 27
Historic Resources and MHA Tier, Preferred Alternative:
First Hill–Capitol Hill Urban Center

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

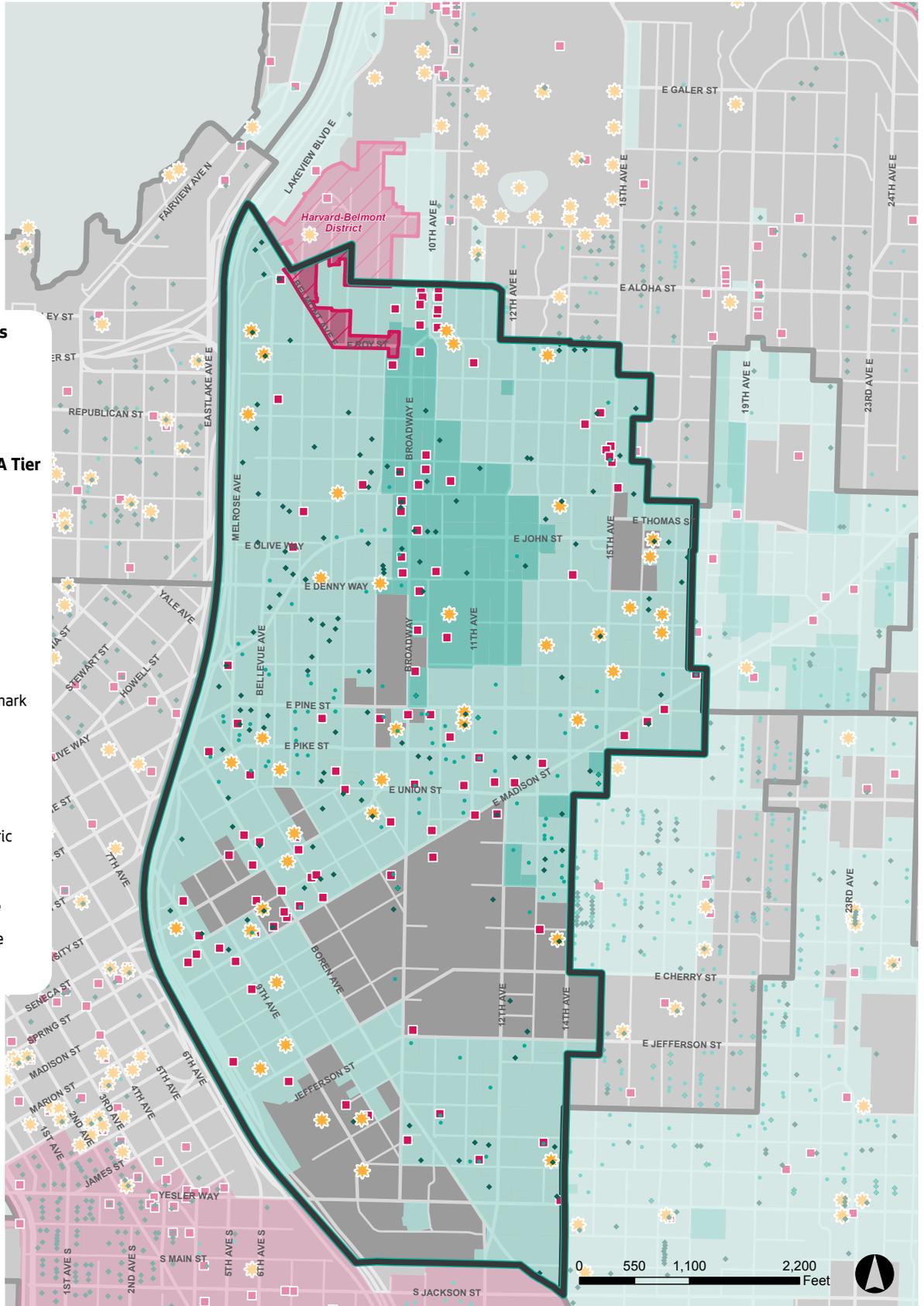
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

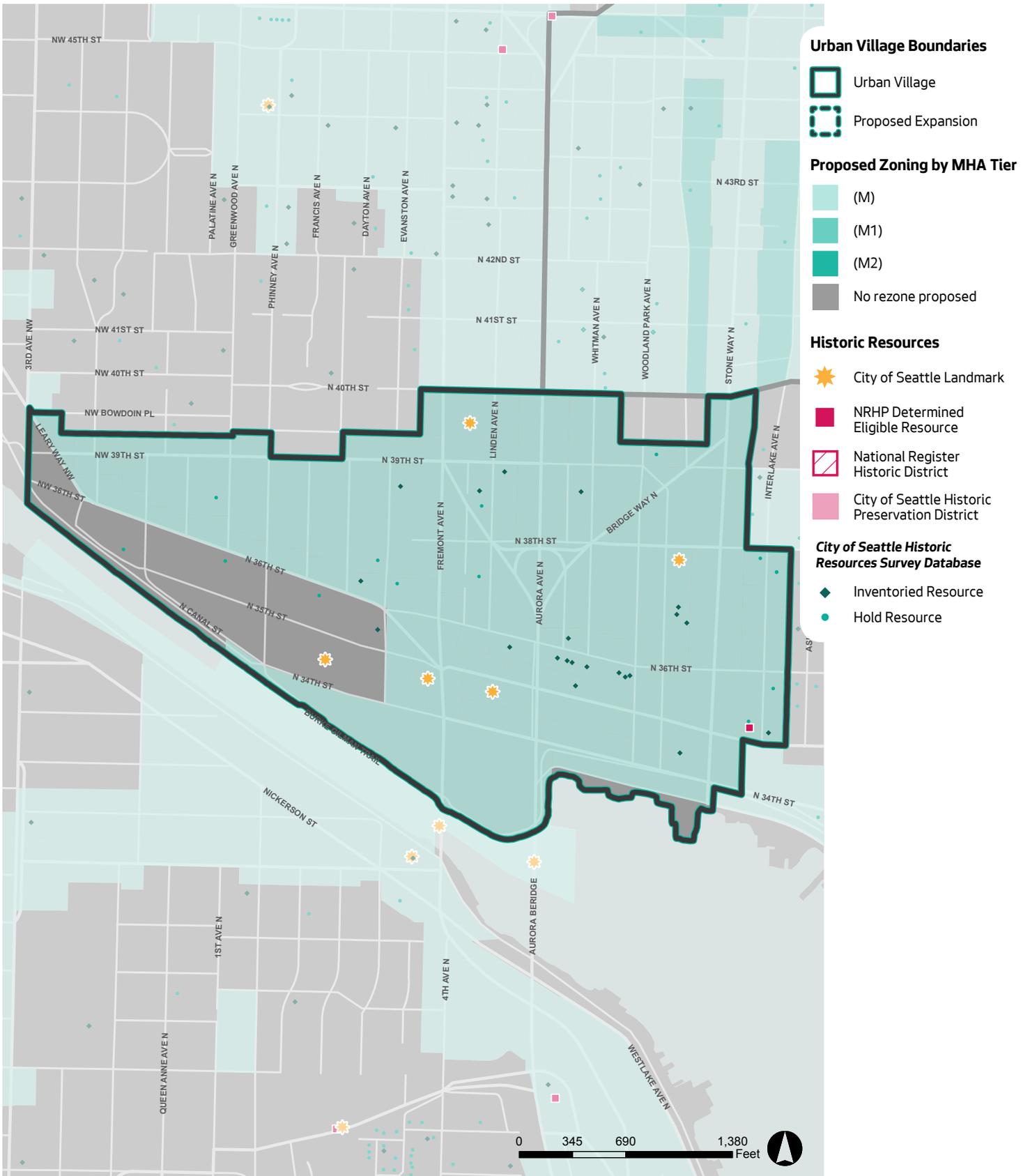
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

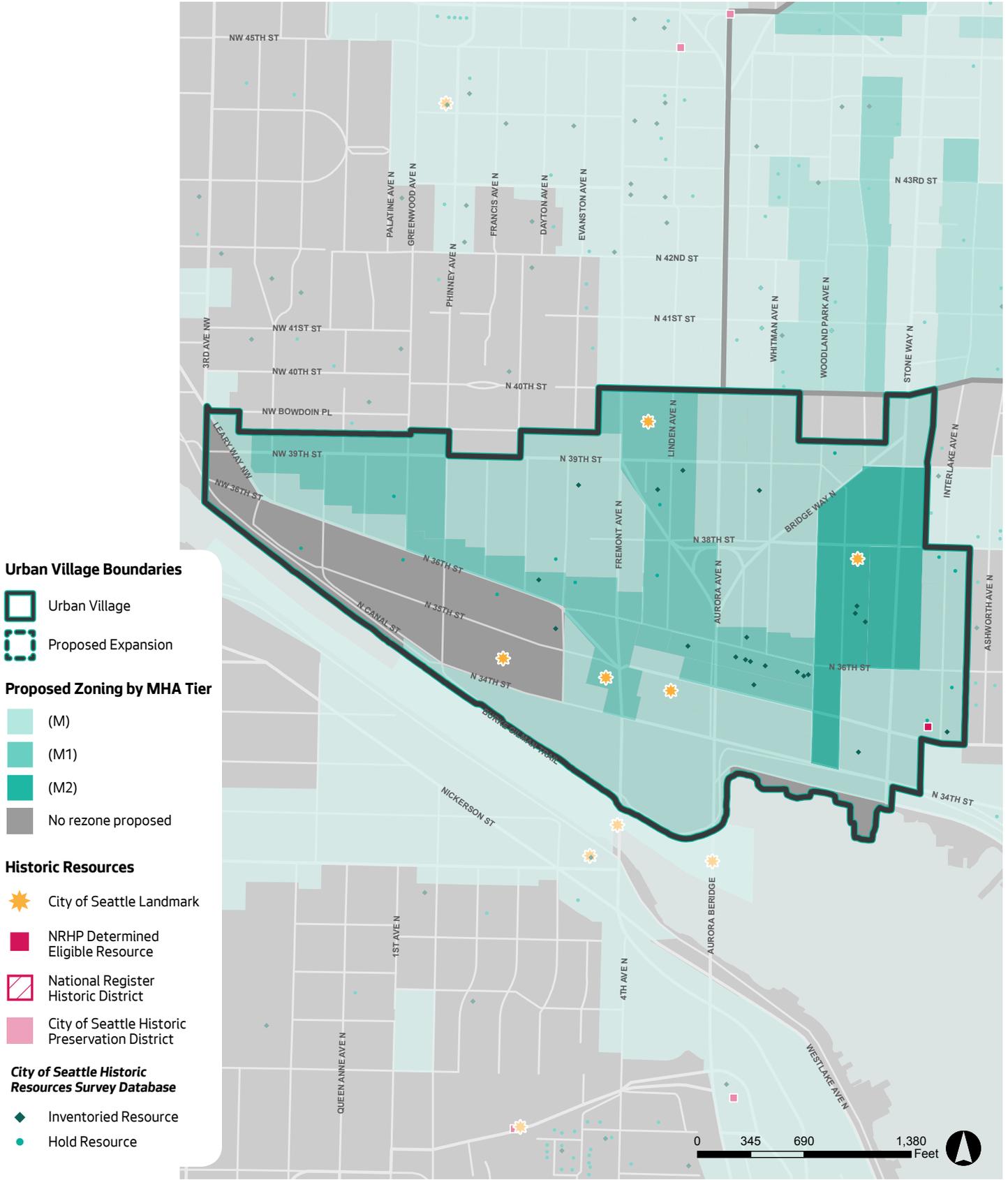
-  Inventoried Resource
-  Hold Resource



Map 28
Historic Resources and MHA Tier, Alternative 2:
Fremont Urban Village



Map 29
Historic Resources and MHA Tier, Alternative 3:
Fremont Urban Village



Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

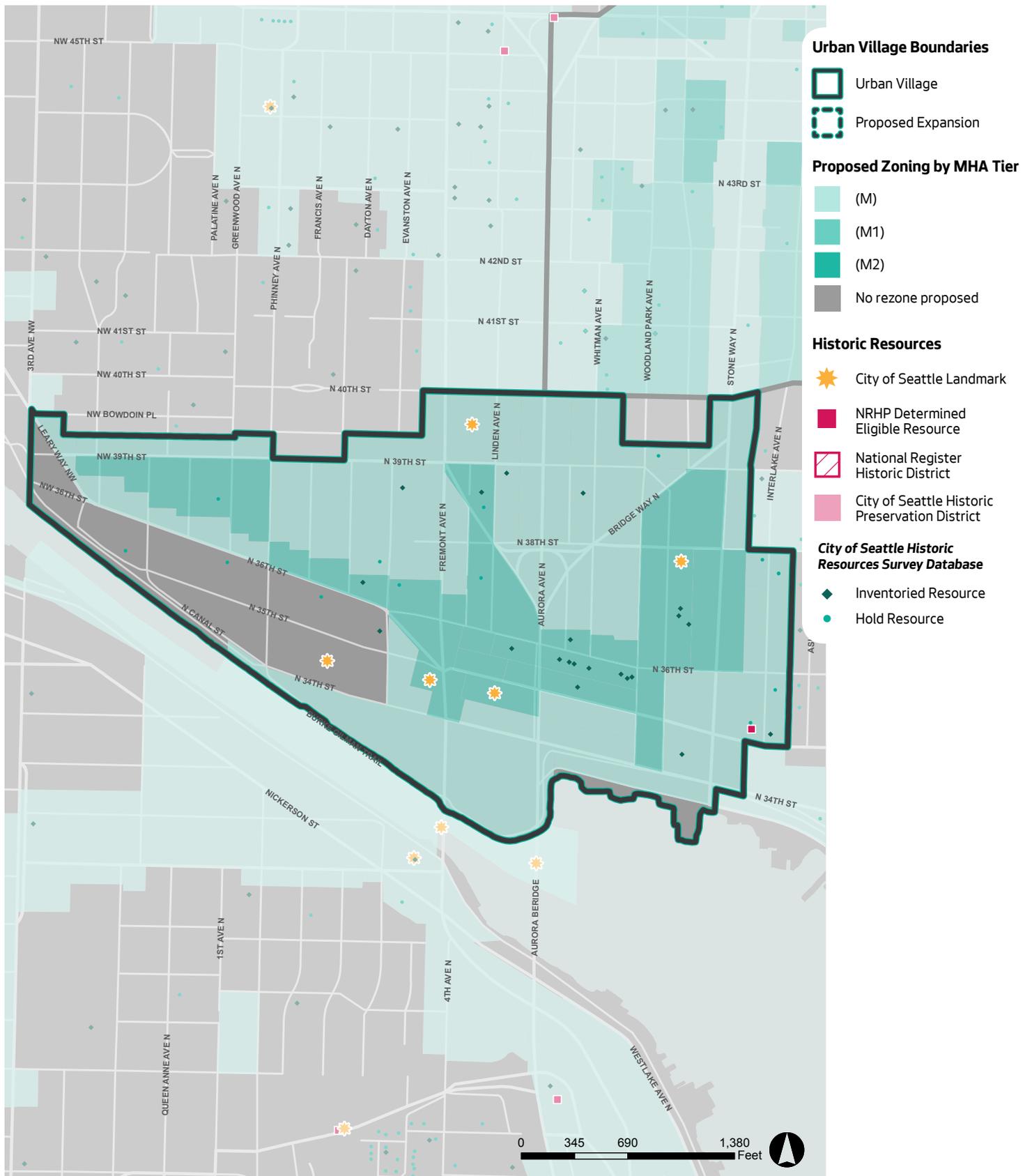
Historic Resources

-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource

Map 30
Historic Resources and MHA Tier, Preferred Alternative:
Fremont Urban Village



Map 31
Historic Resources and MHA Tier, Alternative 2:
Green Lake Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

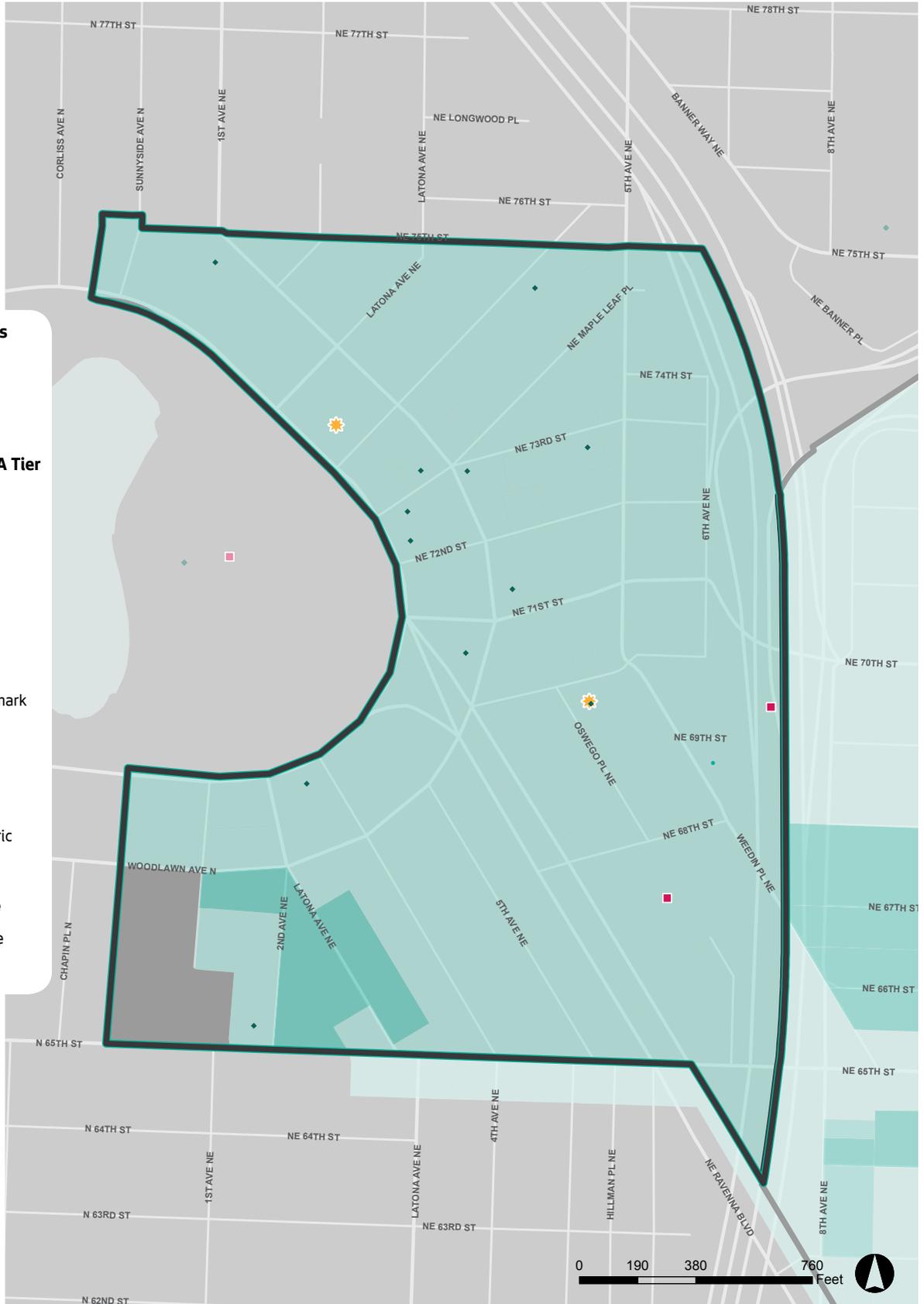
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

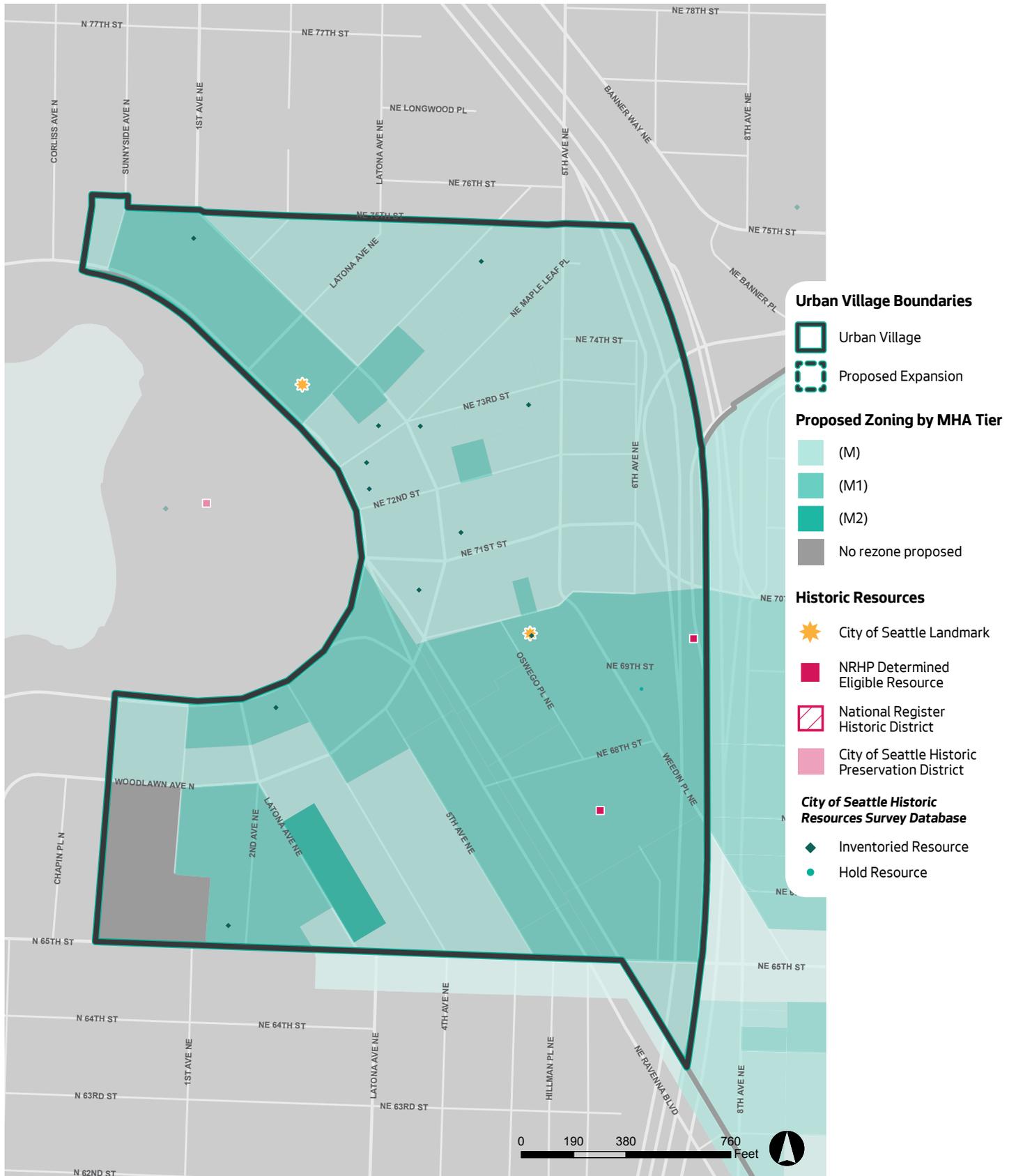
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 32
Historic Resources and MHA Tier, Alternative 3:
Green Lake Urban Village



Map 33
Historic Resources and MHA Tier, Preferred Alternative:
Green Lake Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

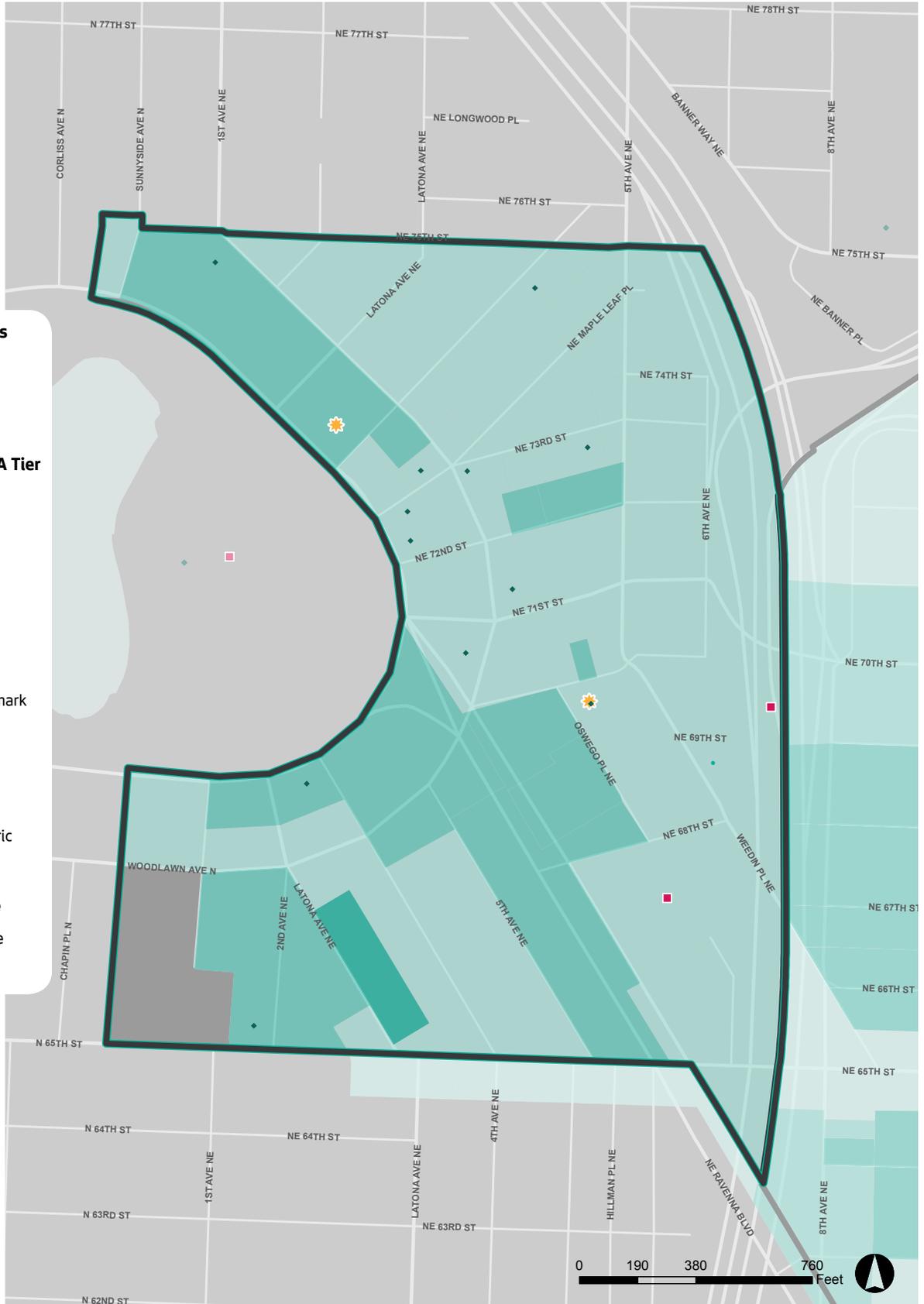
-  (M)
-  (M1)
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-  No rezone proposed

Historic Resources

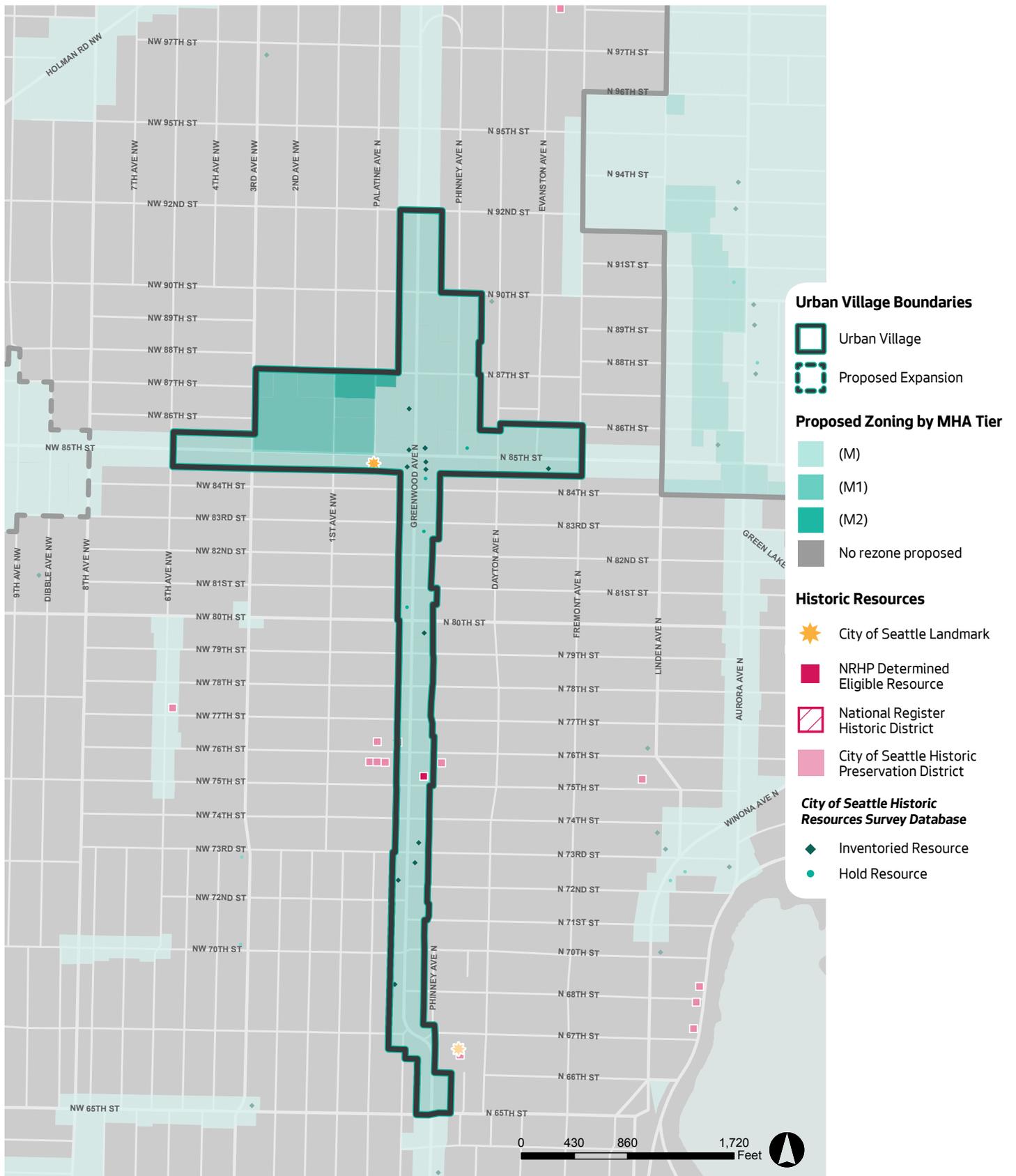
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 34
Historic Resources and MHA Tier, Alternative 2:
Greenwood–Phinney Ridge Urban Village



Map 35
 Historic Resources and MHA Tier, Alternative 3:
 Greenwood–Phinney Ridge Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

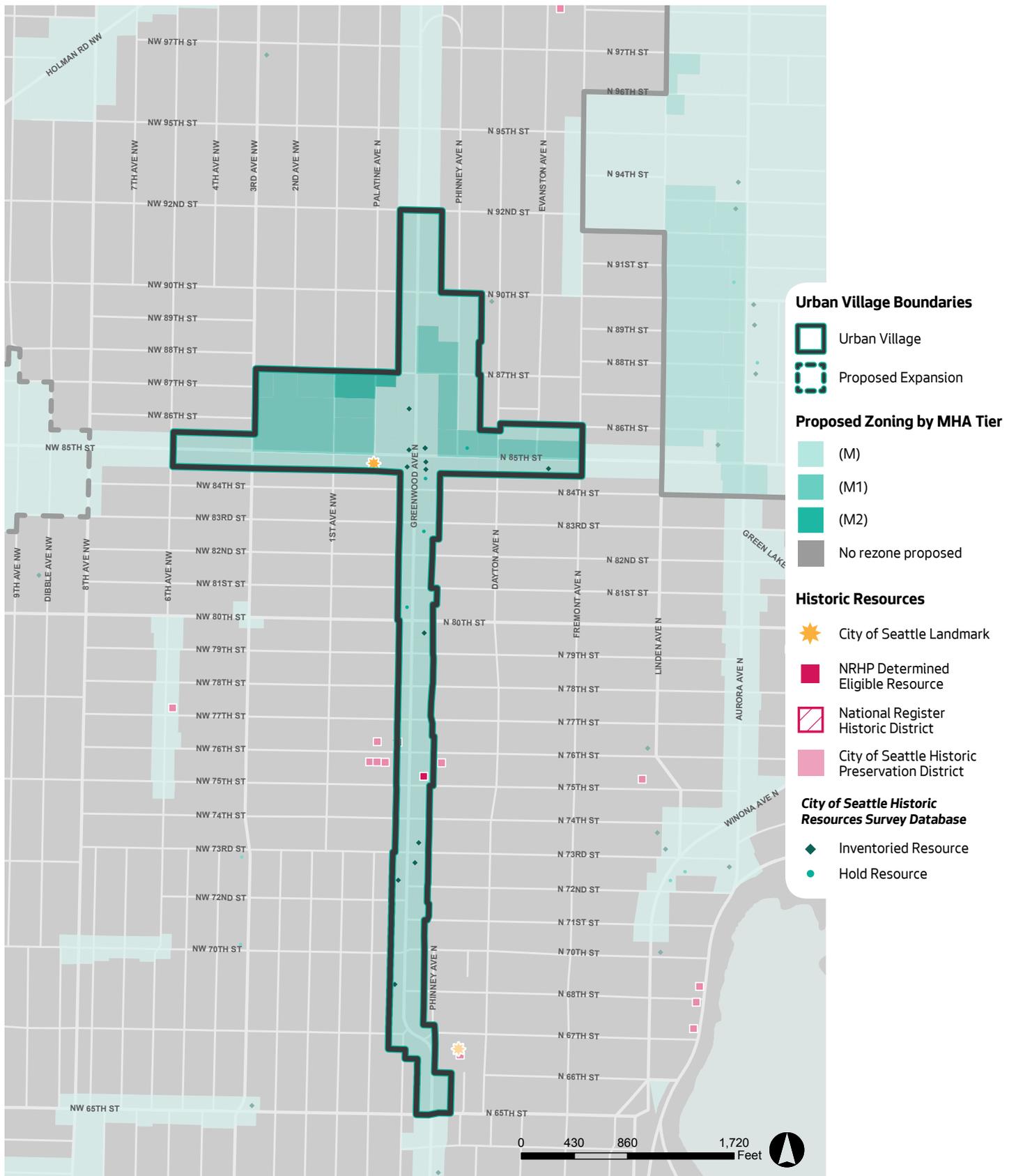
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 36
Historic Resources and MHA Tier, Preferred Alternative:
Greenwood–Phinney Ridge Urban Village



Map 37
Historic Resources and MHA Tier, Alternative 2:
Lake City Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

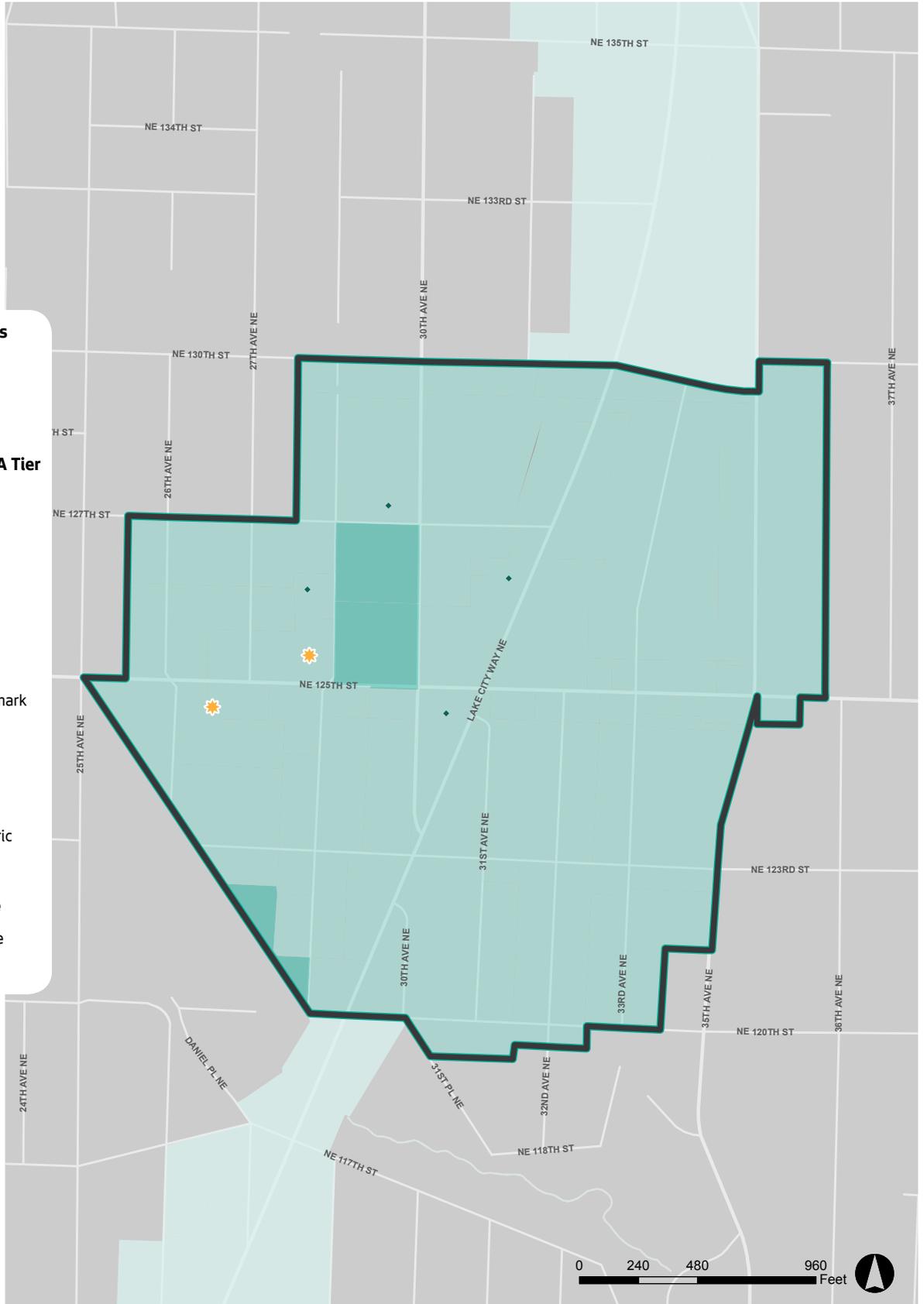
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

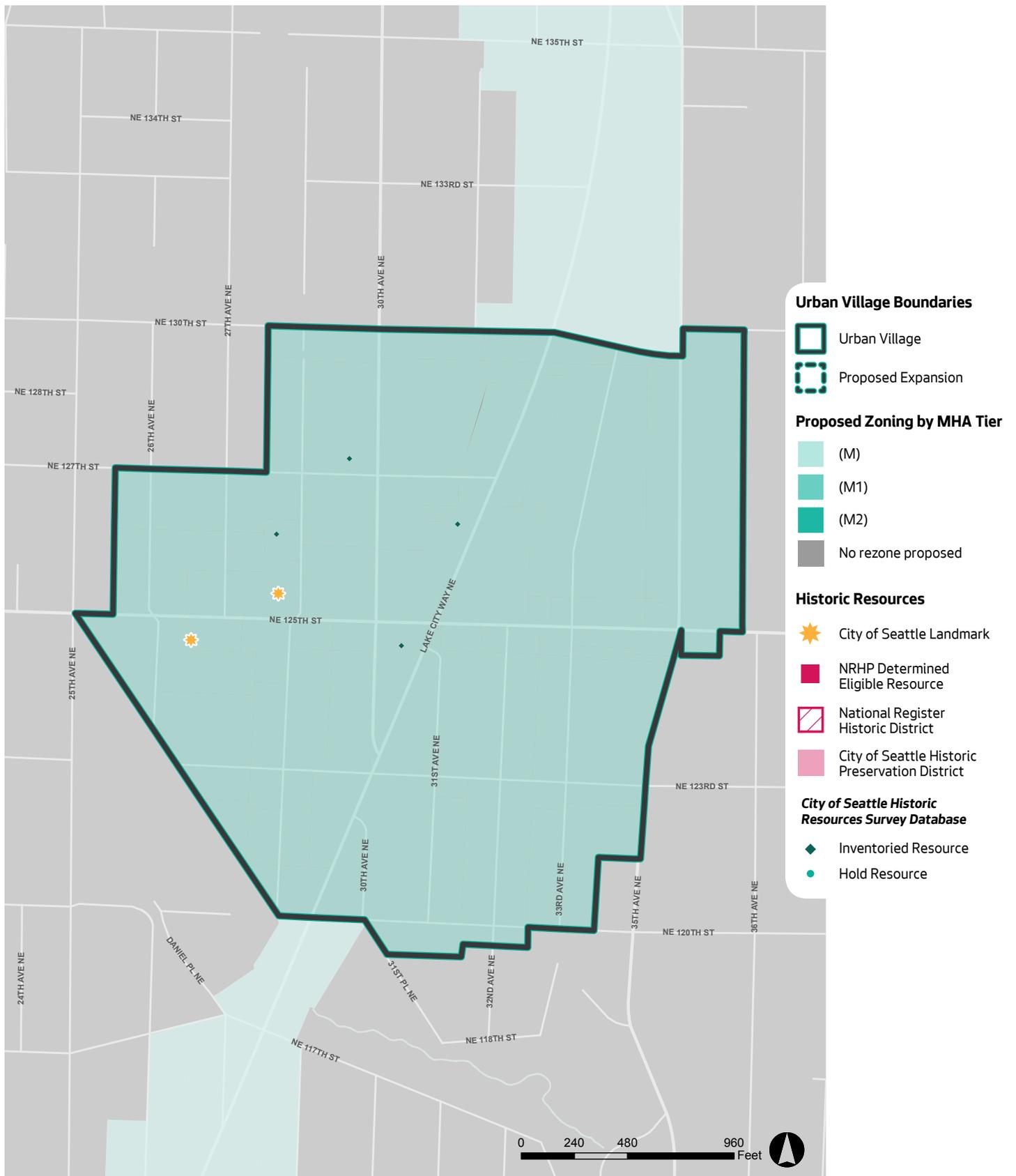
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 38
Historic Resources and MHA Tier, Alternative 3:
Lake City Urban Village



Map 39
 Historic Resources and MHA Tier, Preferred Alternative:
 Lake City Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

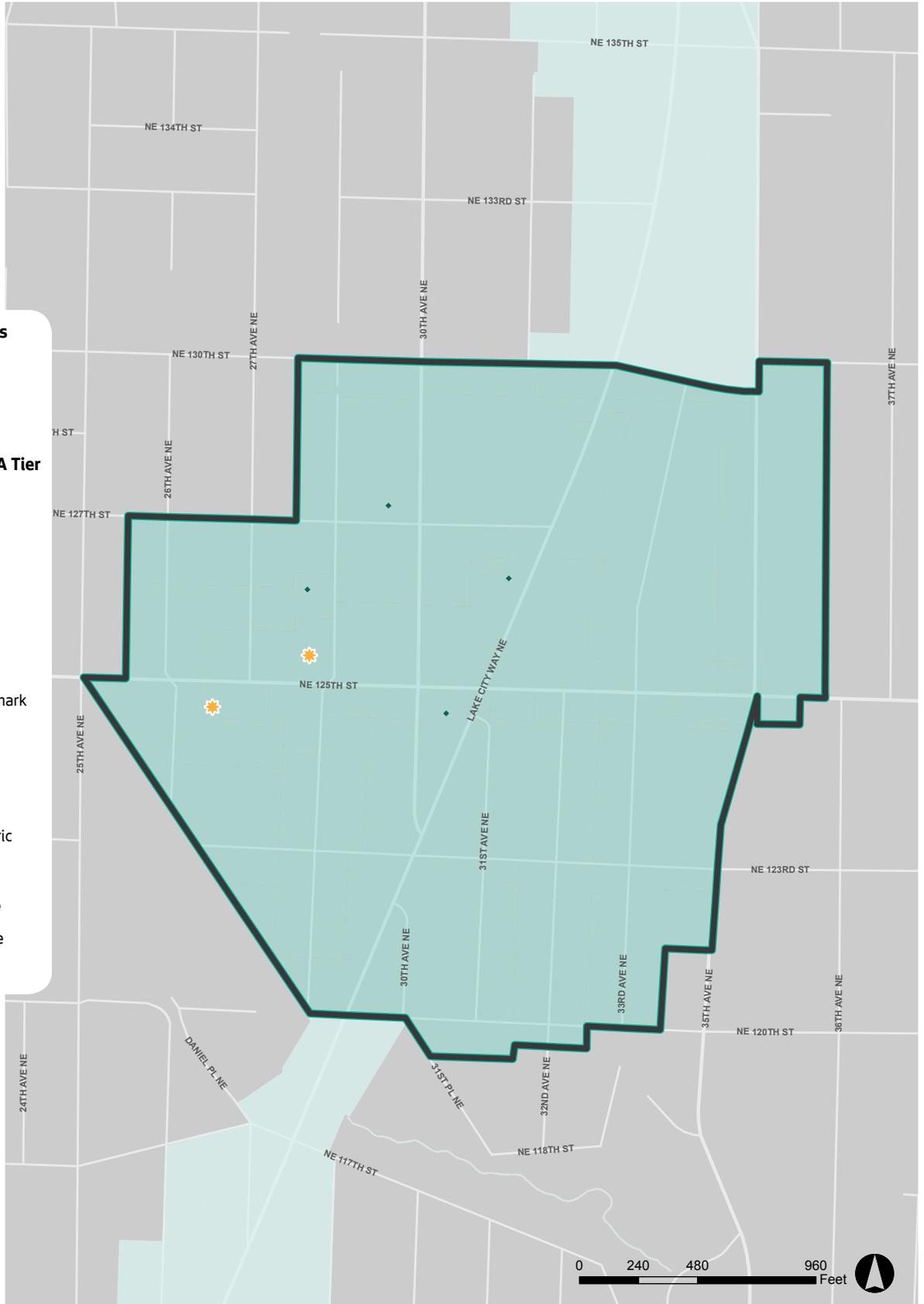
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

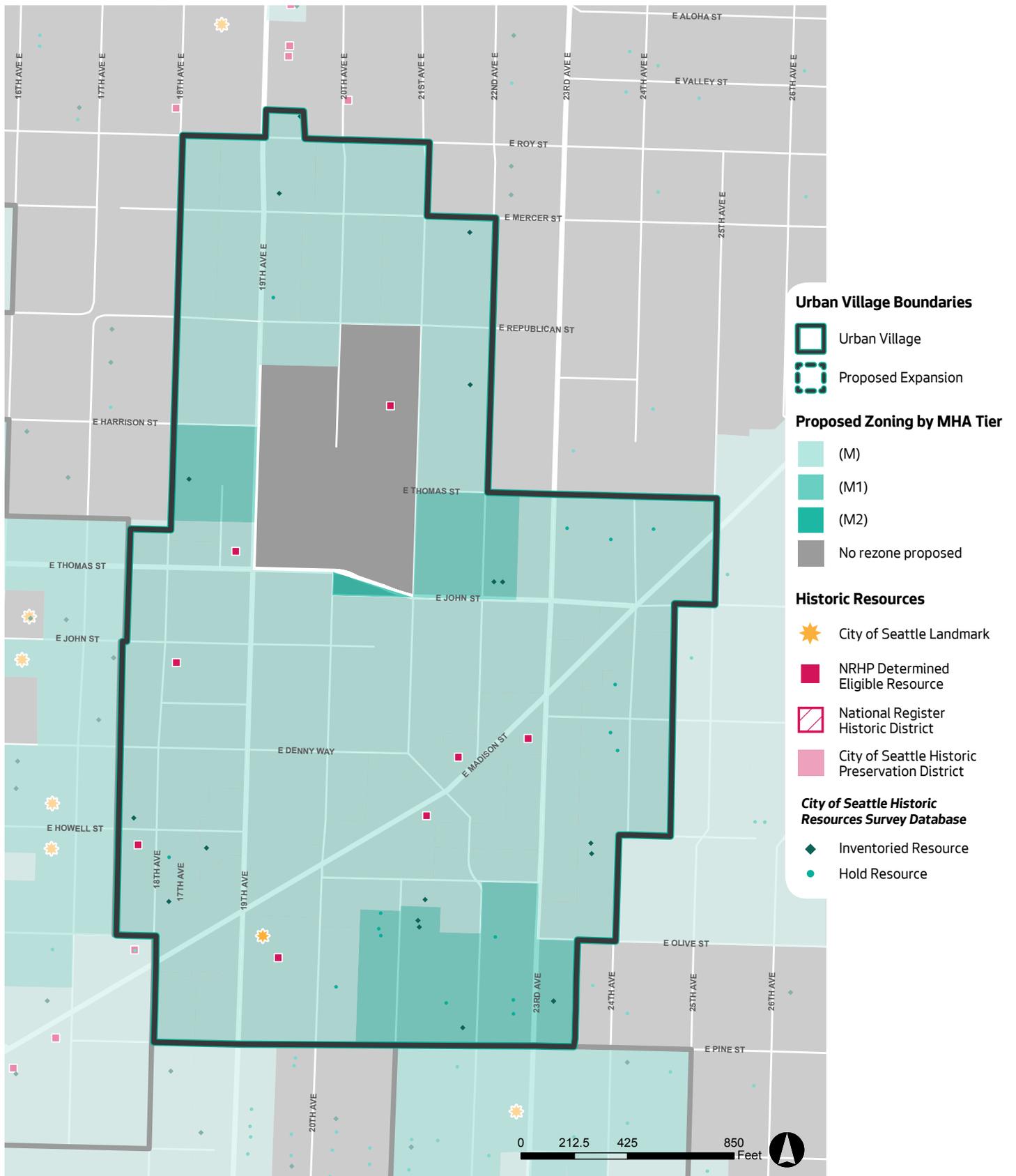
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 40
Historic Resources and MHA Tier, Alternative 2:
Madison–Miller Urban Village



Map 41
 Historic Resources and MHA Tier, Alternative 3:
 Madison–Miller Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

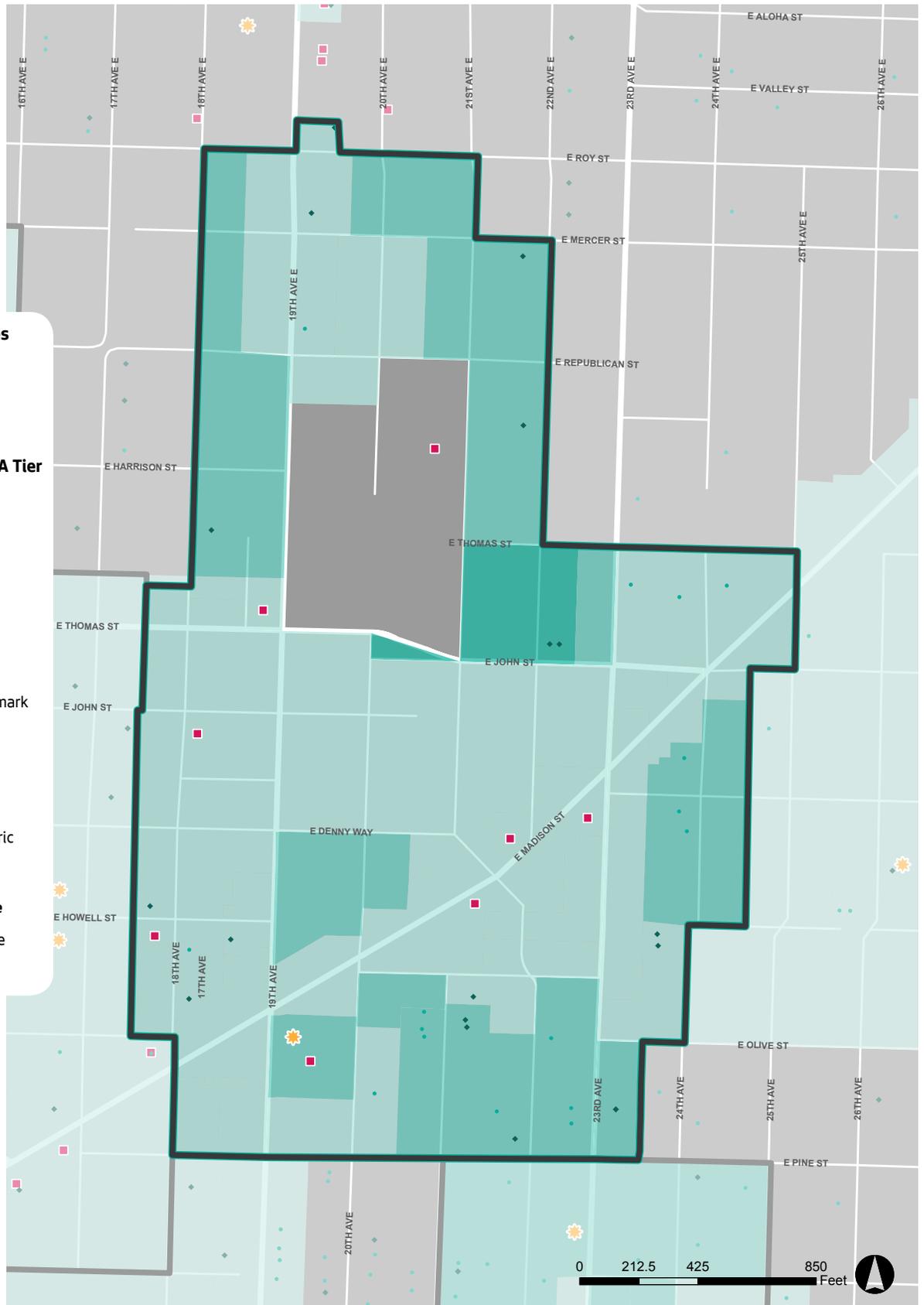
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

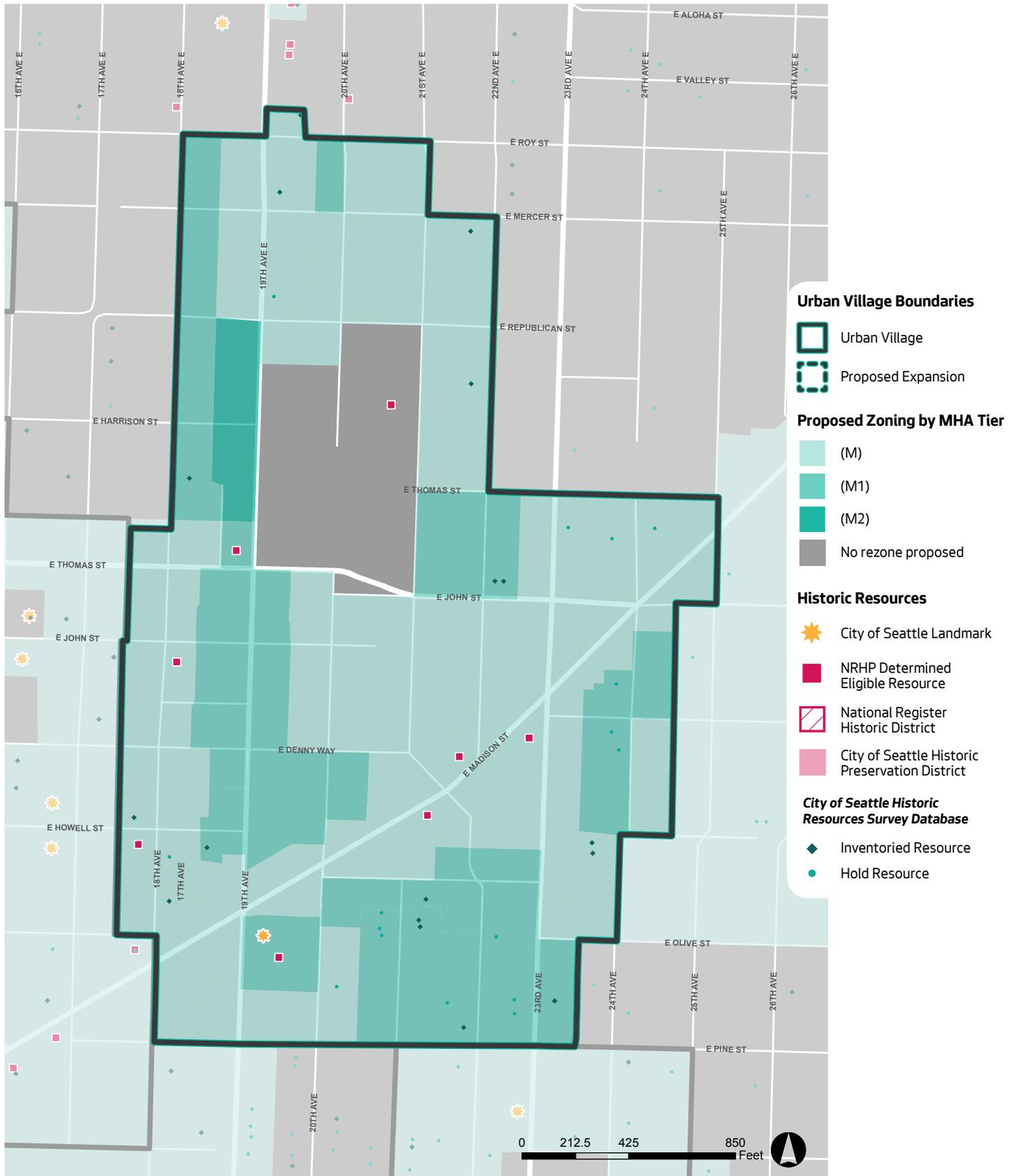
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 42
Historic Resources and MHA Tier, Preferred Alternative:
Madison–Miller Urban Village



Map 43
Historic Resources and MHA Tier, Alternative 2:
Morgan Junction Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

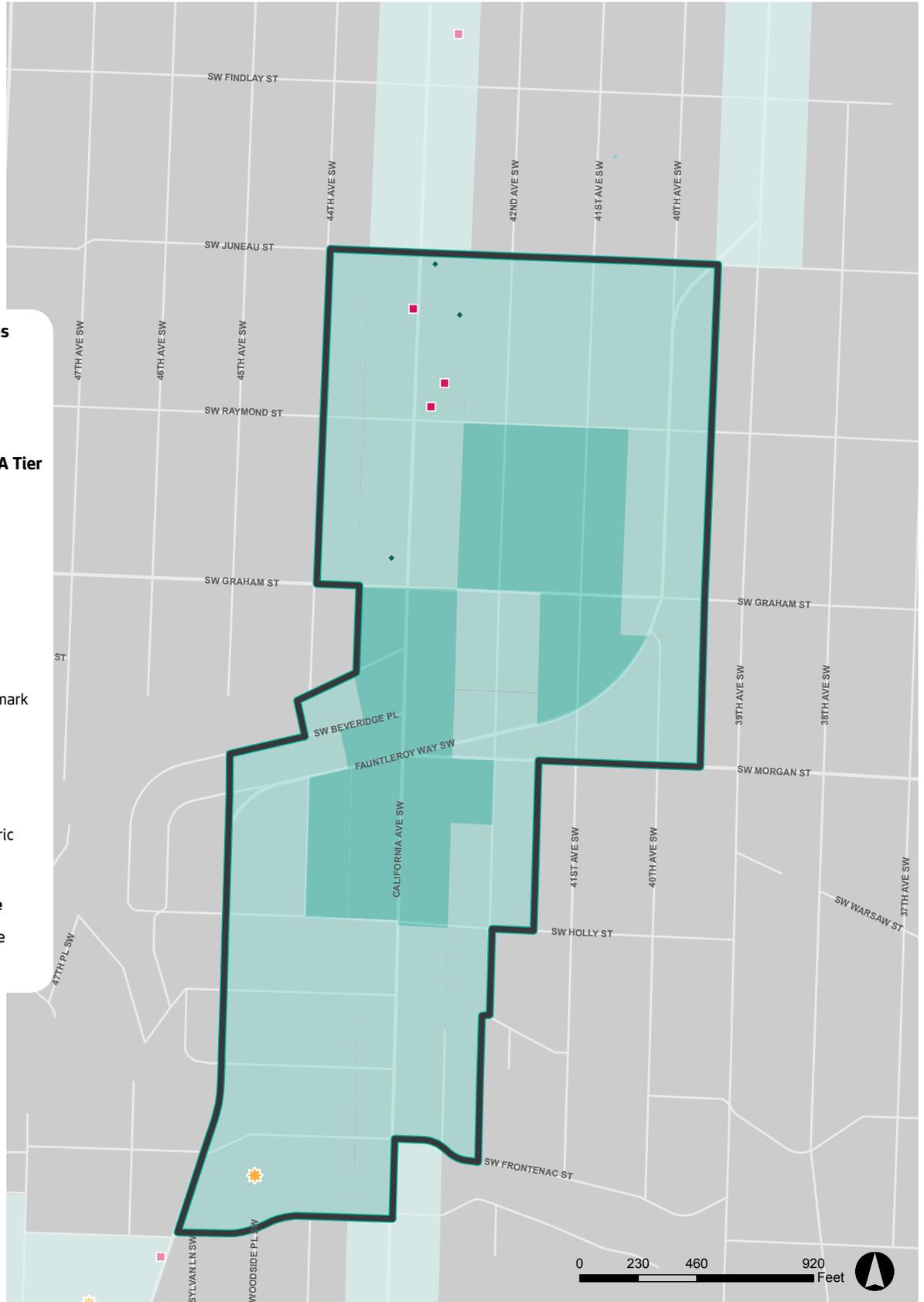
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

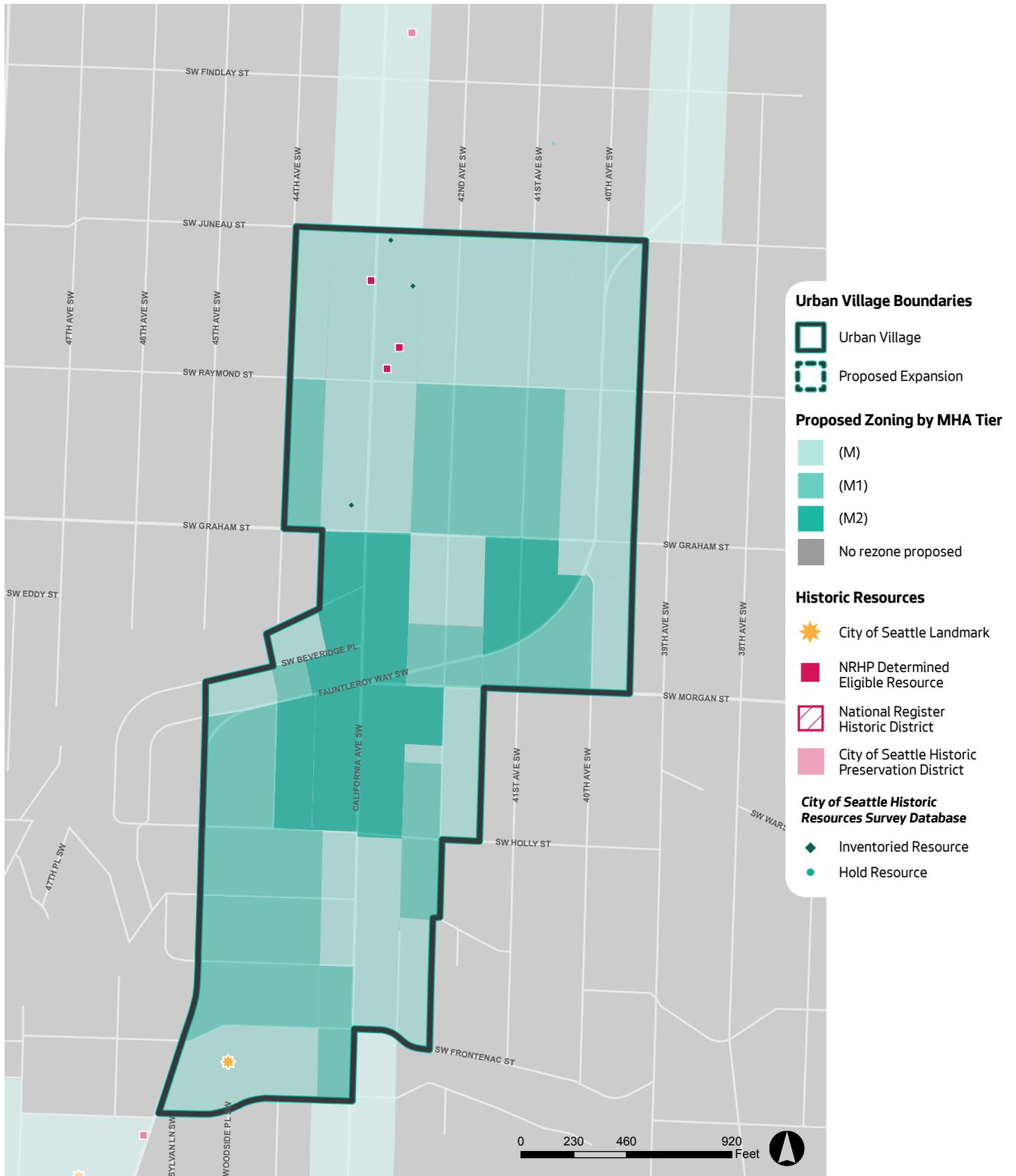
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 44
Historic Resources and MHA Tier, Alternative 3:
Morgan Junction Urban Village



Map 45
Historic Resources and MHA Tier, Preferred Alternative:
Morgan Junction Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

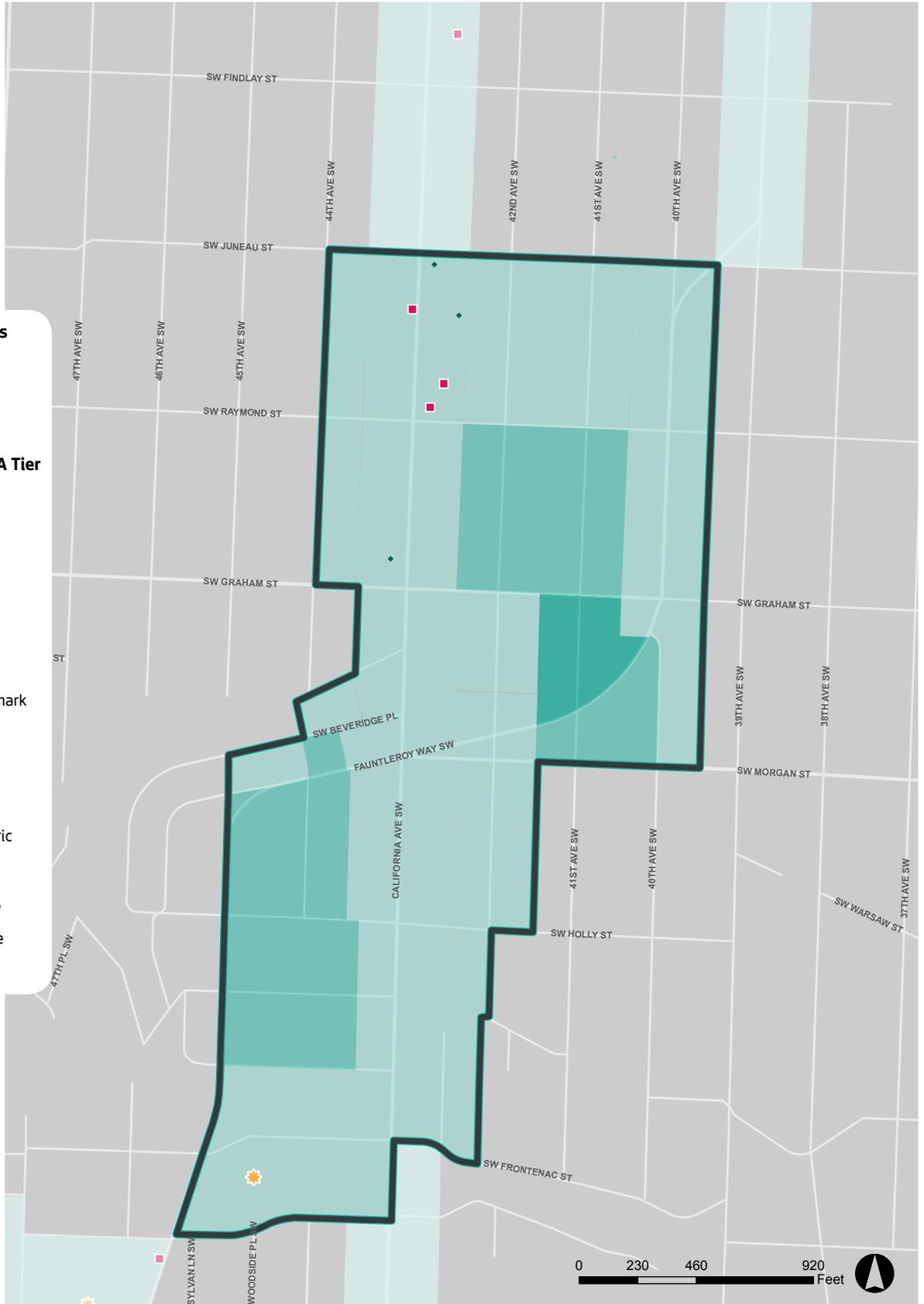
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

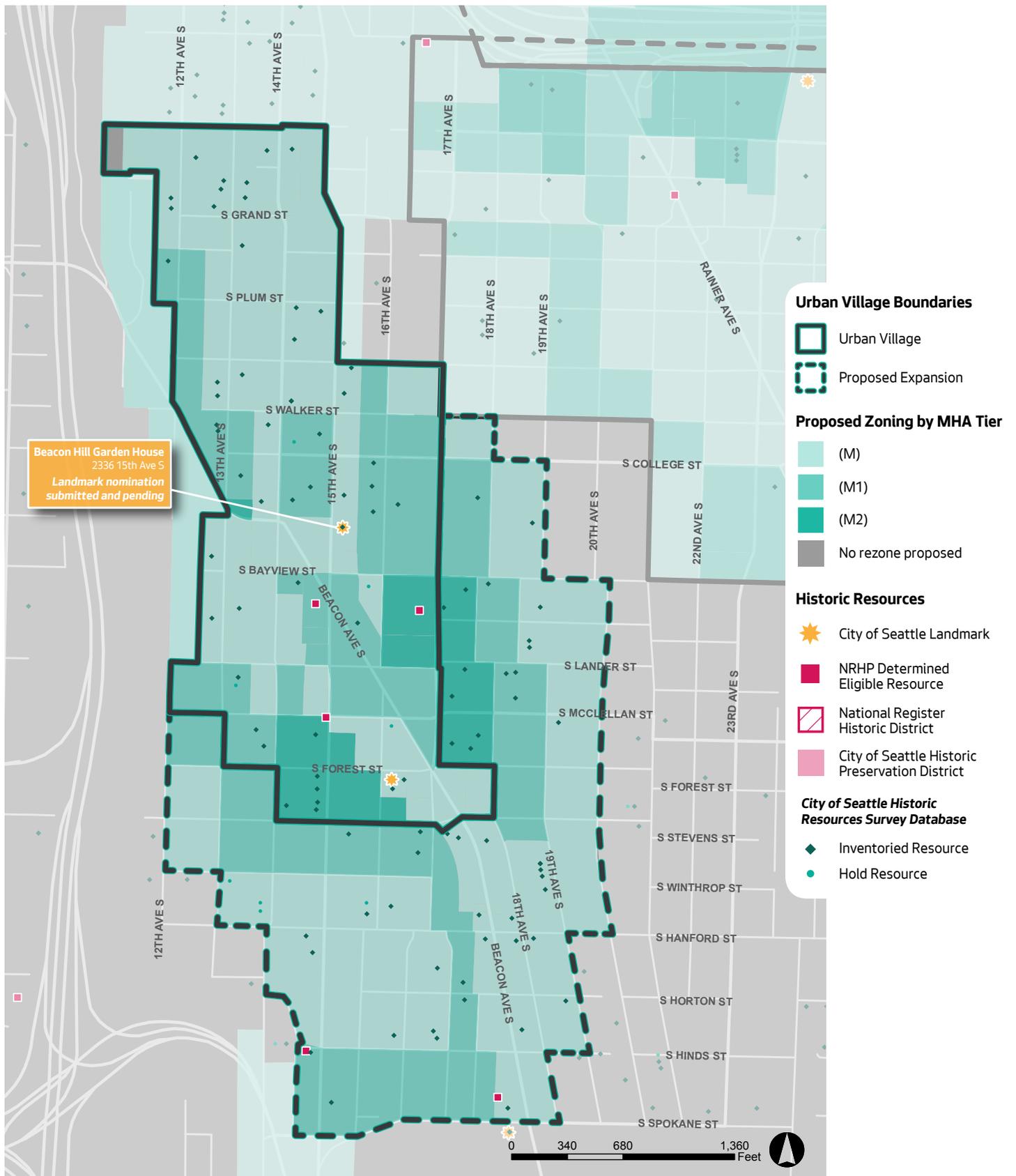
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 46
Historic Resources and MHA Tier, Alternative 2:
North Beacon Hill Urban Village



Map 47
Historic Resources and MHA Tier, Alternative 3:
North Beacon Hill Urban Village

Urban Village Boundaries

- Urban Village
- Proposed Expansion

Proposed Zoning by MHA Tier

- (M)
- (M1)
- (M2)
- No rezone proposed

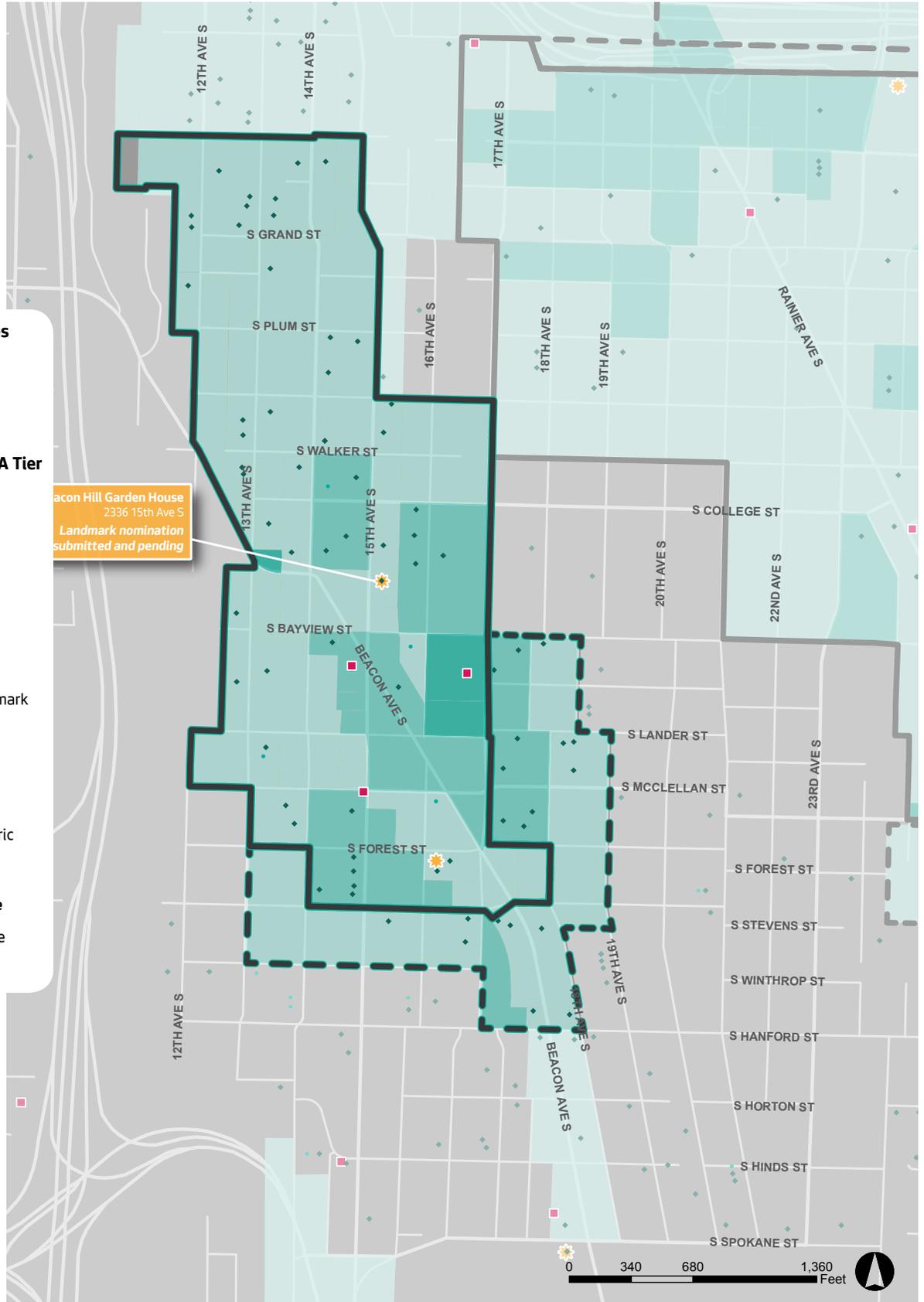
Historic Resources

- City of Seattle Landmark
- NRHP Determined Eligible Resource
- National Register Historic District
- City of Seattle Historic Preservation District

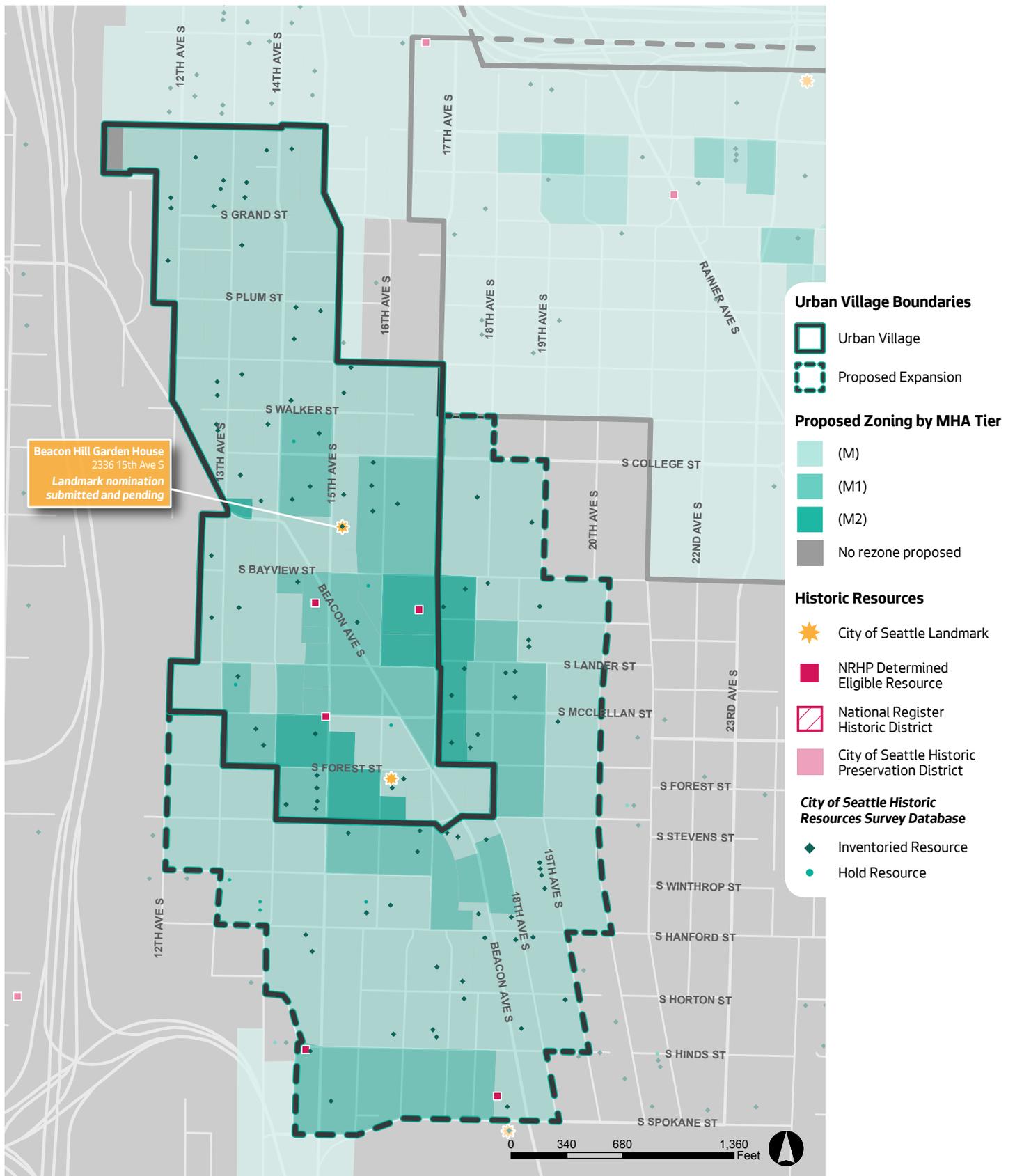
City of Seattle Historic Resources Survey Database

- Inventoried Resource
- Hold Resource

Beacon Hill Garden House
2336 15th Ave S
Landmark nomination
submitted and pending



Map 48
Historic Resources and MHA Tier, Preferred Alternative:
North Beacon Hill Urban Village



Map 49
Historic Resources and MHA Tier, Alternative 2:
North Rainier Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

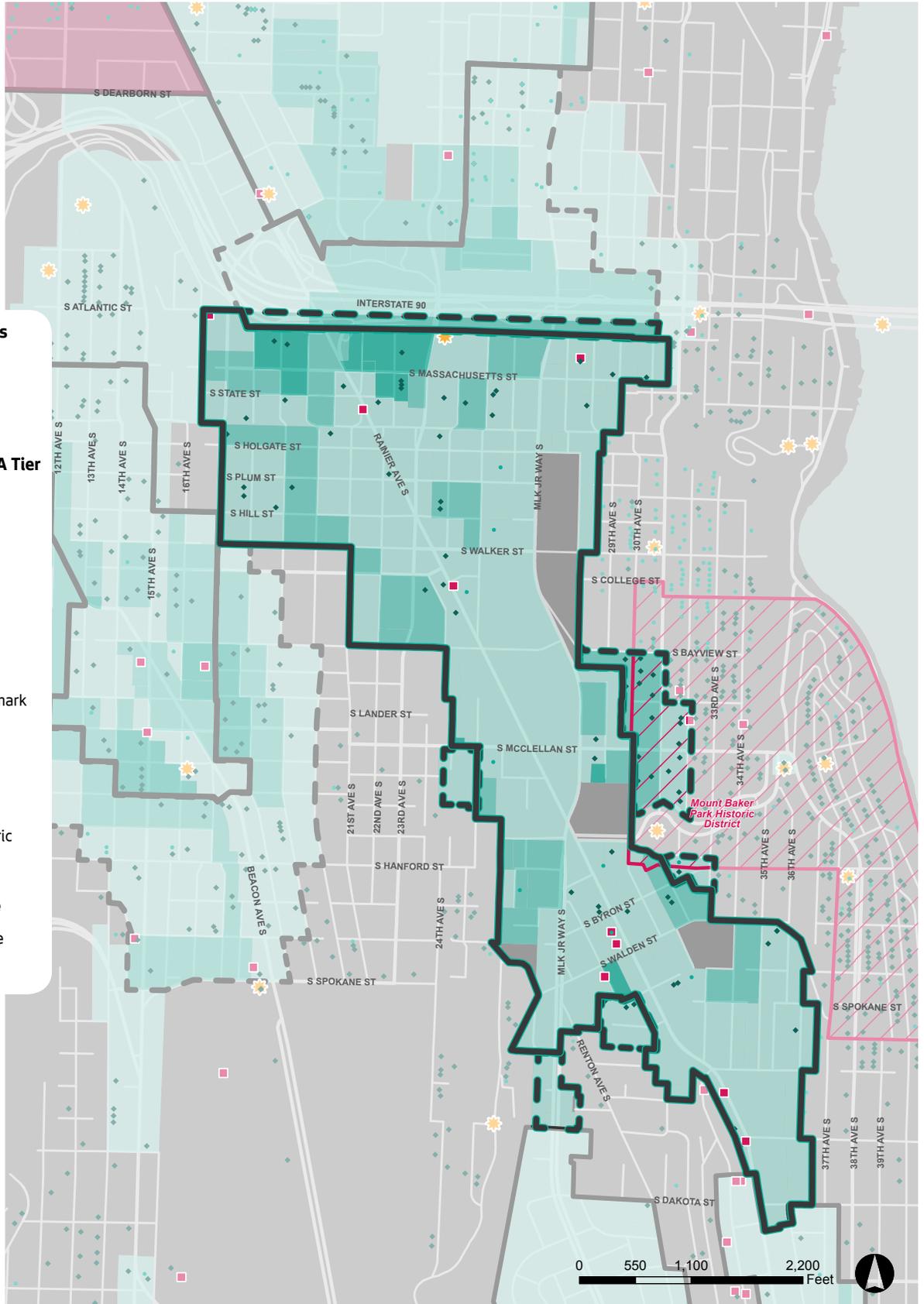
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

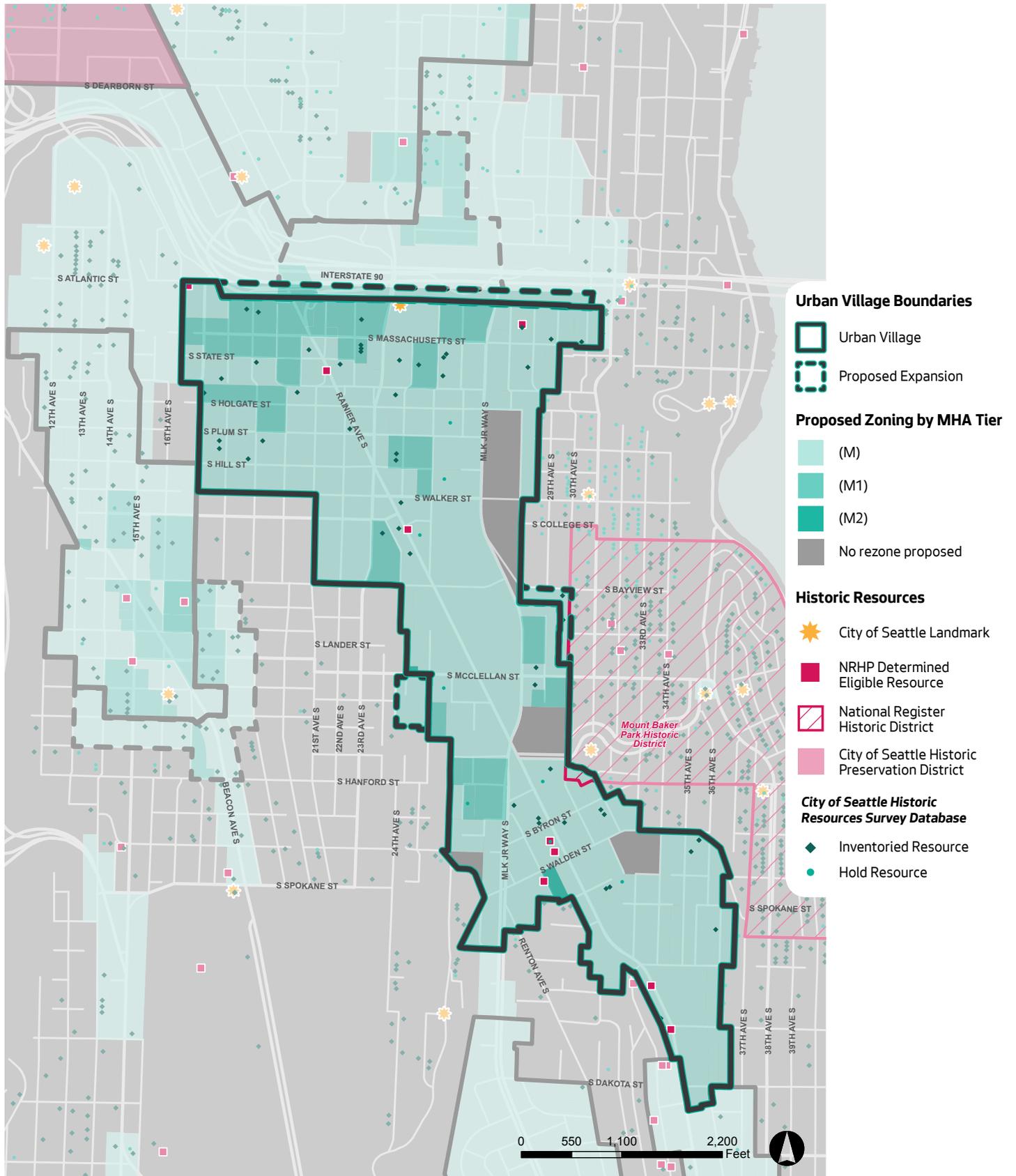
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 50
Historic Resources and MHA Tier, Alternative 3:
North Rainier Urban Village



Map 51
Historic Resources and MHA Tier, Preferred Alternative:
North Rainier Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

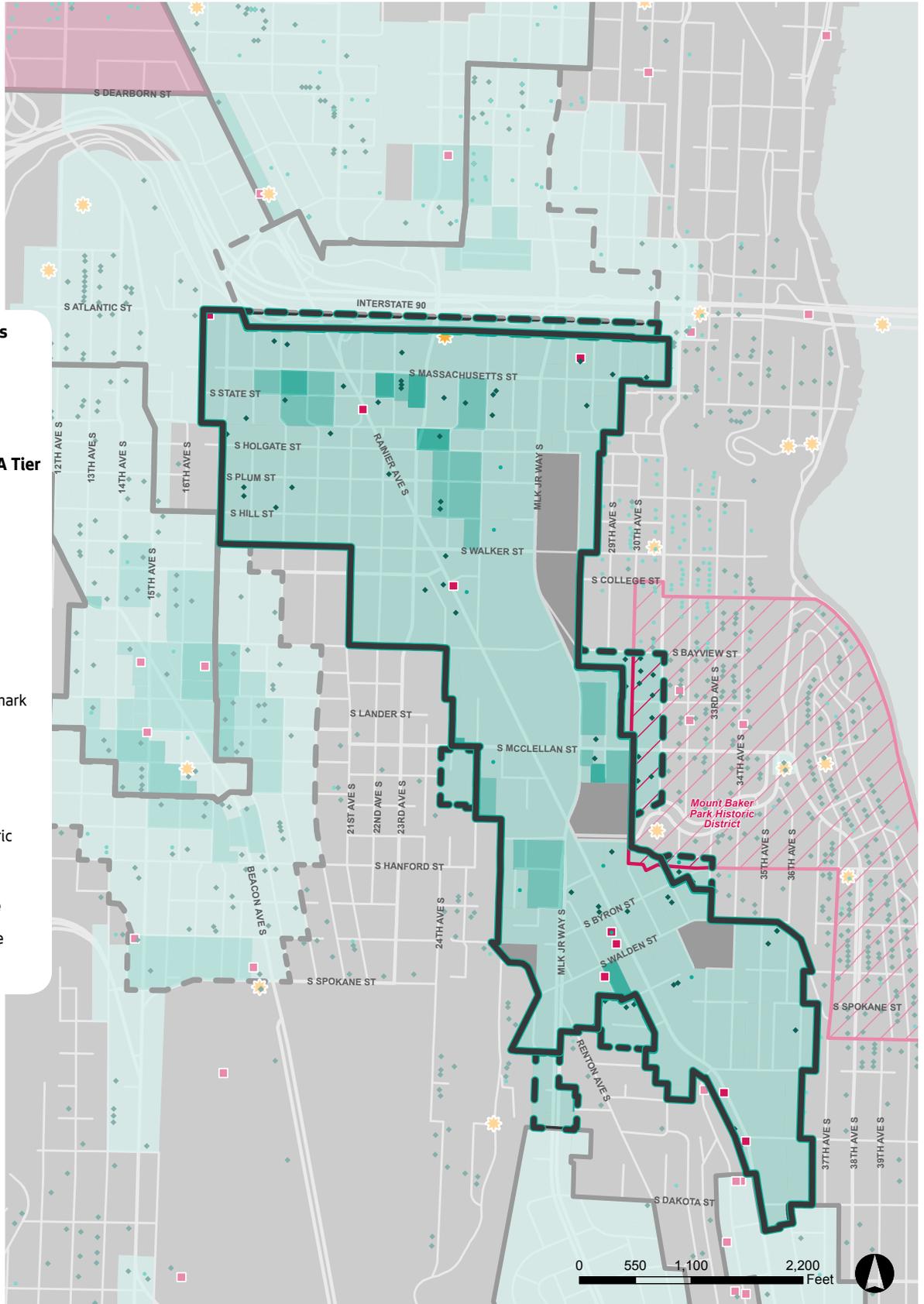
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

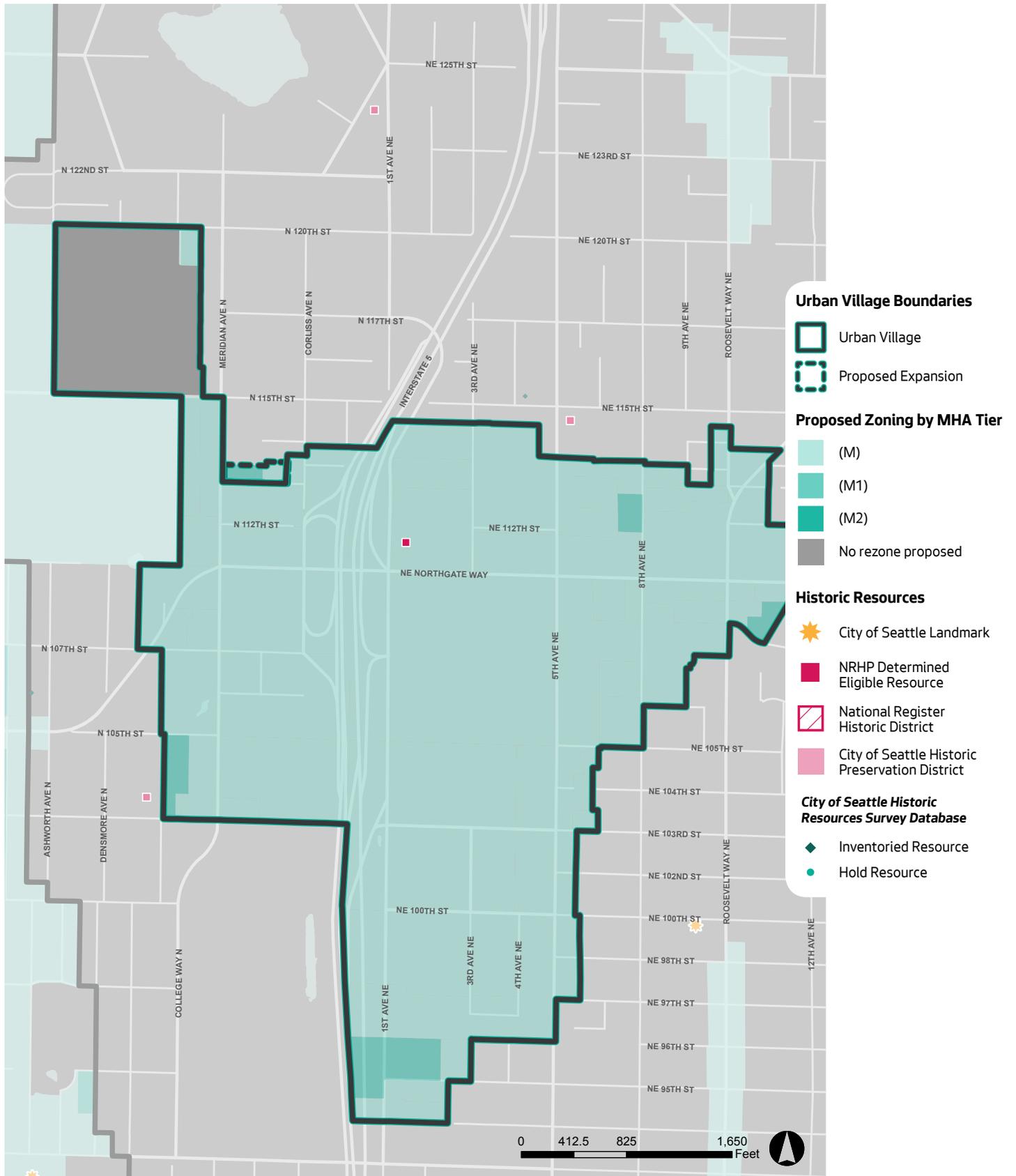
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 52
Historic Resources and MHA Tier, Alternative 2:
Northgate Urban Center



Map 53
 Historic Resources and MHA Tier, Alternative 3:
 Northgate Urban Center

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

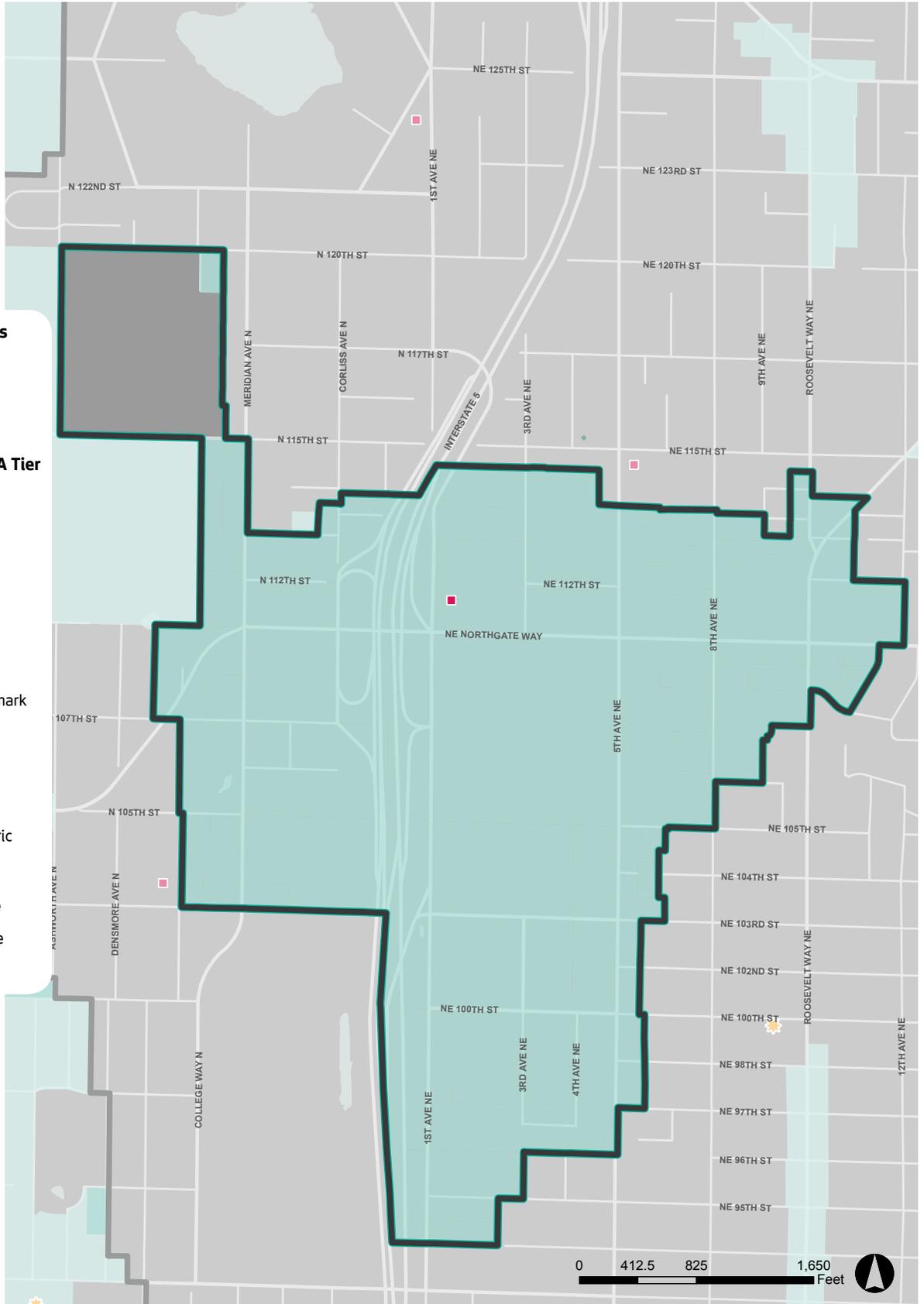
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

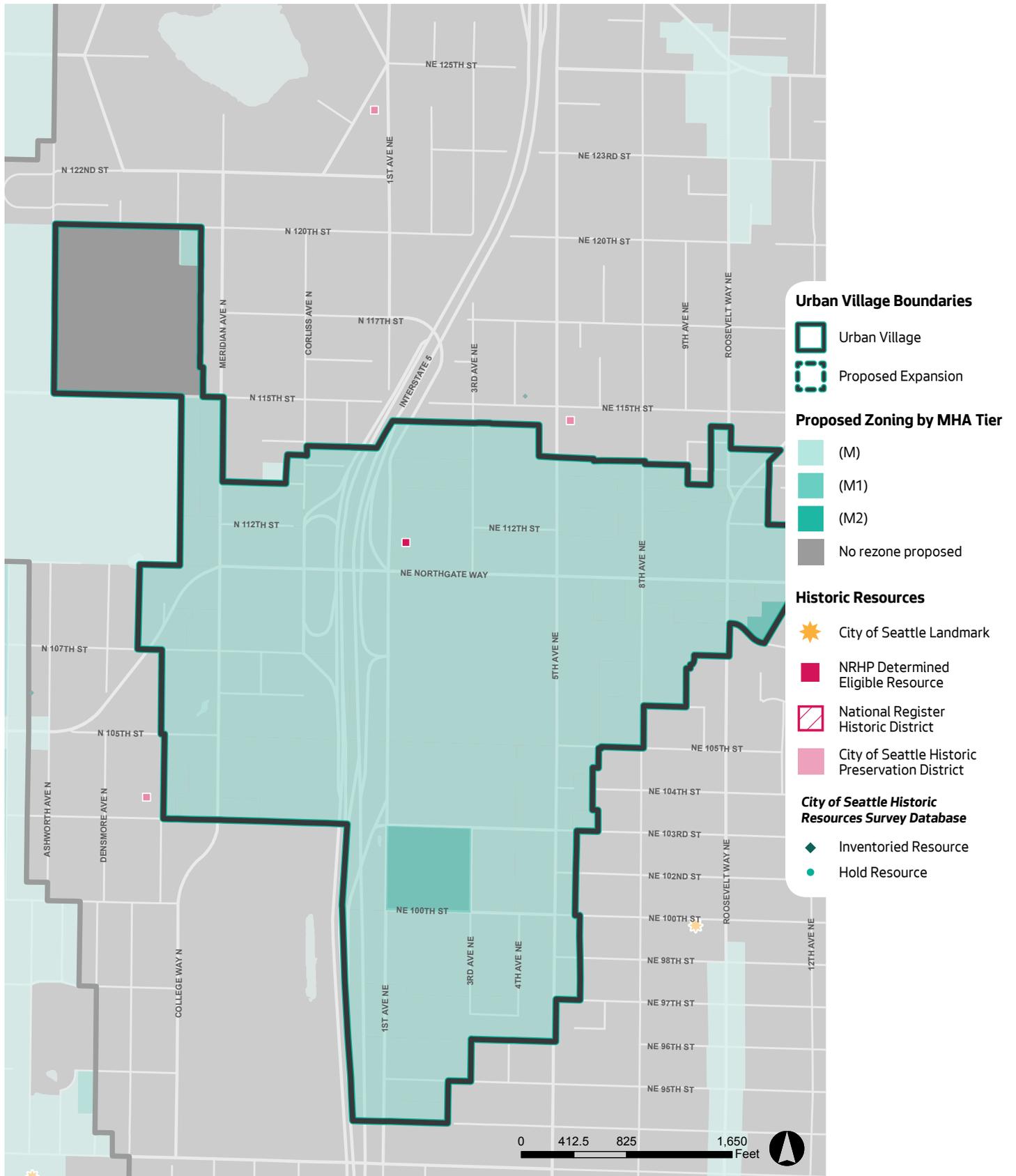
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 54
Historic Resources and MHA Tier, Preferred Alternative:
Northgate Urban Center



Map 55
Historic Resources and MHA Tier, Alternative 2:
Othello Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

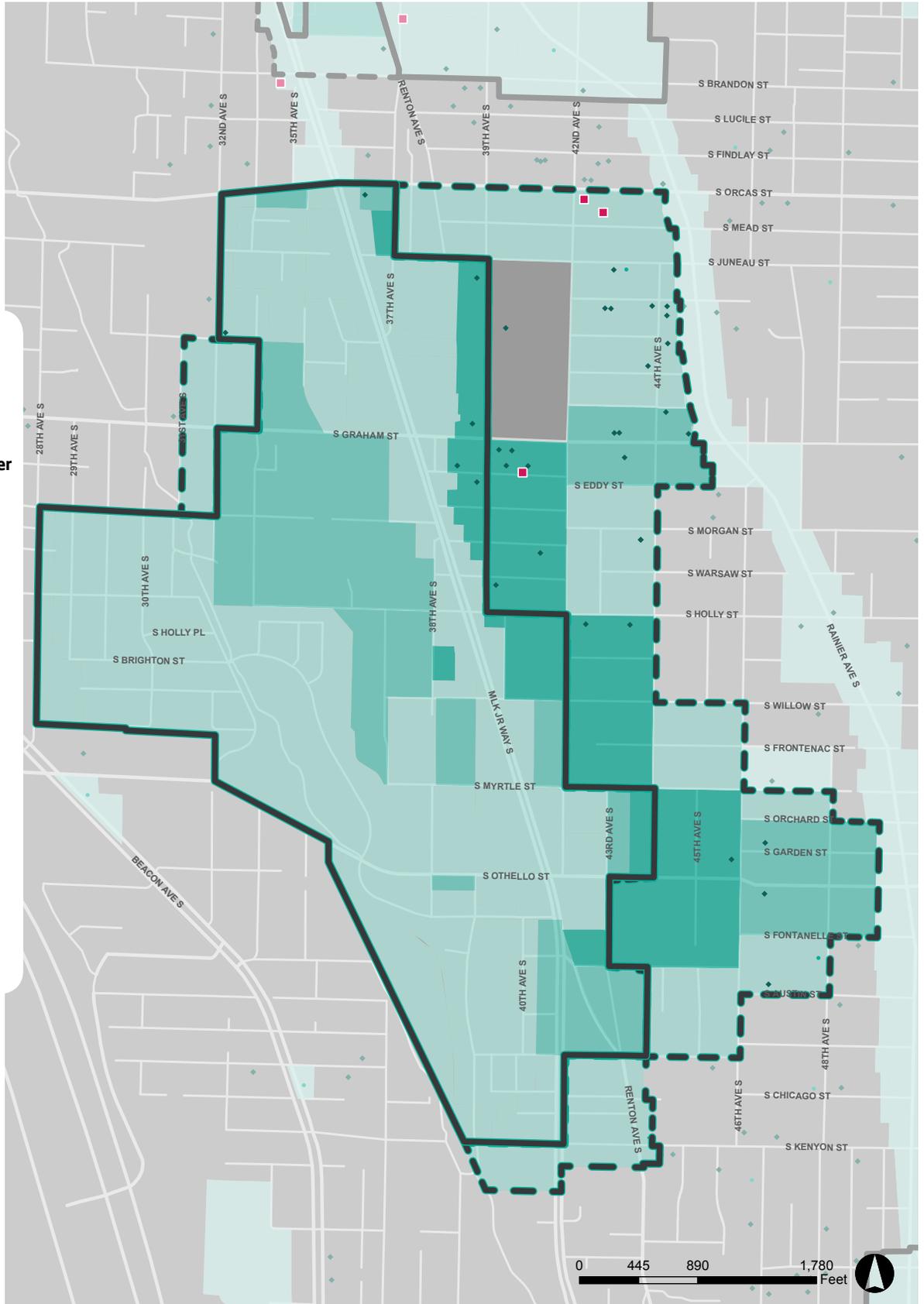
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 61
Historic Resources and MHA Tier, Alternative 2:
Roosevelt Urban Village

Urban Village Boundaries

- Urban Village
- Proposed Expansion

Proposed Zoning by MHA Tier

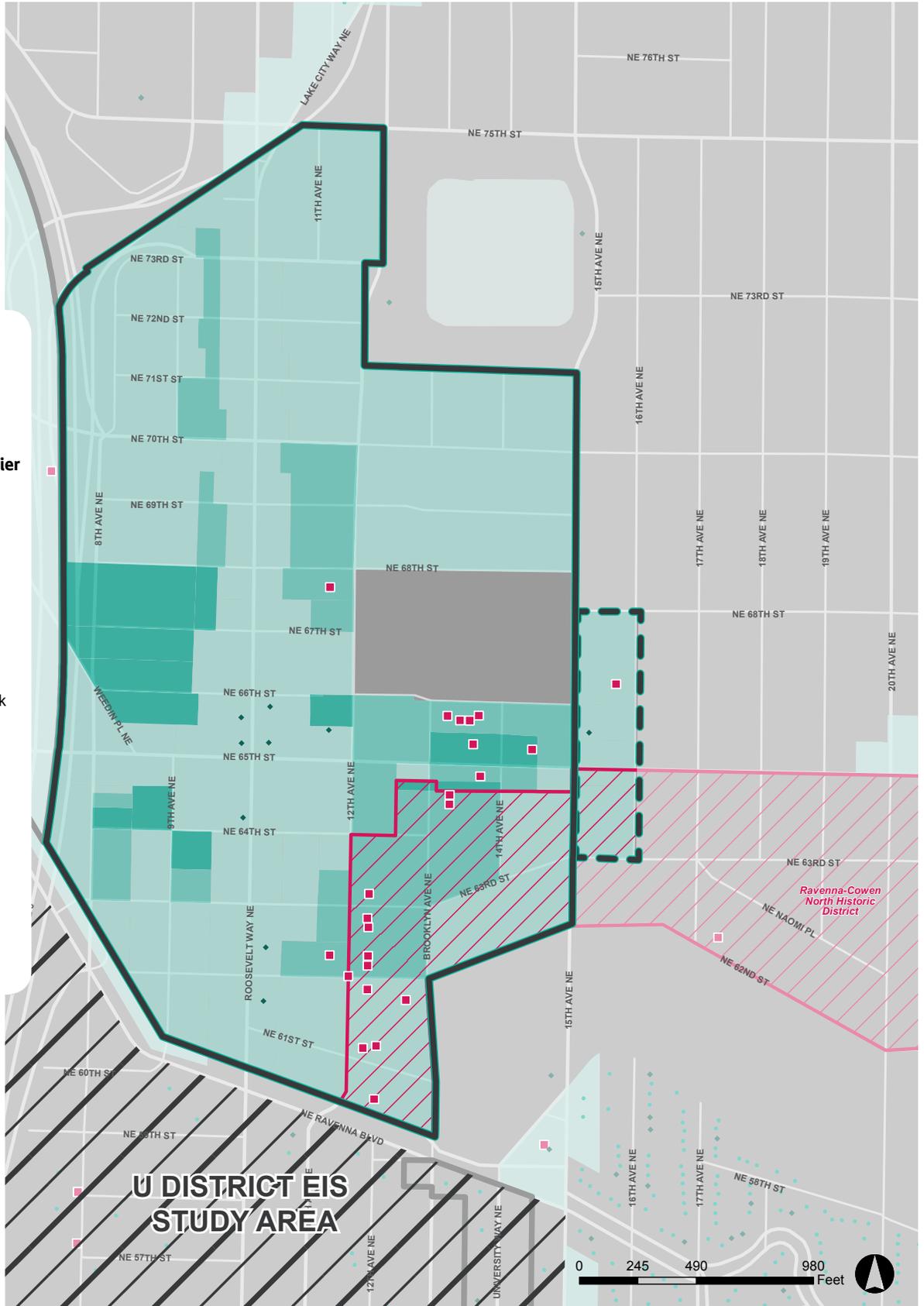
- (M)
- (M1)
- (M2)
- No rezone proposed

Historic Resources

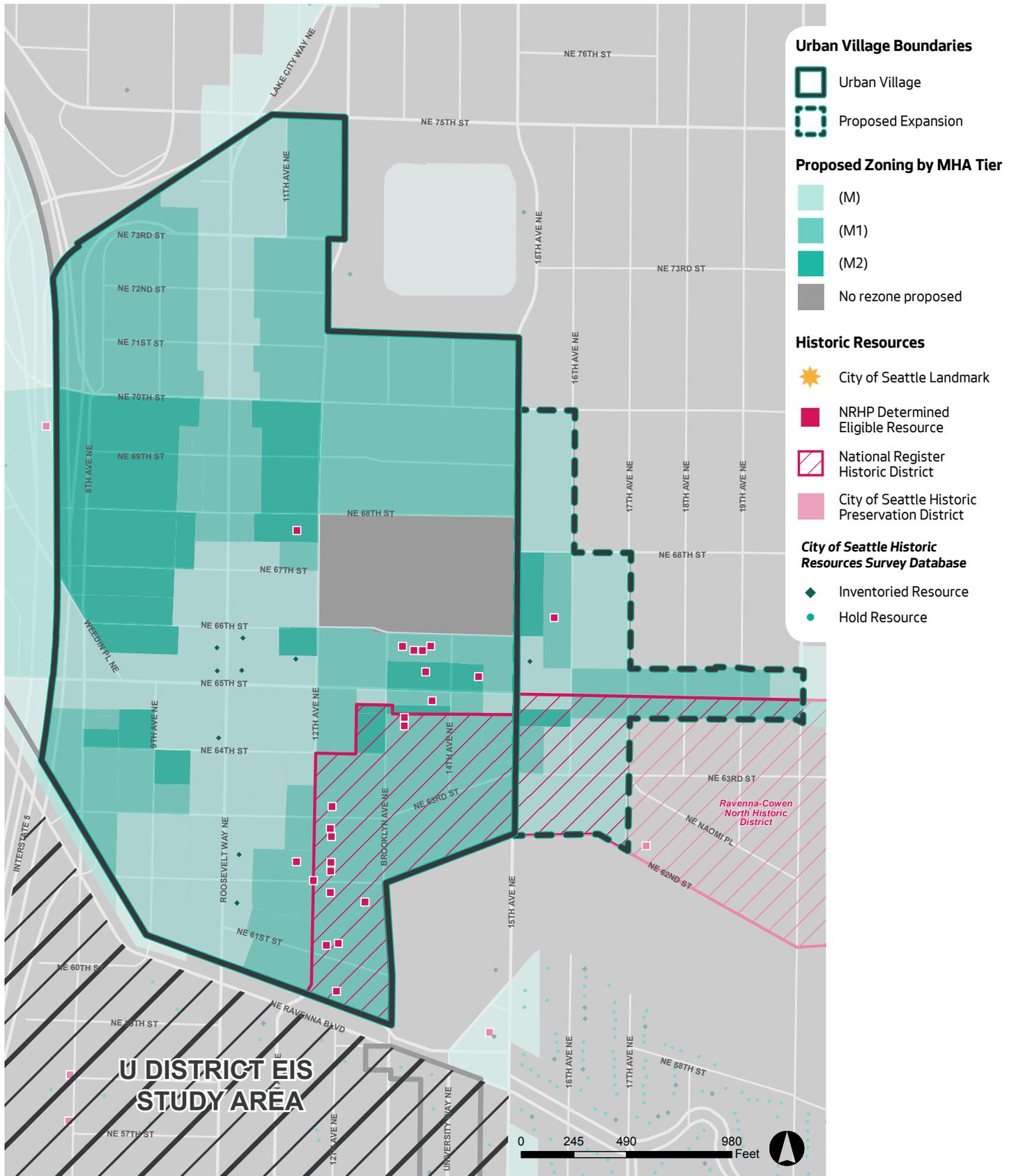
- City of Seattle Landmark
- NRHP Determined Eligible Resource
- National Register Historic District
- City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

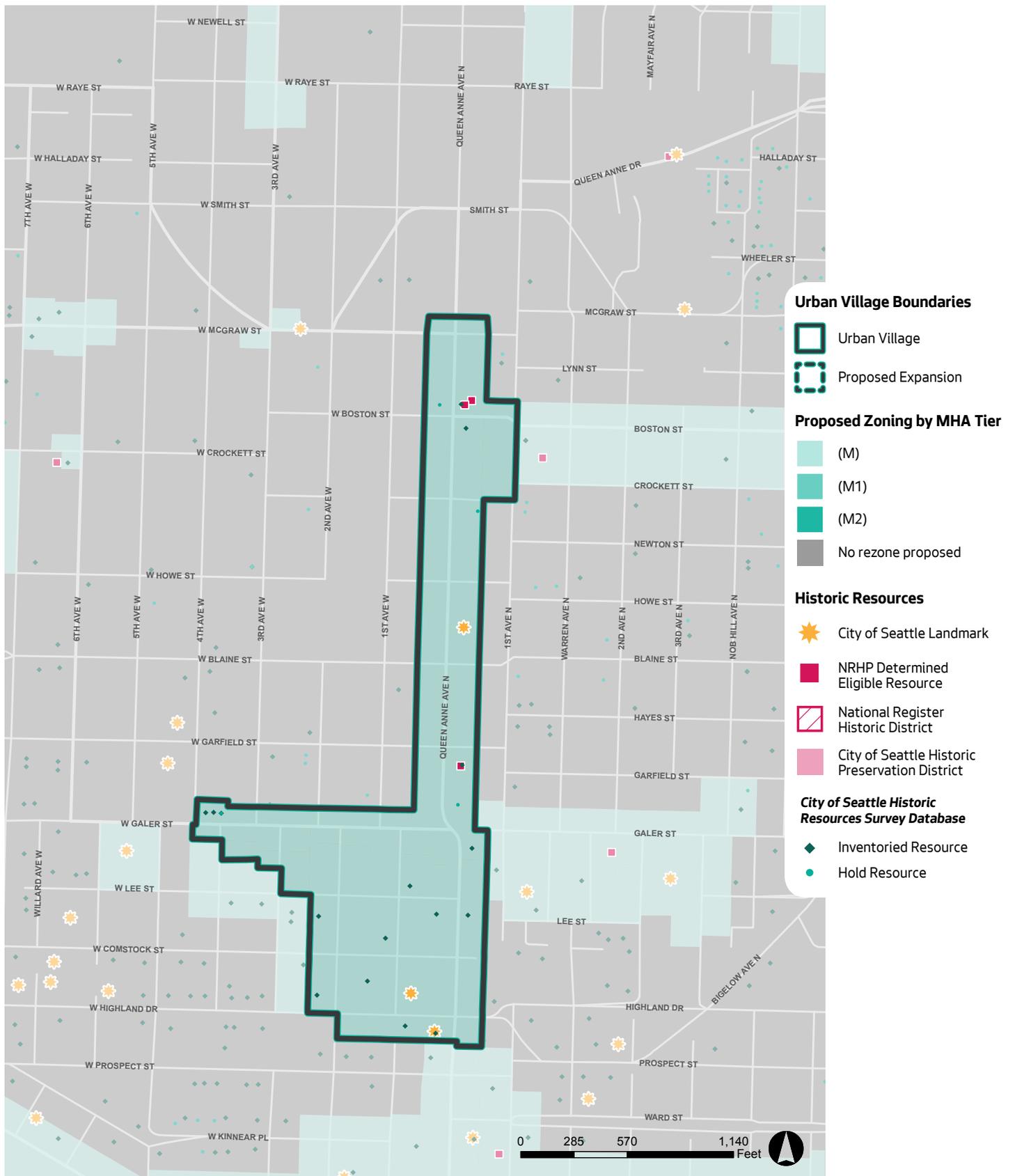
- Inventoried Resource
- Hold Resource



Map 62
Historic Resources and MHA Tier, Alternative 3:
Roosevelt Urban Village



Map 64
Historic Resources and MHA Tier, Alternative 2:
Upper Queen Anne Urban Village



Map 65
 Historic Resources and MHA Tier, Alternative 3:
 Upper Queen Anne Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

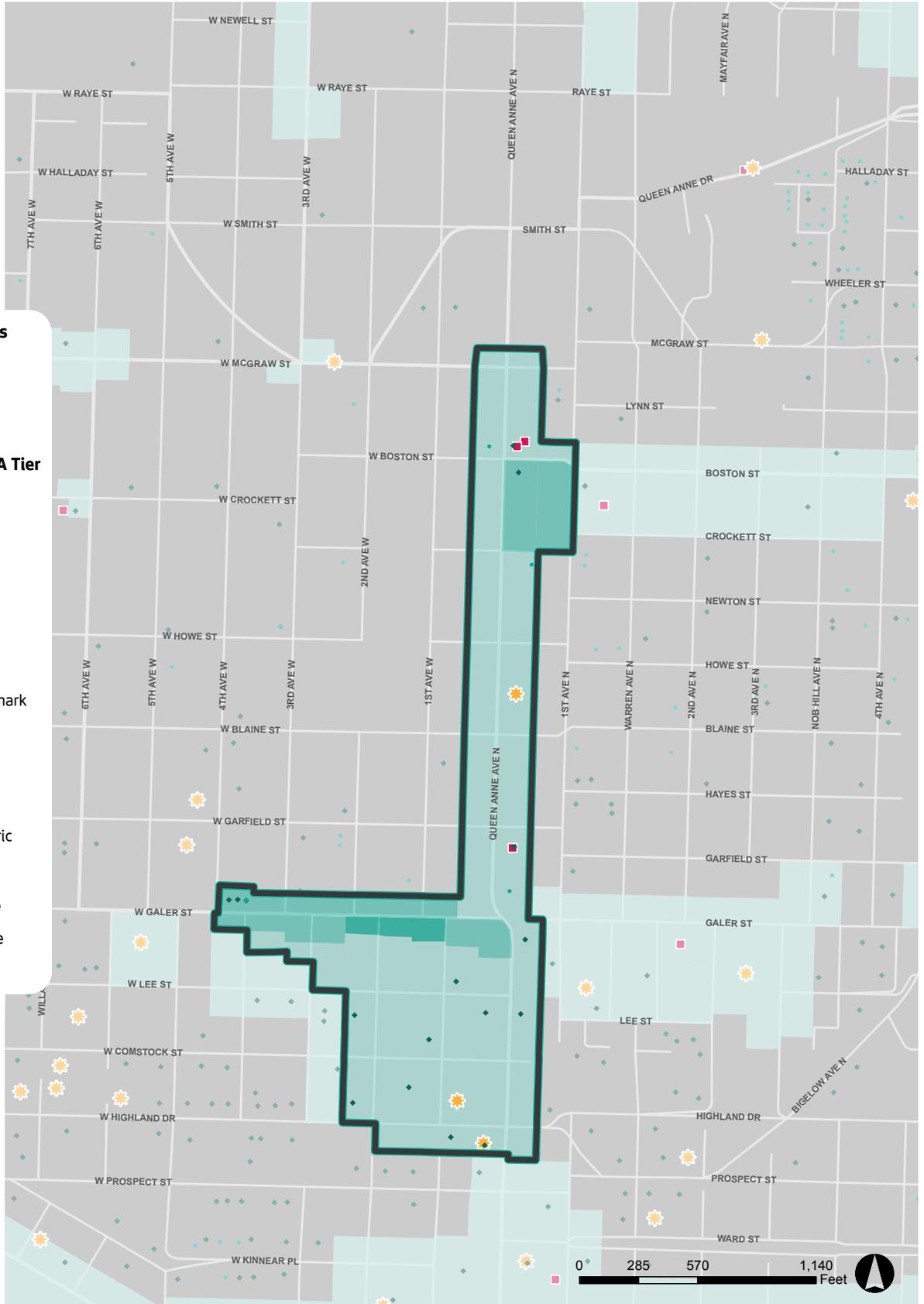
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

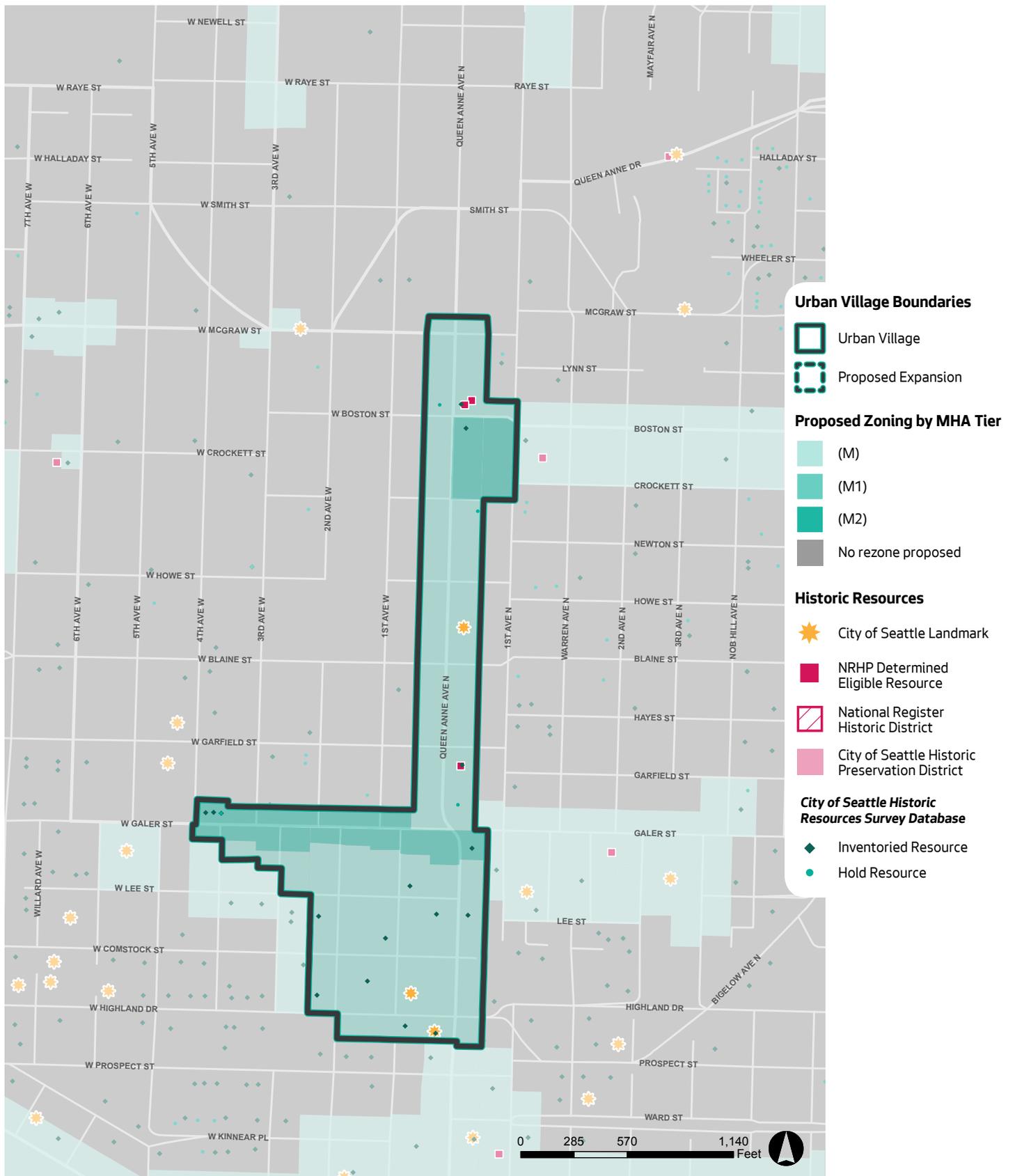
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 66
Historic Resources and MHA Tier, Preferred Alternative:
Upper Queen Anne Urban Village



Map 67
 Historic Resources and MHA Tier, Alternative 2:
 South Park Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

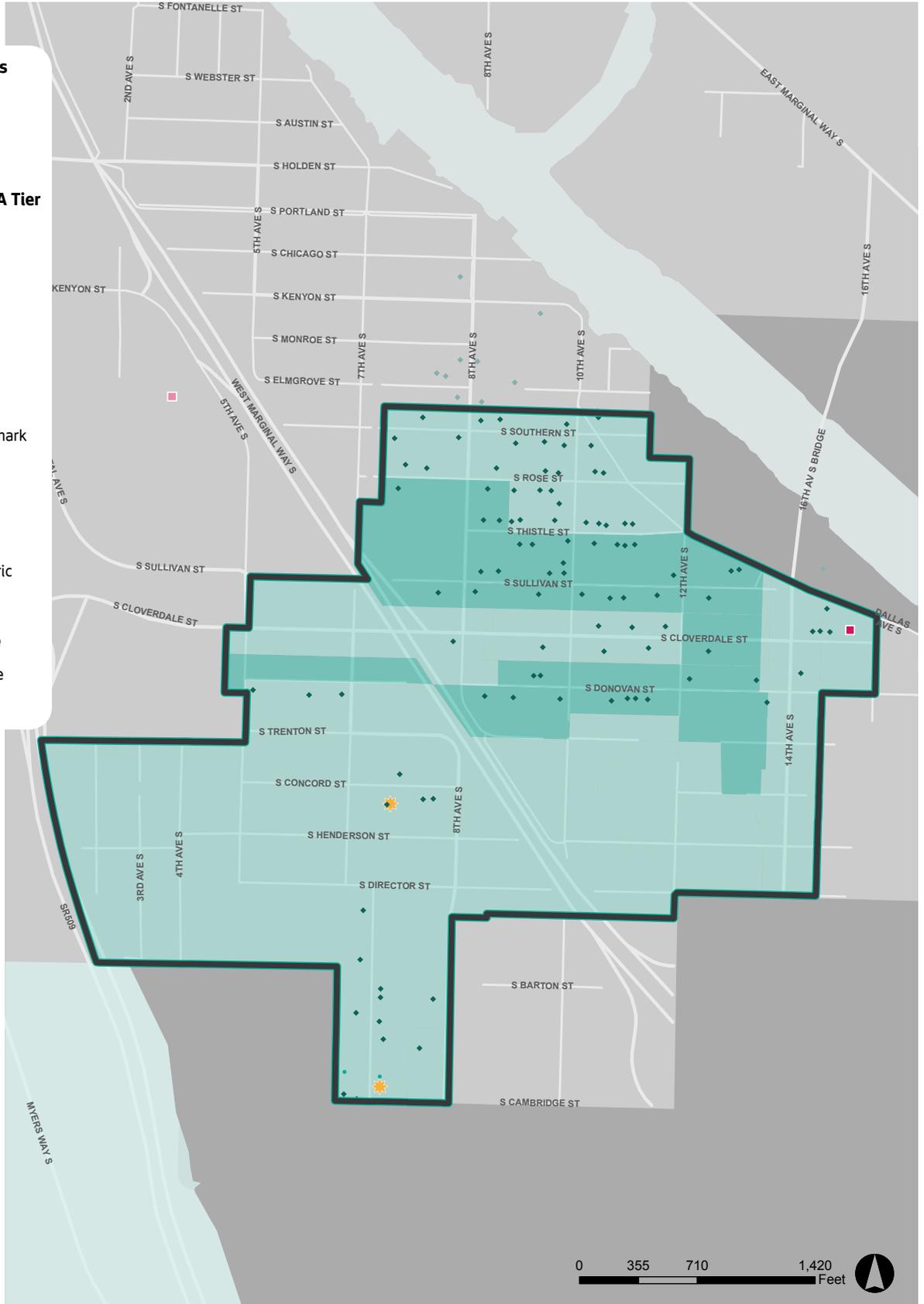
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 69
Historic Resources and MHA Tier, Preferred Alternative:
South Park Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

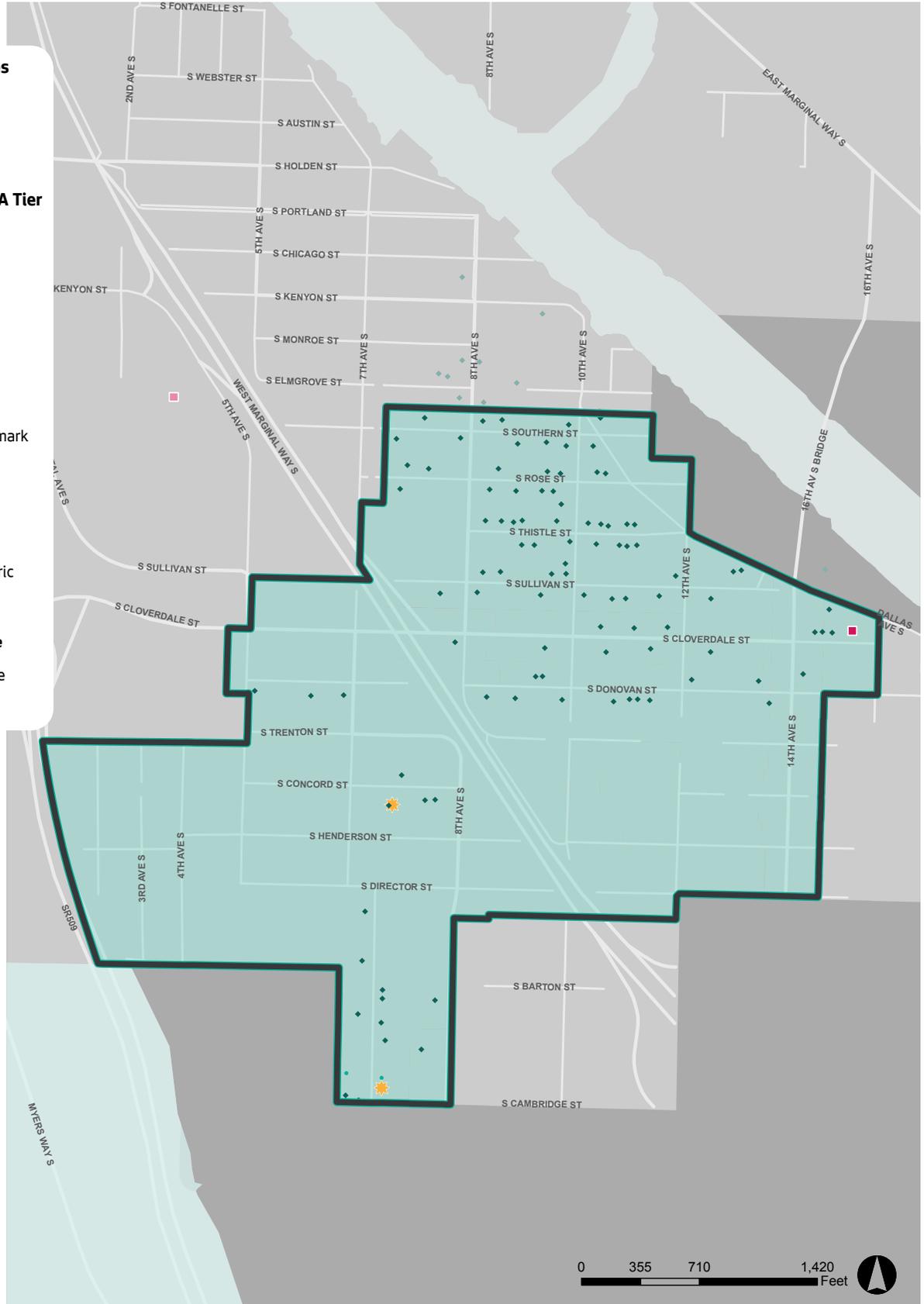
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

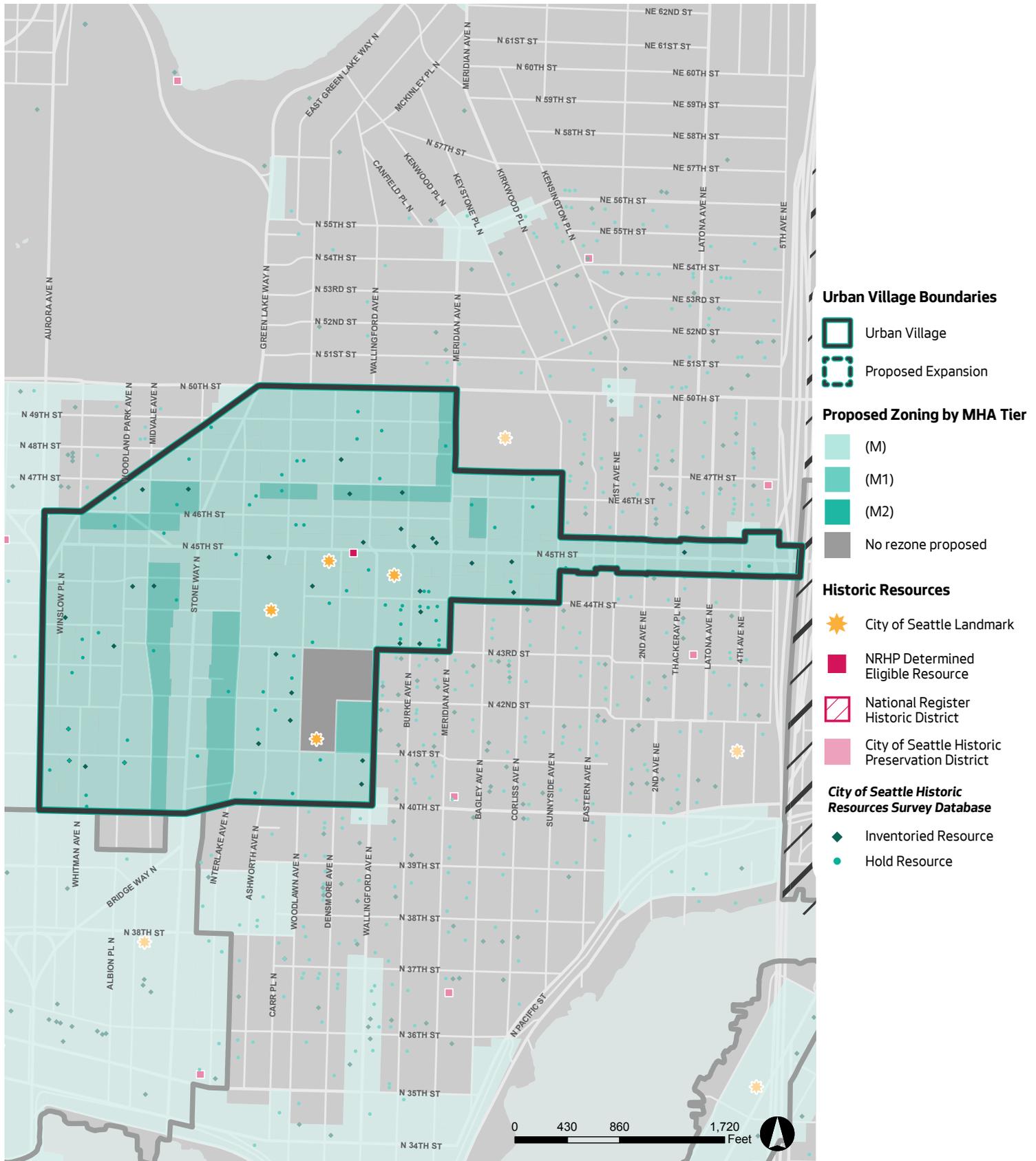
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 70
Historic Resources and MHA Tier, Alternative 2:
Wallingford Urban Village



Map 71
 Historic Resources and MHA Tier, Alternative 3:
 Wallingford Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

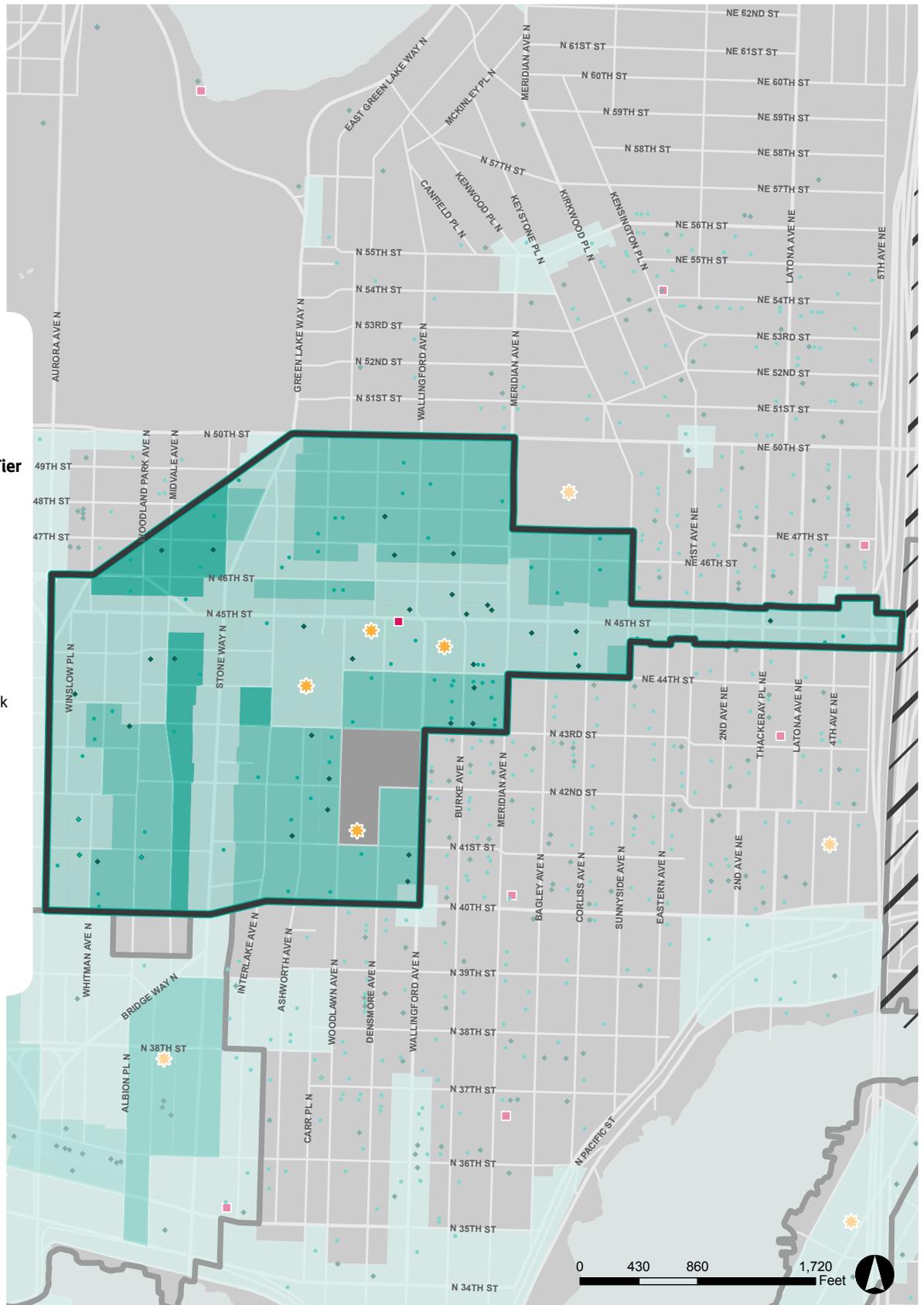
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

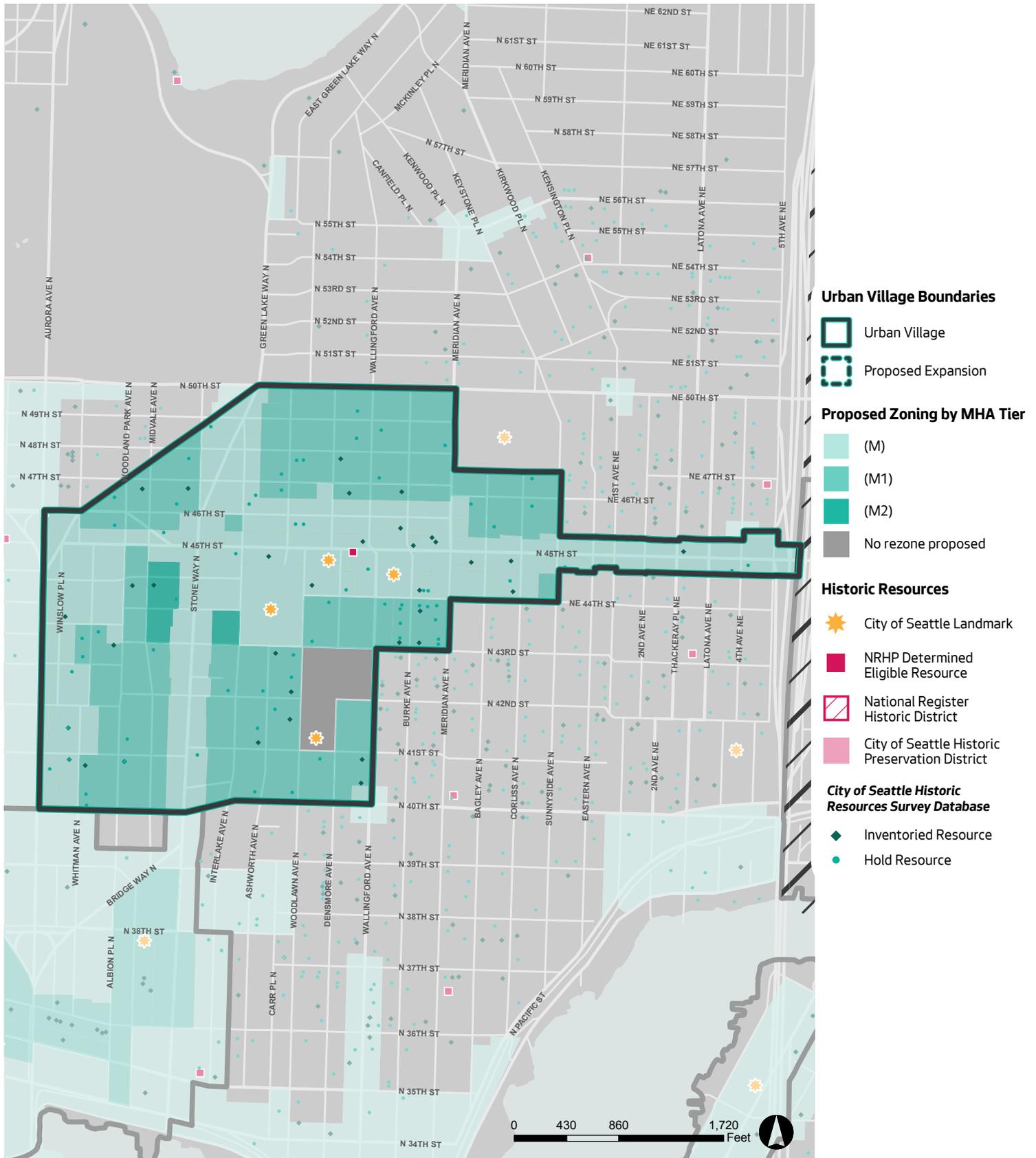
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 72
Historic Resources and MHA Tier, Preferred Alternative:
Wallingford Urban Village



Map 73
Historic Resources and MHA Tier, Alternative 2:
West Seattle Junction Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

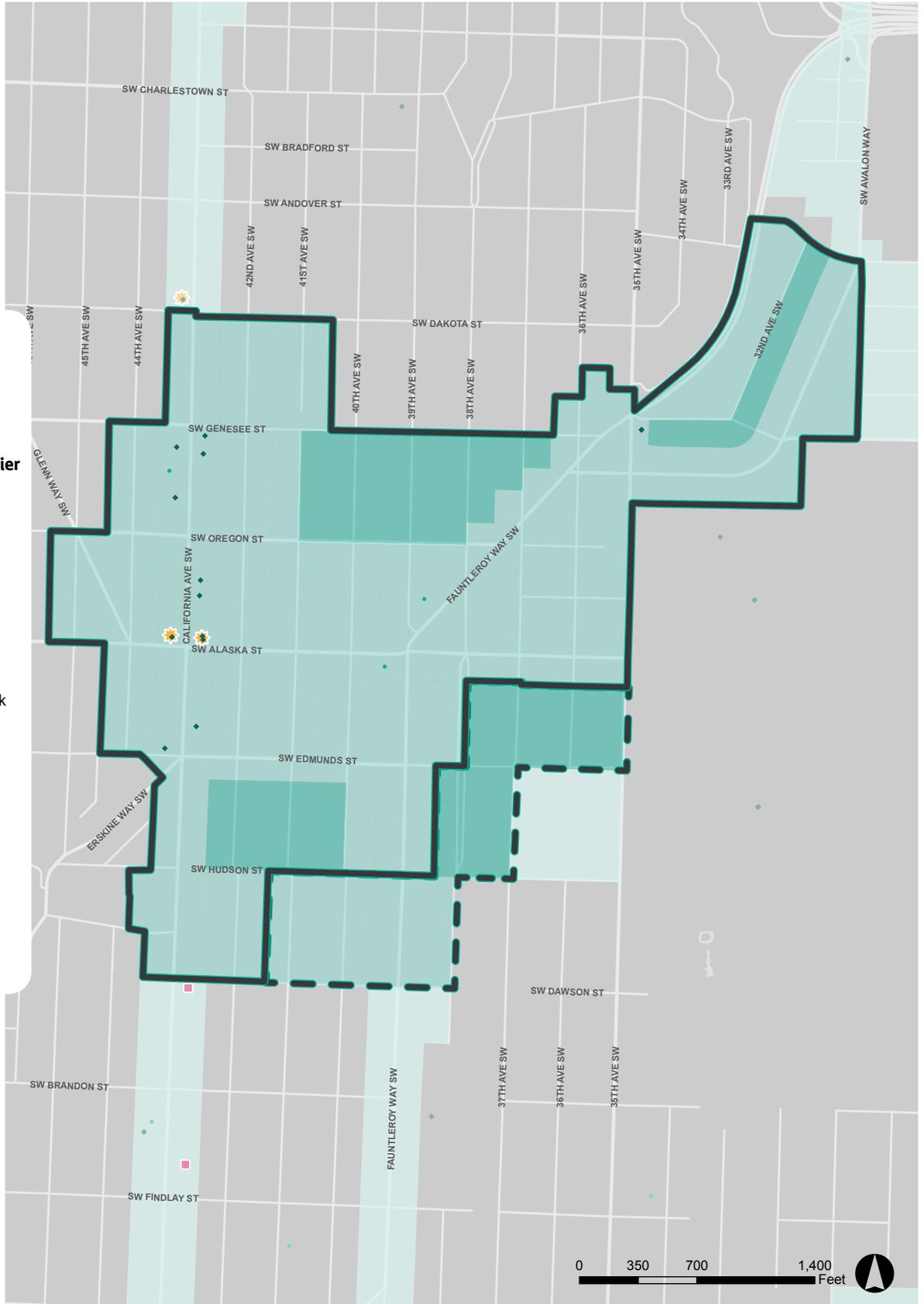
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

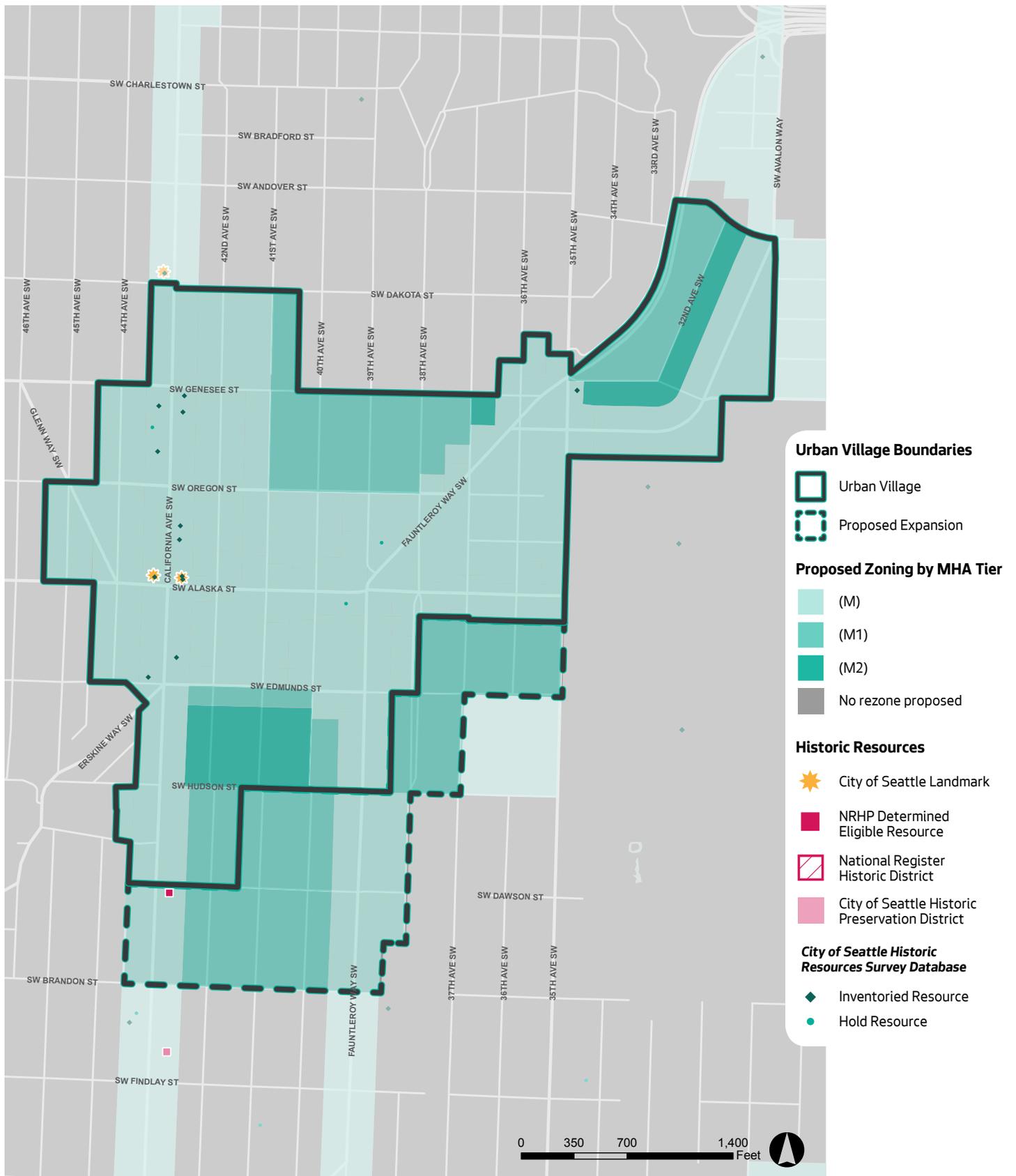
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 74
Historic Resources and MHA Tier, Alternative 3:
West Seattle Junction Urban Village



Map 75
Historic Resources and MHA Tier, Preferred Alternative:
West Seattle Junction Urban Village

Urban Village Boundaries

- Urban Village
- Proposed Expansion

Proposed Zoning by MHA Tier

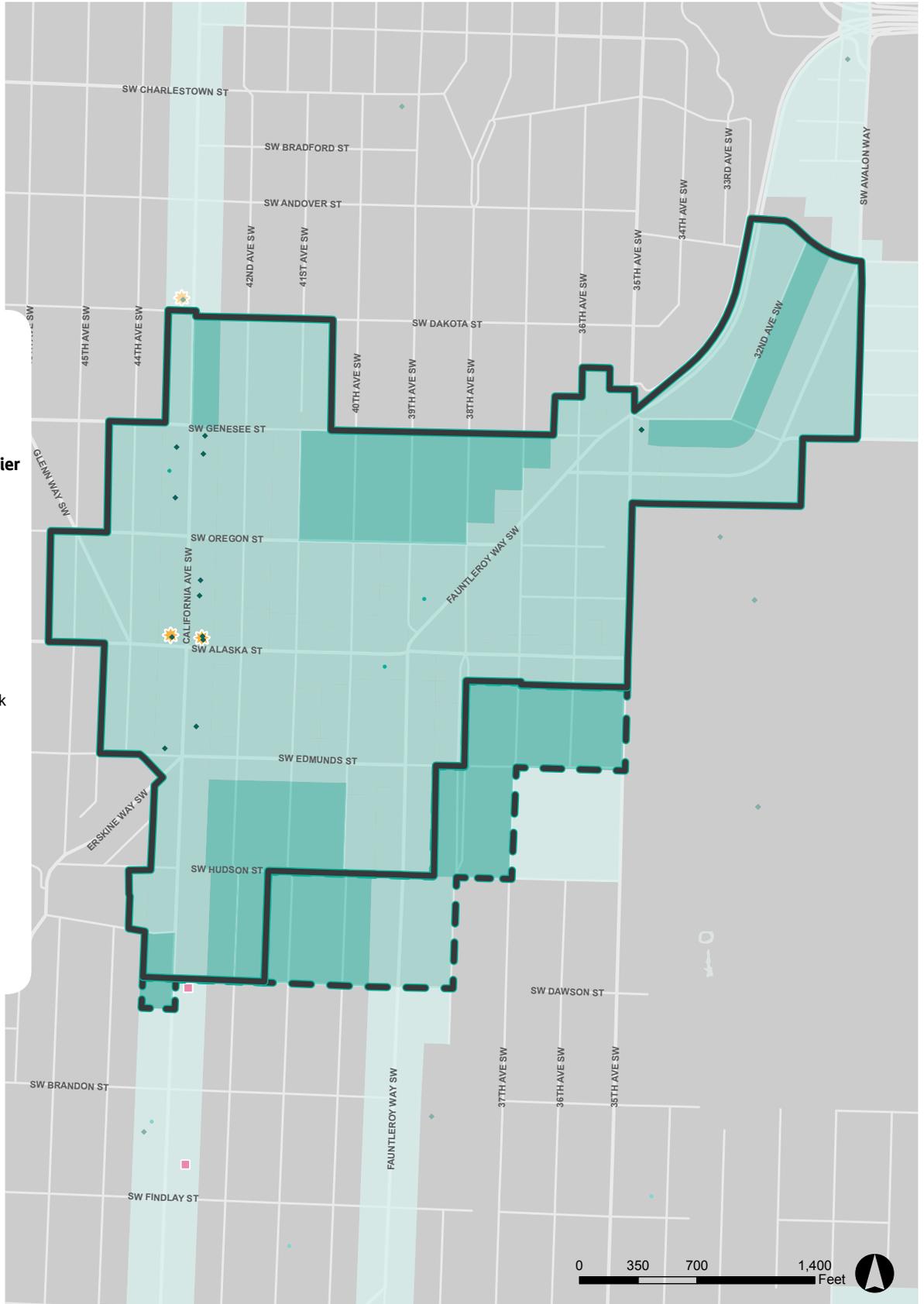
- (M)
- (M1)
- (M2)
- No rezone proposed

Historic Resources

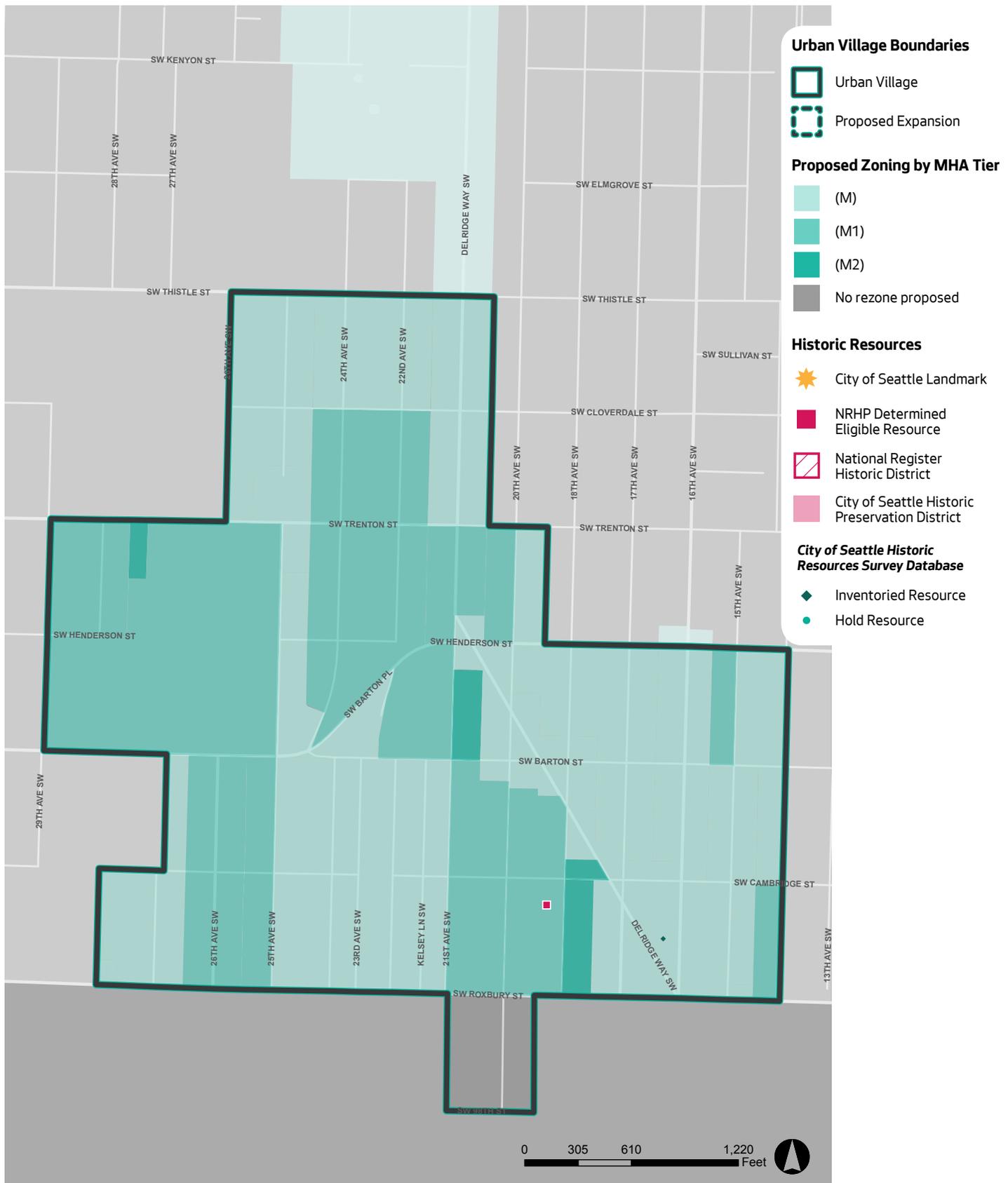
- City of Seattle Landmark
- NRHP Determined Eligible Resource
- National Register Historic District
- City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

- Inventoried Resource
- Hold Resource



Map 76
Historic Resources and MHA Tier, Alternative 2:
Westwood–Highland Park Urban Village



Map 77
Historic Resources and MHA Tier, Alternative 3:
Westwood–Highland Park Urban Village

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

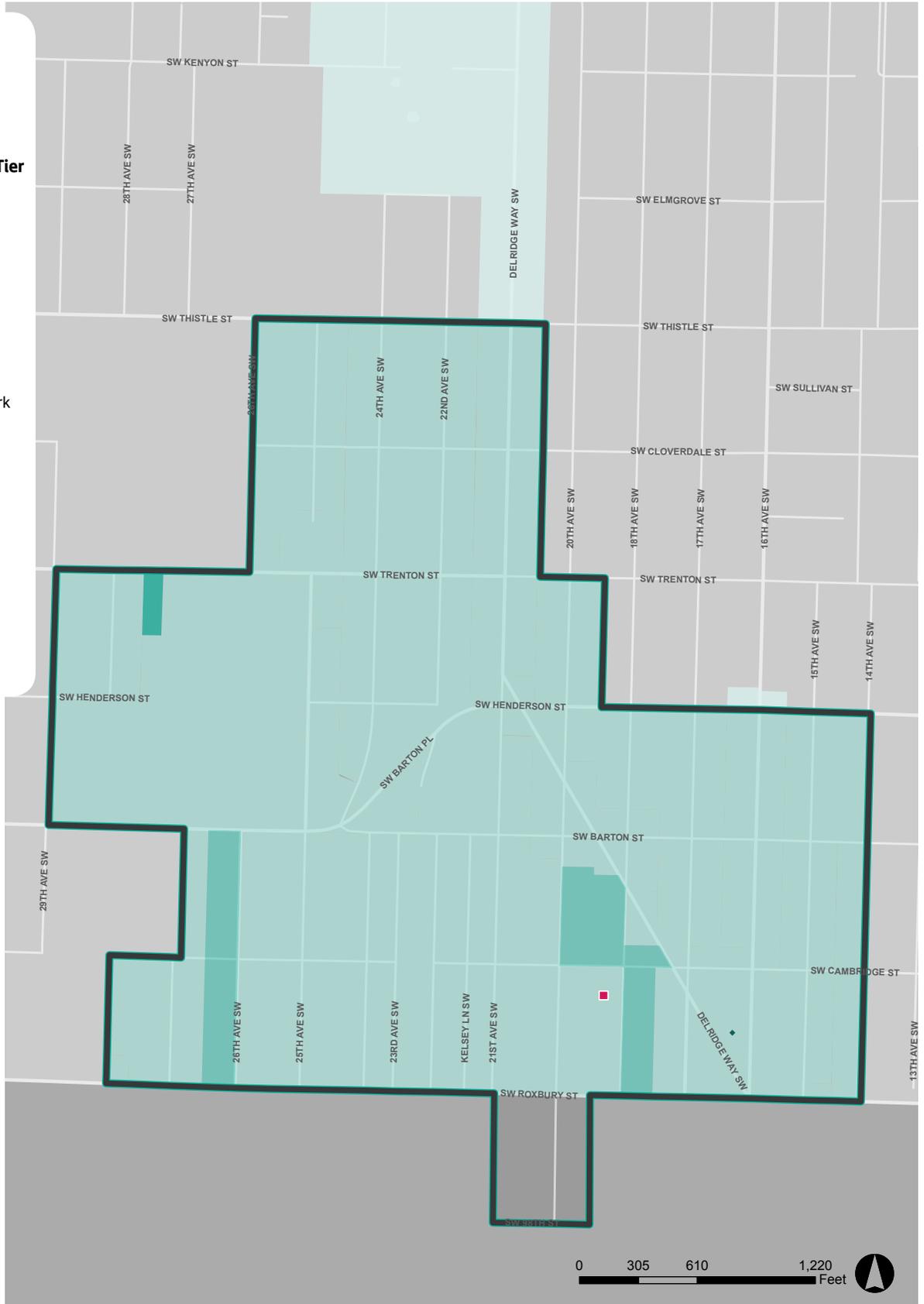
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

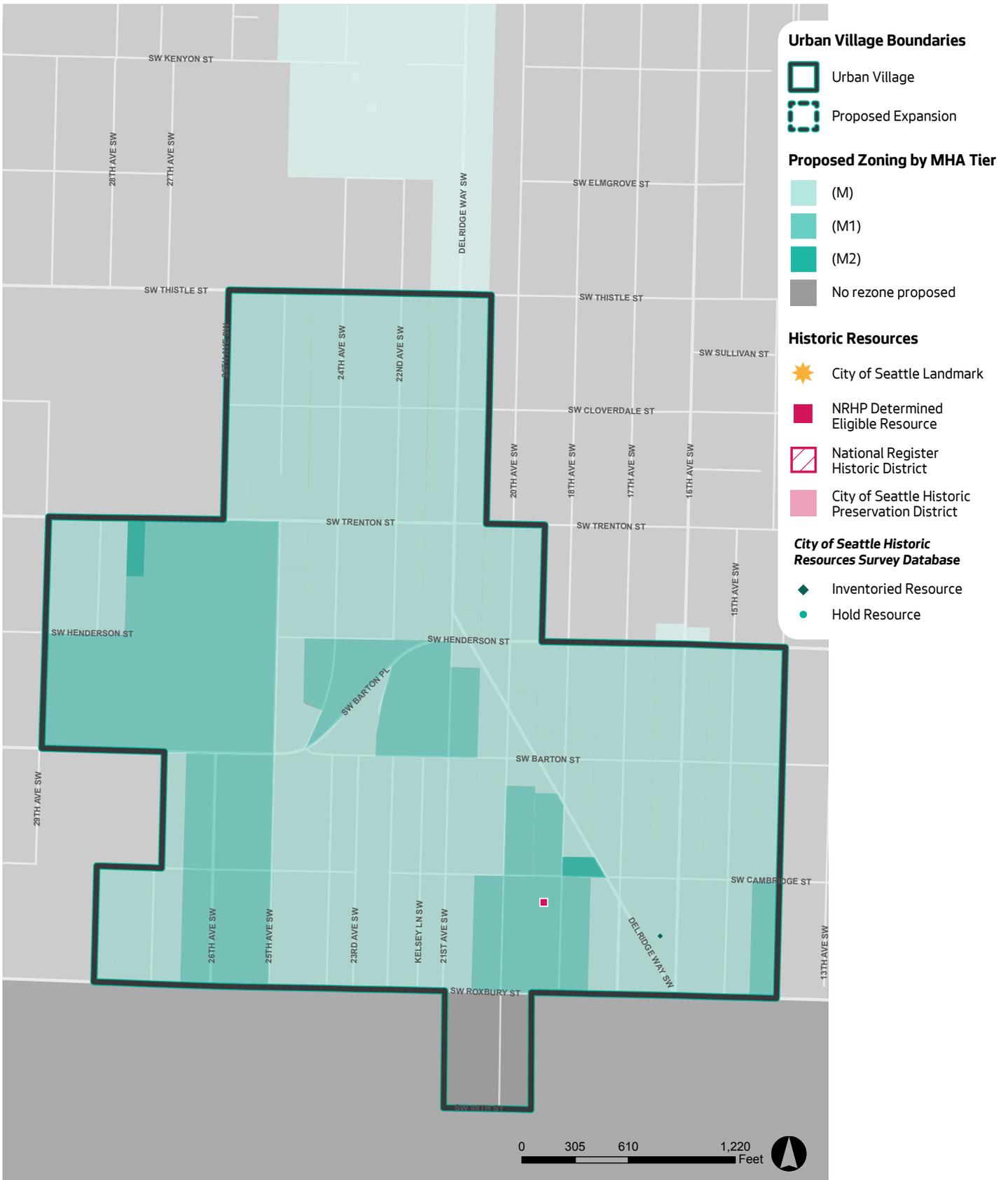
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 78
Historic Resources and MHA Tier, Preferred Alternative:
Westwood–Highland Park Urban Village



Map 79
 Historic Resources and MHA Tier, Alternative 2:
 Ravenna (part of University Community Urban Center)

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

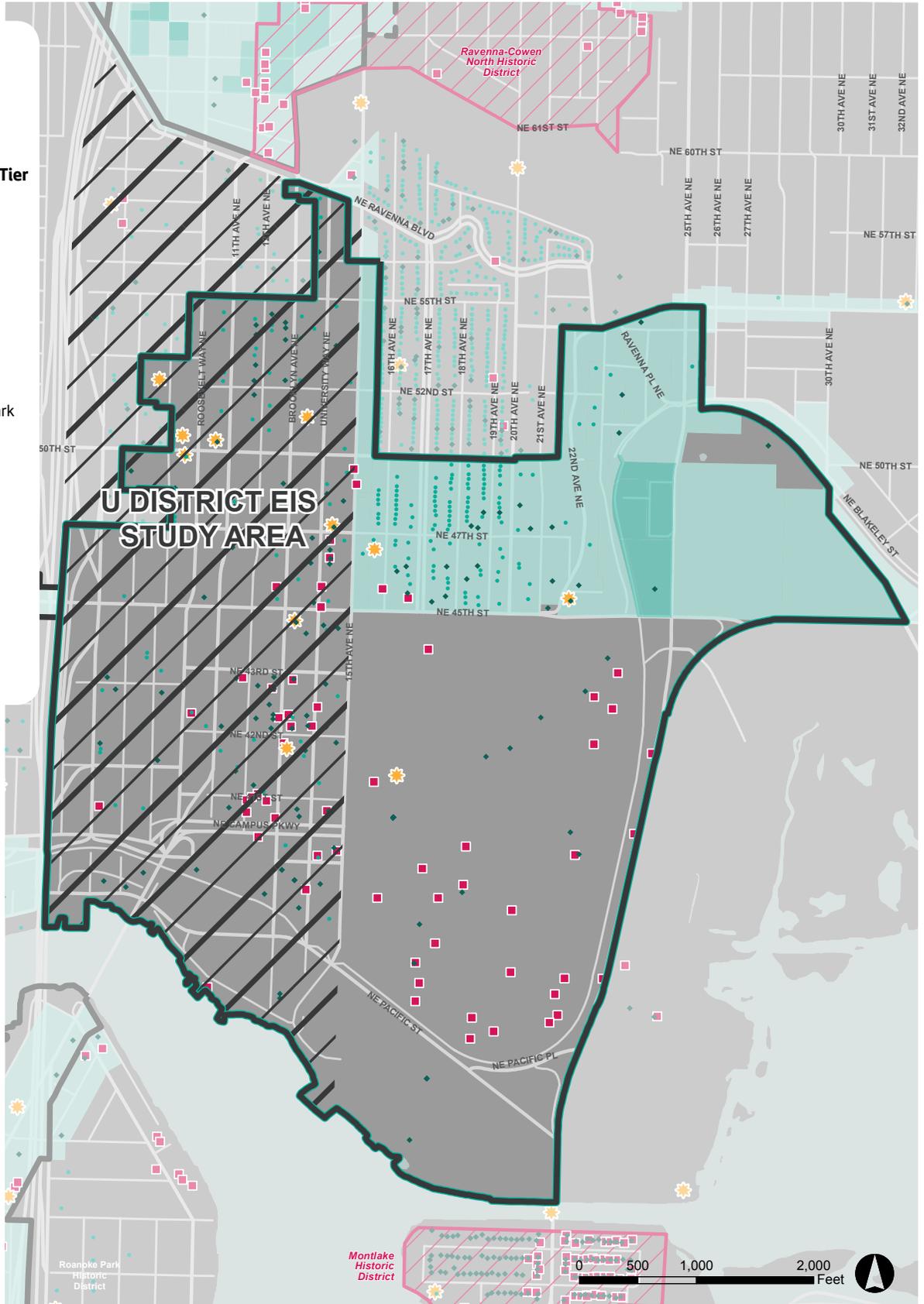
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 81
 Historic Resources and MHA Tier, Preferred Alternative:
 Ravenna (part of University Community Urban Center)

Urban Village Boundaries

-  Urban Village
-  Proposed Expansion

Proposed Zoning by MHA Tier

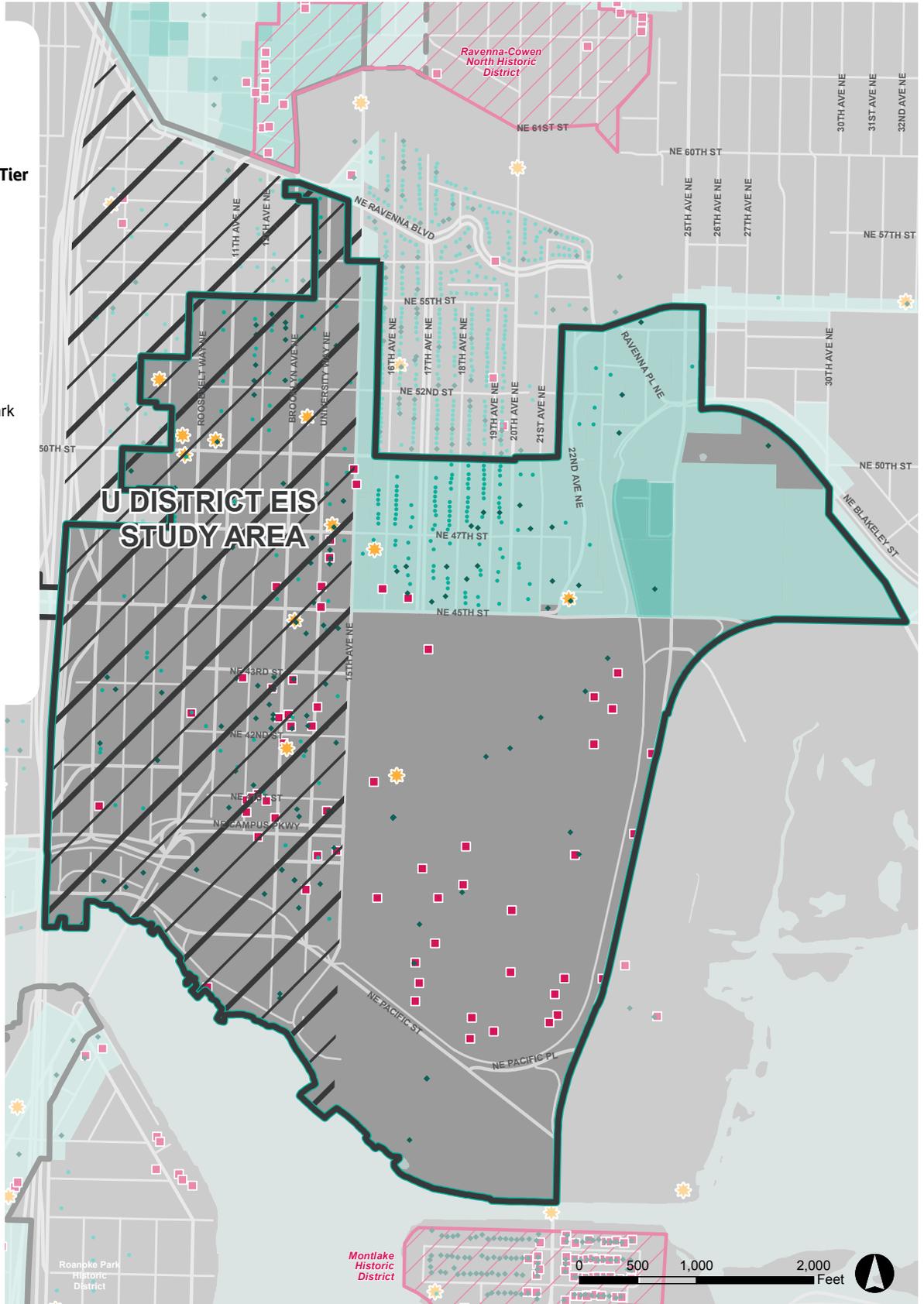
-  (M)
-  (M1)
-  (M2)
-  No rezone proposed

Historic Resources

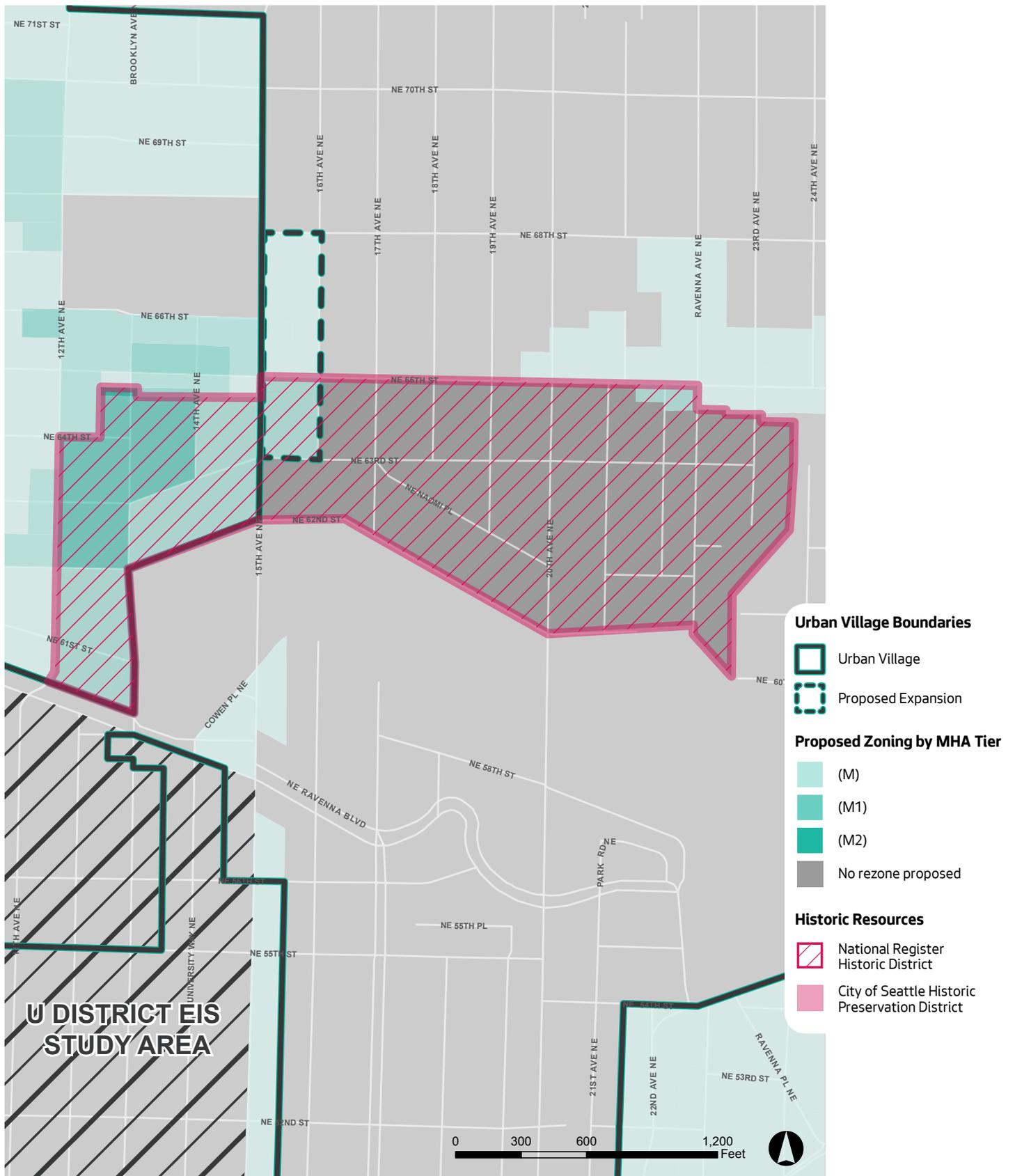
-  City of Seattle Landmark
-  NRHP Determined Eligible Resource
-  National Register Historic District
-  City of Seattle Historic Preservation District

City of Seattle Historic Resources Survey Database

-  Inventoried Resource
-  Hold Resource



Map 82
Historic Resources and MHA Tier, Alternative 2:
Ravenna-Cowen North Historic District



Map 83
Historic Resources and MHA Tier, Alternative 3:
Ravenna-Cowen North Historic District

Urban Village Boundaries

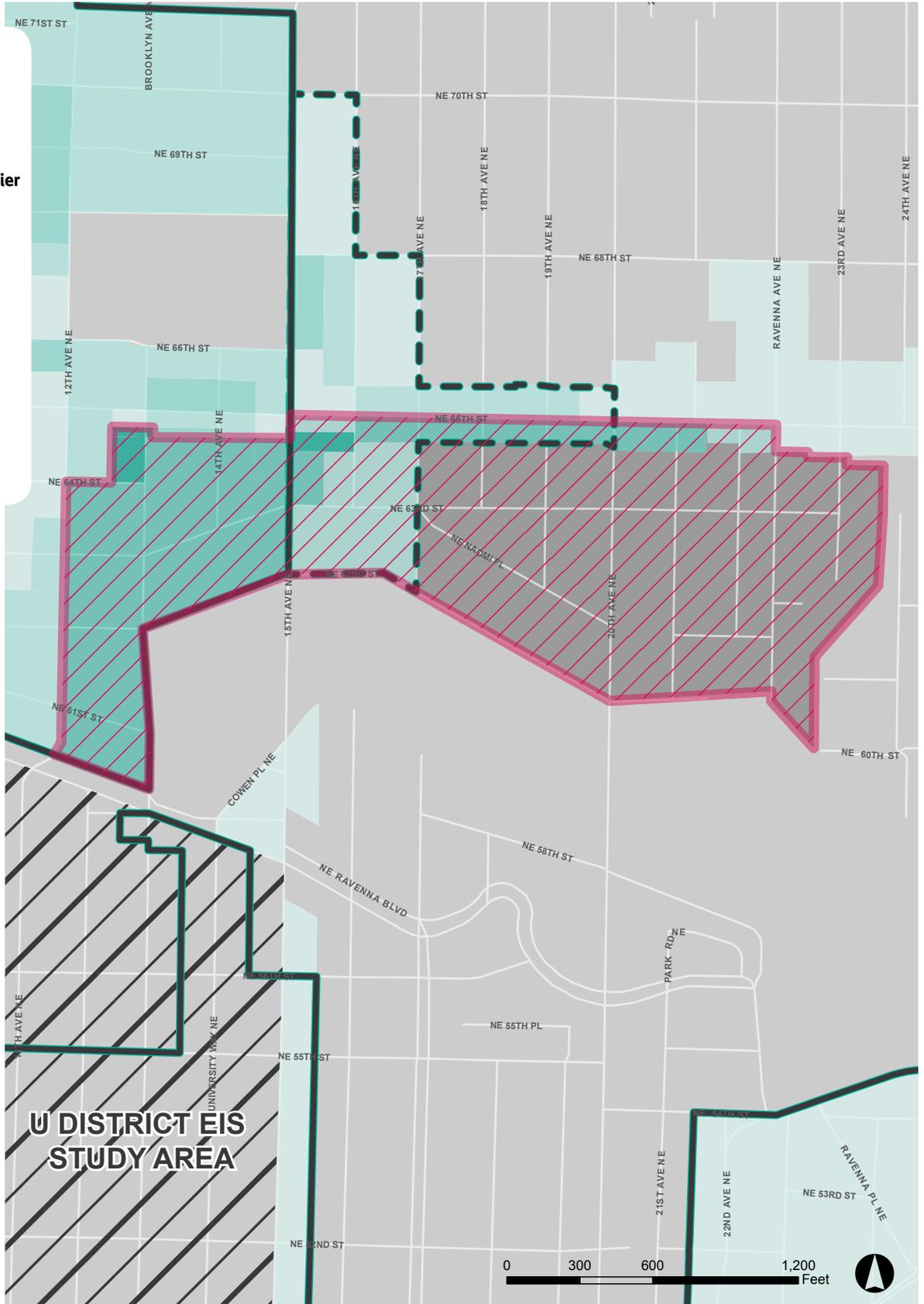
- Urban Village
- Proposed Expansion

Proposed Zoning by MHA Tier

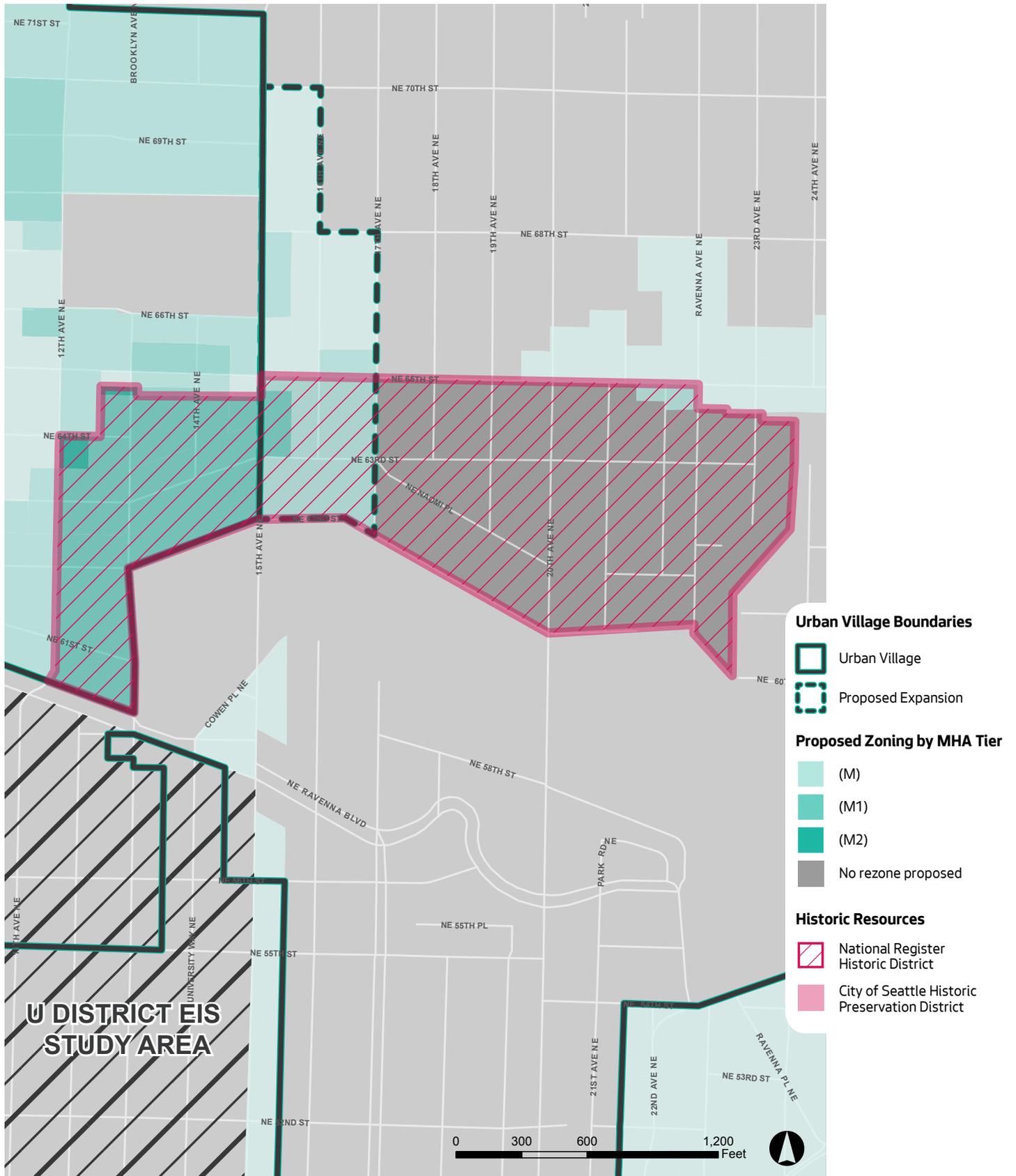
- (M)
- (M1)
- (M2)
- No rezone proposed

Historic Resources

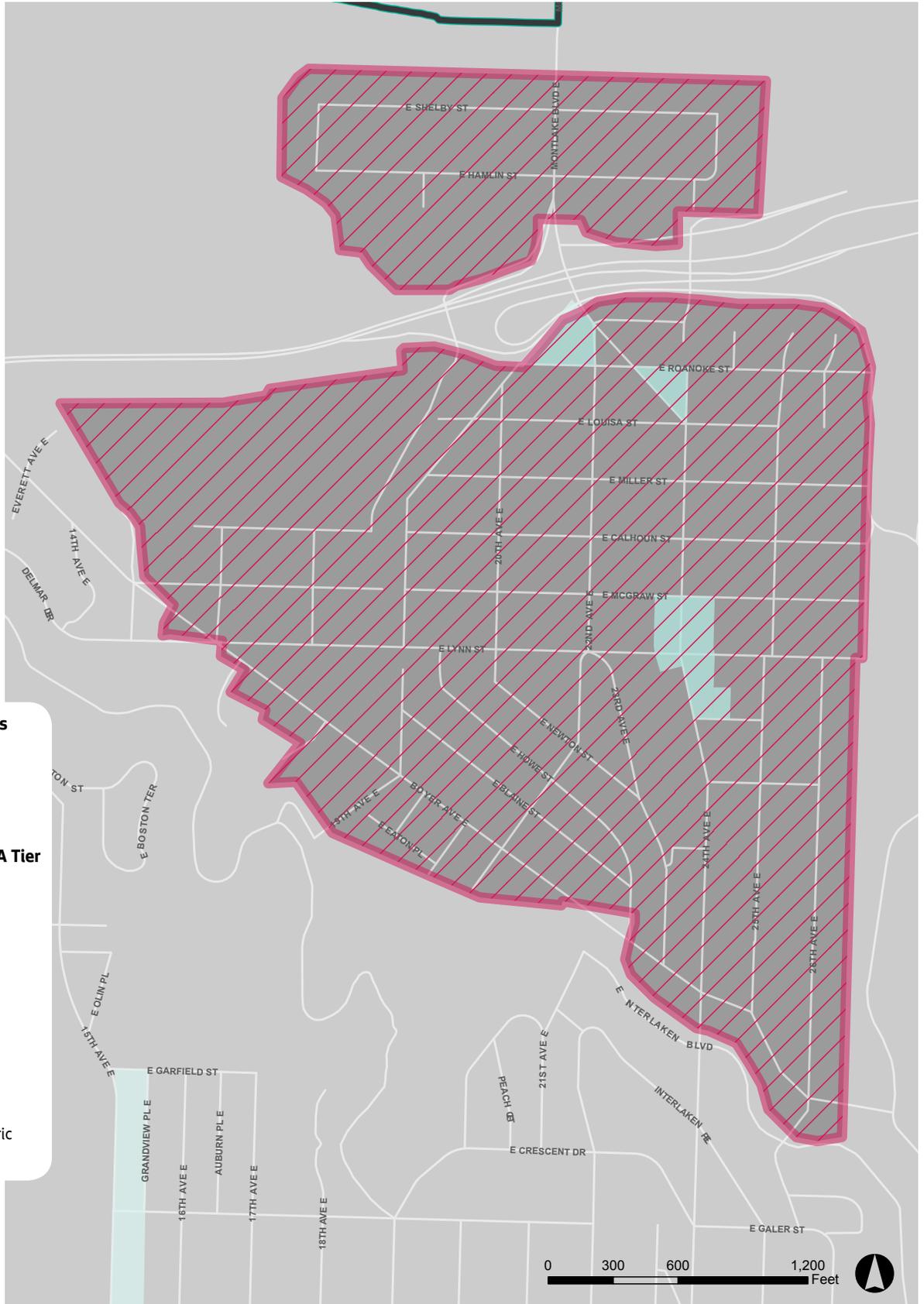
- National Register Historic District
- City of Seattle Historic Preservation District



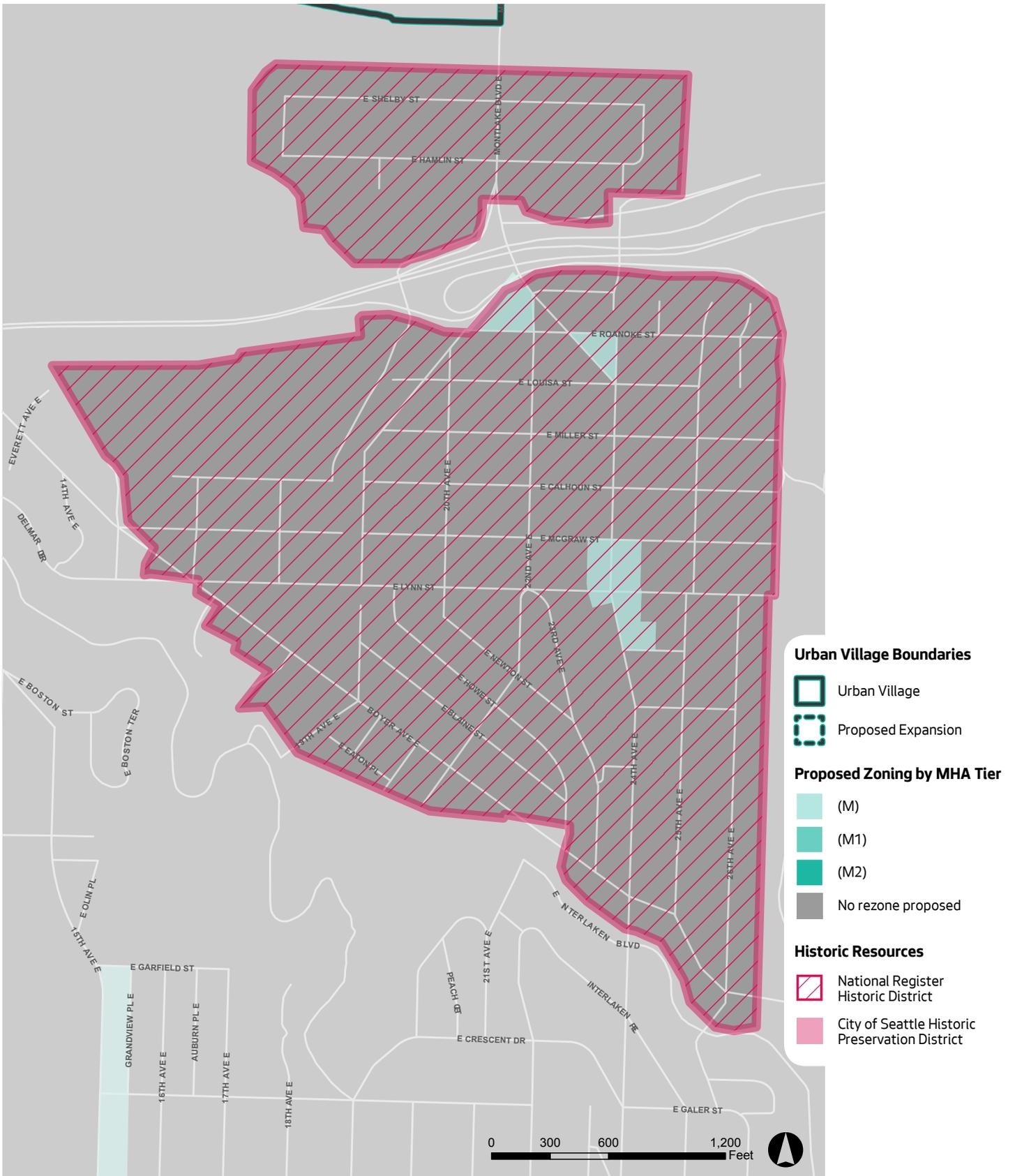
Map 84
Historic Resources and MHA Tier, Preferred Alternative:
Ravenna-Cowen North Historic District



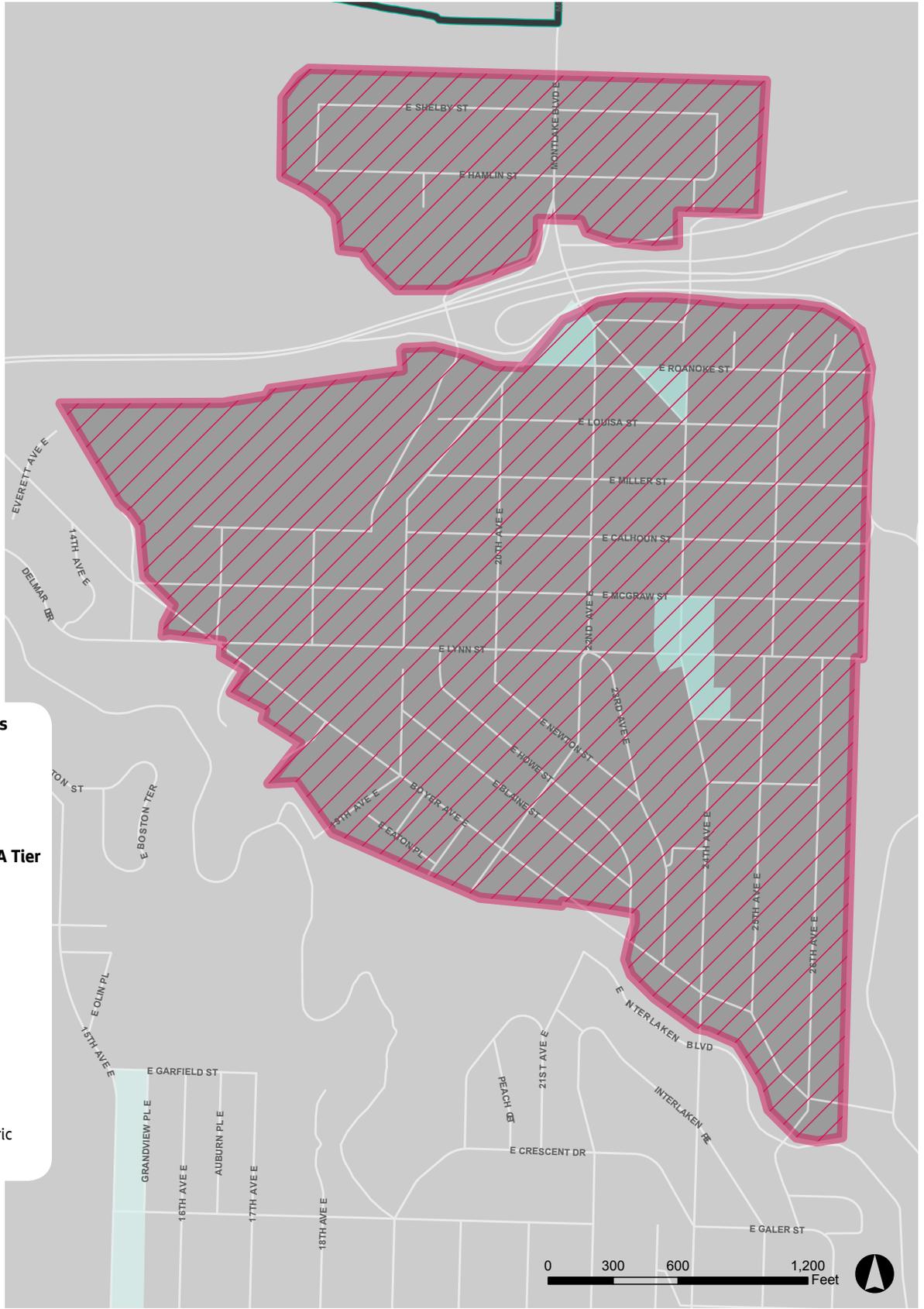
Map 85
Historic Resources and MHA Tier, Alternative 2:
Montlake Historic District



Map 86
Historic Resources and MHA Tier, Alternative 3:
Montlake Historic District



Map 87
 Historic Resources and MHA Tier, Preferred Alternative:
 Montlake Historic District



Urban Village Boundaries

- Urban Village
- Proposed Expansion

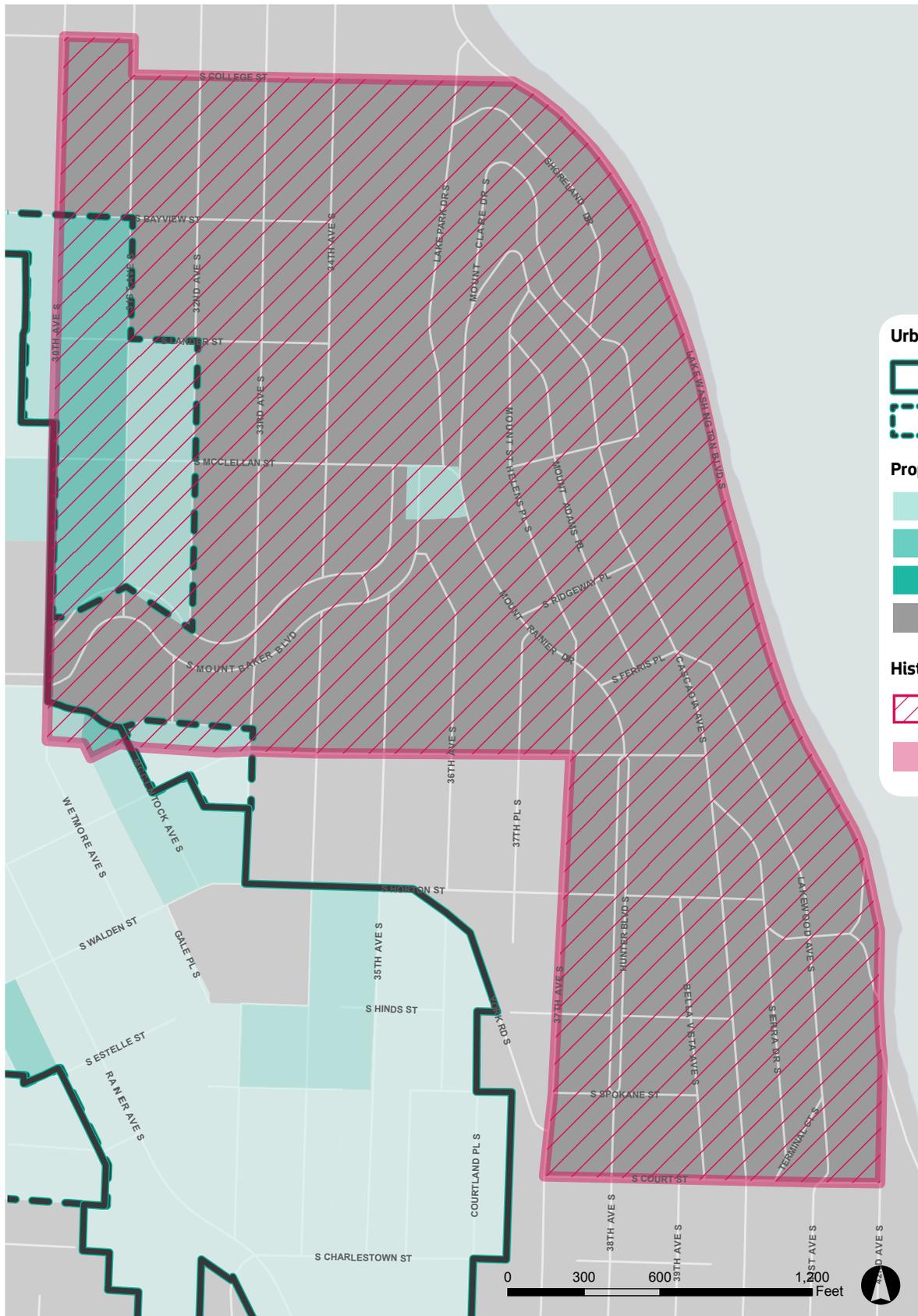
Proposed Zoning by MHA Tier

- (M)
- (M1)
- (M2)
- No rezone proposed

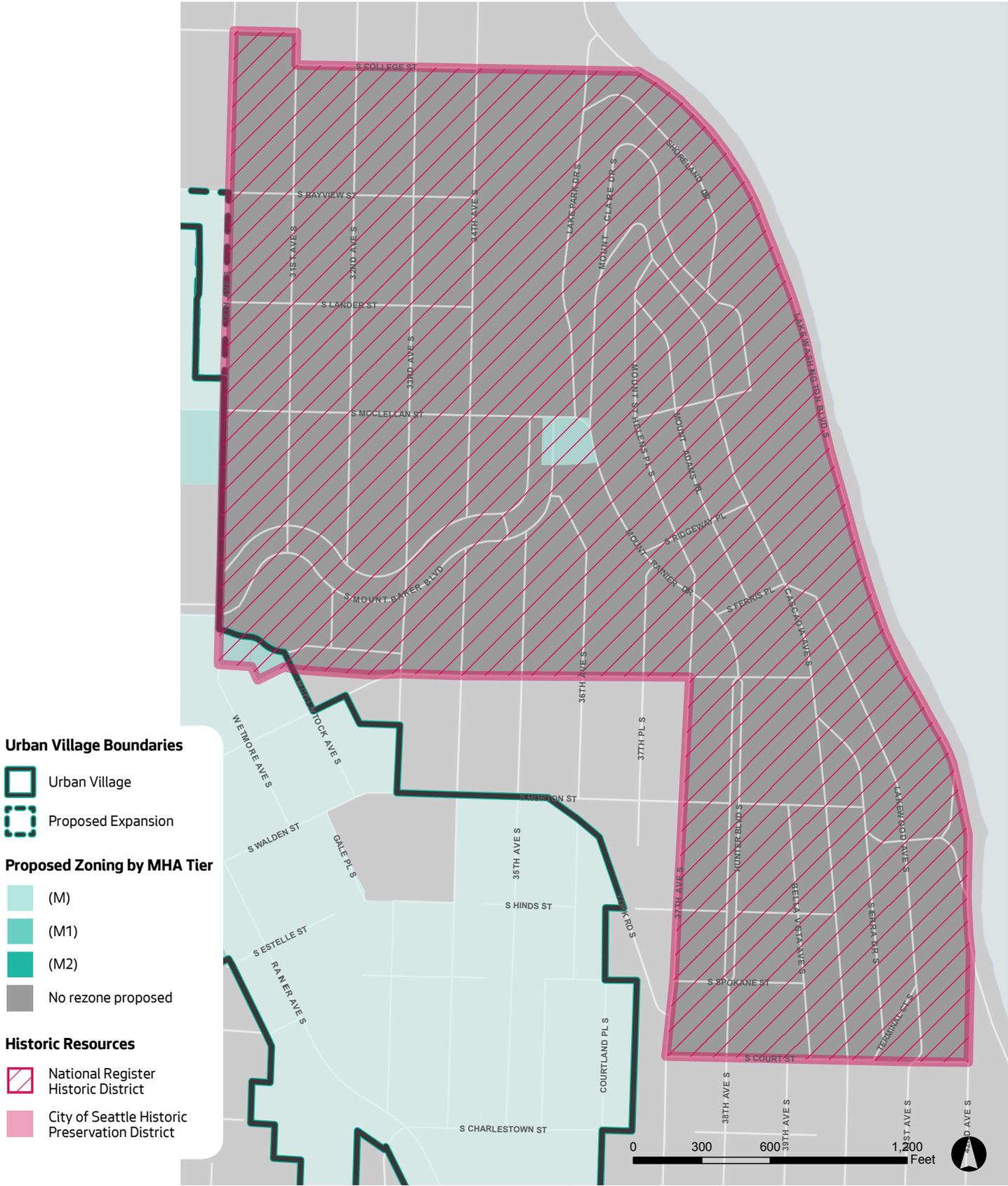
Historic Resources

- National Register Historic District
- City of Seattle Historic Preservation District

Map 88
Historic Resources and MHA Tier, Alternative 2:
Mount Baker North Historic District



Map 89
 Historic Resources and MHA Tier, Alternative 3:
 Mount Baker North Historic District



City Landmarks and NRHP Determined Eligible Resources (NRHP Eligible) in MHA Study Area by Urban Village¹

Resource Type	Name	Address	Year Built
23rd & Union-Jackson			
City Landmark	East Pine Substation	1501 23rd Ave	1967
City Landmark	Horace Mann School	2410 E Cherry St	1910
City Landmark	Twenty-third Ave Houses Group	816 23rd Ave	2008
City Landmark	Twenty-third Ave Houses Group	822 23rd Ave	2008
City Landmark	Twenty-third Ave Houses Group	824 23rd Ave	2008
City Landmark	Twenty-third Ave Houses Group	828 23rd Ave	2008
City Landmark	Twenty-third Ave Houses Group	812 23rd Ave	2008
City Landmark	Yesler Houses	103 23rd Ave	
City Landmark	Twenty-third Ave Houses Group	818 23rd Ave	2008
City Landmark	Langston Hughes Cultural Arts Center	104 17th Ave S	1913
City Landmark	Black Manufacturing Building	1130 Rainier Ave S	1966
City Landmark	Victorian House	1414 S Wa St	1900
City Landmark	Seattle Buddhist Church	1427 S Main St	1963
City Landmark	Douglass-Truth Library	2300 E Yesler Way	1913
City Landmark	Garfield High School	400 23rd Ave	1900
City Landmark	Fire Station #6	101 23rd Ave S	1931
City Landmark	Seattle Japanese Language School	1414 S Weller St	1910
NRHP Eligible	YWCA King County	301 23rd Ave	1911
NRHP Eligible	Dora Fair	906 23rd Ave S	1907
NRHP Eligible		1420 24TH	1910
NRHP Eligible	Walla Walla School, Horace Mann School	2410 E Cherry	1902
NRHP Eligible	Fire Station No. 6	101 23rd Ave S	1931, 1932
NRHP Eligible	Everybody's Health and Fitness	2609 S Jackson St	1910
NRHP Eligible		304 26th Ave S	1901
NRHP Eligible	Harvey Apartments	2615 E Cherry St	1909
NRHP Eligible	Black Manufacturing Building, Factory Outlet Store	1130 Rainier Ave S	1915
NRHP Eligible	Congregation Bikur Cholem Synagogue, Langston Hughes Center	104 17th Ave S	1915
NRHP Eligible	Apartment, Low Income Housing Institute	712 26th Ave S	1928
NRHP Eligible	Richlen's Grocery, The Neighbor Lady	2308-2314 E Union	1928
NRHP Eligible	Dilettante	2306 E Cherry St	1929
NRHP Eligible		165 22ND AVE	1933
NRHP Eligible	Mortimer Apts, Spruce Park Apartments	155 21st	1912
Admiral			
City Landmark	Sixth Church of Christ, Scientist (former)	2656 42nd Ave SW	1929
City Landmark	Hiawatha Playfield	2700 California Ave SW	1915
City Landmark	West Seattle High School	4075 SW Stevens St	

¹ Name, address, and year built data presented as reported in the data available from City of Seattle and Washington State Department of Archaeology & Historical Preservation.

Resource Type	Name	Address	Year Built
City Landmark	Admiral Theater	2343 California Ave SW	1941
City Landmark	West Seattle Library	2306 42nd Av SW	1909
NRHP Eligible	Admiral Theater, Admiral Twin Theatre	2343 California Ave SW	1942
Aurora-Licton Springs			
City Landmark	Woodrow Wilson Jr High School/Wilson-Pacific School	1330 N 90th St	2016
Ballard			
City Landmark	Ballard Carnegie Library	2026 NW Market St	1904
City Landmark	Drake House	6414 22nd Ave NW	1900
City Landmark	New Age Christian Church	1763 NW 62nd St	1917
City Landmark	Old Fire Station #18	5427 Russell Ave NW	1910
City Landmark	Louisa Building	5220 20th Ave NW	1902
NRHP Eligible		5900 24TH AVE NW	1936
NRHP Eligible	U.S. West Sunset Central Office, Pacific Northwest Bell	1138 NW 63rd St	1942
NRHP Eligible	Ballard Public Library, Former Ballard Library	5711 24TH Ave NW	1963
NRHP Eligible	Seattle Lake Shore and Eastern Railroad Grade, Ballard Terminal Railroad	NW 54th St between 26th & 28th Aves NW	1885
NRHP Eligible	Farrell Residence	1716 NW 61st St	1903
Bitter Lake			
NRHP Eligible		307 n 133rd St	1955
NRHP Eligible		747 N 135TH ST	1964
NRHP Eligible	Broadview Thomson School	13052 GREENWOOD N	1963
Columbia City			
NRHP Eligible	Columbia School, Seattle Public Schools	3528 Ferdinand St S	1922
NRHP Eligible	Pallis Building / U.S. Post Office - Columbia Station	3717 S ALASKA	1967
NRHP Eligible	Hitt House	5224 37th Ave S	1910
NRHP Eligible	Christopher and Lizzie Albutt House	3509 S Lilac St	1909
NRHP Eligible	Lee and Bertha McKinstry House	4054 Letitia Ave S	1895, 1910
NRHP Eligible	Campbell House	4215 Letitia Ave S	1915
Eastlake			
City Landmark	Pacific Architect and Builder	1945 Yale Pl E	1957
City Landmark	L'Amourita Apt Bldg	2901 Franklin Ave E	1914
City Landmark	Lake Union Steam Plant	1179 Eastlake Ave E	1920
City Landmark	Street Clock: Great American Food and Beverage Co.	3119 Eastlake Ave E	1958
City Landmark	Nelson/Steinbrueck House	2622 Franklin Ave E	1901
City Landmark	Seward School	2515 Boylston Ave E	1999
City Landmark	Fisher-Howell House	2819 Franklin Ave E	1901
NRHP Eligible	Steinhart, Theriault and Anderson Architectural Office, 1264 Eastlake Ave. East, Steinhart, Theriault and Anderson Architectural Office, Architect's Office Building	1264 Eastlake Ave N	1956
NRHP Eligible	LIHI	601 eastlake Ave E	1908
NRHP Eligible	Denny-Fuhrman School, Seward School	East Louisa, Between Franklin East and Boylston East	1893, 1900, 1905, 1917



MHA EIS
Historic Resources

Resource Type	Name	Address	Year Built
NRHP Eligible	Shelby Apartments, Shelby Apartments	2815 Boylston Ave E	1928
NRHP Eligible	Gilmore House	2847 Franklin Ave E	1907
NRHP Eligible	L'Amourita Apartments, L'Amourita Apartments	2901 Franklin Ave E	1909, 1914
NRHP Eligible	2919 Franklin Ave. E	2919 Franklin Ave E	1927
NRHP Eligible	2923 Franklin Ave E	2923 Franklin Ave E	1927
NRHP Eligible	Franklin Arms Apartments, Franklin Arms Apartments	2821 Franklin Ave E	1926
NRHP Eligible	2811 Franklin Ave E	2811 Franklin Ave E	1924
NRHP Eligible	2623 Boylston Ave E	2623 Boylston Ave E	1911
NRHP Eligible	23 Boylston Ave E	2003 Boylston Ave E	1925
NRHP Eligible	Valencia Apartments, Valencia Apartments	2852 Eastlake Ave E	1957
NRHP Eligible	Boylston East Apartments, Boylston East	2007 Boylston Ave E	1965
NRHP Eligible	225 Boylston Ave E	2025 Boylston Ave E	1915
NRHP Eligible	267 E Newton St	267 E Newton St	1909
NRHP Eligible	241 Boylston Ave E	2401 Boylston Ave E	1926
NRHP Eligible	223 Boylston Ave E	2203 Boylston Ave E	1925
NRHP Eligible	22 E Hamlin St	220 E Hamlin St	1949
NRHP Eligible	Castlewood Apartments	2717 Franklin Ave E	1930
NRHP Eligible	Nelson-Steinbrueck House	2622 Franklin Ave E	1891
First Hill—Capitol Hill			
City Landmark	Gaslight Inn / Singerman House	1727 15th Ave	1910
City Landmark	Eldridge Tire Company Building	1519 Broadway	1912
City Landmark	Sullivan House	1632 15th Ave	1900
City Landmark	Roy Vue Apartments	615 Bellevue Ave East	1924
City Landmark	Harborview Medical Center	325 9th Ave	1997
City Landmark	Baroness Apartment Hotel	1005 Spring St	1928
City Landmark	Cooper House	227 14th Ave E	1904
City Landmark	First Covenant Church	1500 Bellevue Ave E	1910
City Landmark	Bel-Roy Apartments	703 Bellevue Ave E	1930
City Landmark	Yesler Terrace Steam Plant	120 8th Ave	0
City Landmark	Town Hall Seattle (Fourth Church of Christ, Scientist)	1119 8th Ave	1916
City Landmark	Kelly-Springfield Motor Truck Co Bldg	1525 11th Ave	0
City Landmark	White Motor Company Building	1021 E. Pine Street	1906
City Landmark	Anhalt Apartment Building	1600 E John St	1930
City Landmark	Sorrento Hotel	900 Madison St	1908
City Landmark	Capitol Hill United Methodist Church	128 16th Ave E	1906
City Landmark	Trinity Parish Episcopal Church	609 8th Ave	1954
City Landmark	Old Fire Station #25	1400 Harvard Ave	
City Landmark	Seattle 1st Baptist Church	1121 Harvard Ave	1910
City Landmark	Old Fire Station #3	301 Terry Ave	2008
City Landmark	Wintonia Hotel	1431 Minor Ave	1909
City Landmark	Lincoln Reservoir	1000 E PINE ST	1962
City Landmark	E Republican St Stairway	E Republican St / Bellevue Ave E	

Resource Type	Name	Address	Year Built
City Landmark	St James Cathedral, Rectory / Site	9th Ave / Marion St	1910
City Landmark	Ward House	520 E Denny Way	1905
City Landmark	Anhalt Apartment Building	1014 E Roy St	
City Landmark	Anhalt Apartment Building	1005 E Roy St	1930
City Landmark	St Nicholas Russian Orthodox Cathedral	1714 13th Ave	1960
City Landmark	1st African Methodist Episcopal Church	1522 14th Ave	1988
City Landmark	Summit School/Northwest School	1415 Summit Ave	1904
City Landmark	Stimson/Green House	1204 Minor Ave	1906
City Landmark	U.S. Assay Office/German House	613 9th Ave	1900
City Landmark	1st Church of Christ, Scientist	1519 E Denny Way	
City Landmark	Hillcrest Apartment Building	1616 E Howell St	1909
City Landmark	Maryland Apartments	626 13th Ave E	1910
City Landmark	San Remo Apartment Building	606 E Thomas St	1906
City Landmark	Pantages House	803 E Denny Way	0
City Landmark	Galbraith Hse/Seattle Mental Health	1729 17th Ave	1900
City Landmark	Dearborn House	1117 Minor Ave	1907
City Landmark	Coca Cola Bottling Plant	1313 E Columbia St	1932
City Landmark	Wa Hall	153 14th Ave	1908
NRHP Eligible		914 E HARRISON ST	1914
NRHP Eligible	First Presbyterian Church, First Presbyterian Church, First Presbyterian Church	701-725 Spring Street	1969
NRHP Eligible	Stacy House, Stacy House, Men's University Club	1004 Boren Avenue	1912
NRHP Eligible	Marlborough House Apartments	1220 Boren Ave	1905, 1928
NRHP Eligible	Sovereign Apartments	1317 Boren Ave	1925
NRHP Eligible	Jonathan Apartments	718 10th Ave E	1926
NRHP Eligible	Tenth Avenue E. Apartments	722 10th Ave E	1926
NRHP Eligible	Vender Meulen Fourplex	743 10th Ave E	1923
NRHP Eligible	Rainbow Natural Remedies	409 15th Ave E	1922
NRHP Eligible		1407 11th Ave	1920
NRHP Eligible		1311 E Spruce St	1900
NRHP Eligible	Northwest Motors, Northwest Motors, Ferrari and Maserati of Seattle	1401-1403 12th Avenue	1913
NRHP Eligible		915 E HARRISON ST	1928
NRHP Eligible	U.S. Post Office - Capitol Hill Branch, U. S. Post Office Capitol Hill Branch	101 Broadway E	1951
NRHP Eligible	Mark A. Mathews Memorial Christian Education Building and Chapel, Mark A. Mathews Memorial Christian Education Building and Chapel	1013 8th Avenue	1962
NRHP Eligible	The Madkin Apartments, The Madkin Apartments, The Madkin Apartments	1625 E Madison Street	1904
NRHP Eligible	Figaro Apartments	1415 E Republican St	1914
NRHP Eligible		411 15TH AVE E	1955
NRHP Eligible	Biltmore Apartments, Biltmore Apartments	418 E Loretta Pl	1924
NRHP Eligible	Nettleton Apartments, Nettleton Apartments, 1 8th Avenue Apartments	1000 8th Avenue	1949



MHA EIS
Historic Resources

Resource Type	Name	Address	Year Built
NRHP Eligible	Sterling Court Apartments, Sterling Court	1722 Belmont Ave	1908, 1926
NRHP Eligible	Marianne Manor, Marianne Manor	1825 Nagle Pl	1936
NRHP Eligible	Frye Art Museum and Investment Co.	704 Cherry St, and 712 Terry Ave	1951
NRHP Eligible	Wilshire Building, Lota Building	229-235 Broadway E	1903
NRHP Eligible	Lowell-Emerson Apartments, Lowell-Emerson Apartments	1201 8th Ave	1928
NRHP Eligible	Lincoln Court Apartments, Lincoln Court Apartments, Lincoln Court Apartments	1020 E Denny Way	1907
NRHP Eligible	St. Florence Apartments, St. Florence Apartments	504 E Denny Way	1914
NRHP Eligible	Astor Court	1450 E Republican St	1926
NRHP Eligible	Olympian Apartments, Olympian Apartments, Olympia Apartments	1605 E Madison Street	1913
NRHP Eligible	I.O.O.F. Temple	915 E Pine St	1908
NRHP Eligible	Piedmont Apartments, The Tuscany Apartments	1215 Seneca St	1928
NRHP Eligible	M. Liebeck Garage Building, H.W. Baker Linen Co.	1101 E Pike St	1910
NRHP Eligible	W.D. Hofius House, W.D. Hofius House, Catholic Archbishop's Residence	1104 Spring St	1905
NRHP Eligible	San Marco Apartments	1205-1209 Spring St	1905
NRHP Eligible	Spring Apartments and Garage, 1223 Apartments and Garage	1223 Spring St	1929
NRHP Eligible	Lowell Apartments, Lowell Apartments, Lowell Apartments	1102 8th Avenue	1928
NRHP Eligible	Envoy Apartments	821 9th Ave	1929
NRHP Eligible	Fire Station No. 7 - Seattle, Country Doctor Clinic	402 15th Avenue East	1910
NRHP Eligible	Jefferson Terrace, Jefferson Terrace	800 Jefferson St	1967
NRHP Eligible	Seattle First Baptist Church	1115, 1121 Harvard Ave	1912
NRHP Eligible	St. James Cathedral, Rectory and Site	808 9th Ave	1904, 1905
NRHP Eligible		1108 E Fir St	1904
NRHP Eligible	Wa Baptist Convention, Japanese Baptist Church	160 Broadway Ave	1922
NRHP Eligible		216 10th Ave	1900
NRHP Eligible	First Christian Church	1632 Broadway	1923
NRHP Eligible	John Winthrop Apartments	1018 Seneca St	1925, 1950
NRHP Eligible	Dick's Drive-In	115 Broadway E	1955
NRHP Eligible	Frye's Broadway Market, Van de Kamp Bakery; Bartell Drugs; Poppy	618 Broadway E	1921
NRHP Eligible	Robert J. Nolan, Furrier, Panache	225 Broadway E	1946
NRHP Eligible	Varriale Apartments #2	711 10th Ave E	1926
NRHP Eligible	Losh Residence	739 10th Ave E	1926
NRHP Eligible	James Lowell Elementary School, Lowell Elementary School	1058 Mercer St E	1919
NRHP Eligible	Seattle First National Bank - Madison / Pike Branch, Seattle First National Bank - Madison / Pike Branch, Bank of America	1300 E Madison Street	1963
NRHP Eligible		600 HARVARD AVE E	1968
NRHP Eligible	N.E. Morgan Residence, N.E. Morgan Residence, 1728 Professional Building	1728 E Madison Street	1905

Resource Type	Name	Address	Year Built
NRHP Eligible		324 15TH AVE E	1954
NRHP Eligible	Elizabeth Apartments	726 10TH E	1926
NRHP Eligible	Fenton Apartments	1509-1515 E Madison Street	1908
NRHP Eligible	Lincoln Reservoir and Pump House, Custom Picture Framing	922 E Denny Way	1904
NRHP Eligible	Phillips House - Seattle, Heg House	711-713 East Union Street	1902
NRHP Eligible		704 E Thomas St	1924
NRHP Eligible	Whittier Hall Apartments	510 Bellevue Ave E	1928
NRHP Eligible	Seattle Automobile Company Building, REI Store (Portion of)	1000 E Pike St	1912
NRHP Eligible		768 Bellevue Ave E	1909
NRHP Eligible	The Flemington, The Capitol Building	200-204 Broadway E	1924
NRHP Eligible	Harrison, The, Harrison, The	312 10th Ave E	1900, 1909
NRHP Eligible	Bonney-Watson Funeral Home, Bonney-Watson Funeral Directors	1732 Broadway	1961
NRHP Eligible	Sherwood Apartments	1633 Melrose Ave	1916
NRHP Eligible	Gainsborough Apartments	1017 Minor Ave	1930
NRHP Eligible	Stimson-Green House, Stimson-Green House, Stimson, Charles D., House	1204 Minor Avenue	1906
NRHP Eligible	Wintonia Hotel	1431 Minor Ave	1909
NRHP Eligible	Sorrento Hotel, Sorrento Hotel, Sorrento Hotel	900 Madison Street	1909
NRHP Eligible	Rehan Apartments, Casa del Rey	321 Broadway E	1910
NRHP Eligible	St. Francis Hotel, St. Francis Hotel, Madison Apartments	823 Madison Street	1902
NRHP Eligible	Noice Undertaking Company, Gilda's Club Seattle	1400 Broadway	1911
NRHP Eligible	Peterson Apartments #2	746 10th Ave E	1925
NRHP Eligible	Christina Apartments	730 10th Ave E	1926
NRHP Eligible	Hubble Apartments, Casey Apartments	729 10th Ave E	1927
NRHP Eligible	Julia's Restaurant	300 Broadway E	1909
NRHP Eligible	Capitol Hill Housing	1520 Melrose Ave	1913
NRHP Eligible	Fury Bailey offices	710 10th Ave E	1923
NRHP Eligible	Envoy Apartments	821 9th Ave	1929
NRHP Eligible	Huntley Apartments, Varriale Apartments #1	715 10th Ave E	1926
NRHP Eligible	Double House, Double House, University Apartments	1411-1415 Boylston Ave	1901
NRHP Eligible	Villa Apartments	1106 Pike St	1908
NRHP Eligible	Piggly Wiggly Market	401-405 15th Ave E	1922, 1927
NRHP Eligible	St. George Hotel, Urban League Building	105 14th Ave	1909, 1910
NRHP Eligible	Colyear Motor Sales Company, REI/Velo Bike	1021 E Pine	1906
NRHP Eligible	First African Methodist Episcopal Church, First African Methodist Episcopal Church, First AME Church	1522 14th Avenue	1912
NRHP Eligible	Tudor Manor	111 14th Ave E	1928
Fremont			
City Landmark	Shannon and Wilson Office Building	3652-3670 Woodland Park Ave N	1960
City Landmark	B.F. Day School	3921 Linden Ave N	1910

Resource Type	Name	Address	Year Built
City Landmark	Fremont Hotel	3425 Fremont Ave N	1906
City Landmark	Fremont Trolley Barn/Red Hook Ale Brewery	3400 Phinney Ave N	1988
City Landmark	Fremont Library	731 N 35th St	1911
Green Lake			
City Landmark	Green Lake Library	7364 E Green Lake Wy N	1920
City Landmark	Fire Station #16	6846 Oswego Pl NE	1927
NRHP Eligible	Seattle Freeway Prototype Community Fallout Shelter, I-5 Fallout Shelter 5/579	6800 Weedon Pl NE	1963
NRHP Eligible	John Marshall Junior High School	520 NE Ravenna Blvd	1927, 1946
Greenwood–Phinney Ridge			
City Landmark	Street Clock: Greenwood Jewelers	129 N 85th St	1950
NRHP Eligible	Phinney Ridge Lutheran Church	7500 Greenwood Ave N	1951
NRHP Eligible	Warrington and Carskadden Desoto-Plymouth, Pelayo Antiques	7601-7613 Greenwood N	1928
Lake City			
City Landmark	Lake City Library	12501 28th Av NE	1965
City Landmark	Lake City School	2611 NE 125th St	1931
Madison–Miller			
City Landmark	Mount Zion Baptist Church	1634 19th Ave	1962
NRHP Eligible	Clairingle Apartments	1803 E John St	1910
NRHP Eligible	Methodist Union of Seattle, Methodist Union of Seattle, Church of God in Christ	2239 E Madison Street	1890
NRHP Eligible	Michael Gross	1708 18th Ave	1898
NRHP Eligible	Mount Zion Baptist Church Education Center, Mount Zion Baptist Church Education Center, Mount Zion Baptist Church Education Center, Mt. Zion Baptist Church	1634 19th Avenue	1962
NRHP Eligible	Coryell Court Apartments	1820 E Thomas St	1928
Morgan Junction			
City Landmark	Gatewood School	4320 SW Myrtle St	1910
NRHP Eligible	Andrew and Hilma Thorvick House	5933 California Ave SW	1922
NRHP Eligible	F. J. Brandt Duplex	5956-5958 California Ave SW	1930
NRHP Eligible		5948 California Ave SW	1925
North Beacon Hill			
City Landmark	Beacon Hill 1st Baptist Church	1607 S Forest St	1911
City Landmark	<i>Beacon Hill Garden House</i>	<i>2336 15th Ave S</i>	<i>nomination submitted and pending</i>
NRHP Eligible	Jefferson Park Apartments, Jefferson Park Apartments	1756 S Spokane St	1925
NRHP Eligible	Fidelity Accounting	2519 15th Ave S	1927
NRHP Eligible	Beacon Hill Elementary School, El Centro De La Raza	2524 16th Ave S	1900, 1904
NRHP Eligible	St. Peter's Catholic Church	2807 15th Ave S	1931
NRHP Eligible	SHI EDWARD H L+CAROL D	3401 15th S	1928, 1929

Resource Type	Name	Address	Year Built
North Rainier			
City Landmark	Colman School	2300 S Massachusetts St	
NRHP Eligible	Chubby and Tubby	3333 Rainier Ave S	1950
NRHP Eligible	Stewart Lumber and Hardware Company	1761 Rainier Ave S	1918, 1922
NRHP Eligible	York Apartments, Apartment Building	3315 Rainier Ave S	1932
NRHP Eligible	Edward and Gertrude Gill House	3869 Rainier Ave S	1906
NRHP Eligible	Foglia House	4005 Rainier Ave S	1913
NRHP Eligible	Quigley House	3433 Claremont Ave S	1894
NRHP Eligible	Occidental Sheet Metal Works, Nguyen Sewing Company	2310 Rainier Ave S	1925
NRHP Eligible	Monte Vergine, Our Lady of Mount Virgin Church	1531 Bradner S 98144	1910
NRHP Eligible		1501 Sturgus Ave S	1910
Northgate			
NRHP Eligible	Northgate Plaza Apartments, Northgate Apartments	11200 1st Ave NE	1951
Othello			
NRHP Eligible	The Church of Saint Edward	4205 Orcas St S	1957
NRHP Eligible	Goade Residence	3928 S Eddy St	1912
NRHP Eligible	St. Edward's Church & School, St. Edward School	4212 Mead St S	1922, 1958
Rainier Beach			
City Landmark	Dunlap Elementary School	8621 48th Av S	2001
Roosevelt			
City Landmark	Roosevelt High School	1410 NE 66th St	2004
NRHP Eligible	Emma Stirn House, Hugh Sisley House 1	1410 NE 65th St	1912
NRHP Eligible		6222 12TH AVE NE	1922
NRHP Eligible	Kundig Residence	6533 16th Ave NE	1913
NRHP Eligible		1319 NE 65TH ST	1922
NRHP Eligible	Sisley #22	6414 Brooklyn Ave NE	1916
NRHP Eligible	Hong-Xu Residence	6410 Brooklyn Ave NE	1919
NRHP Eligible	Bakketun Residence	1029 NE 68th St	1905
NRHP Eligible	Walsh House	6204 12 Ave NE	1918
NRHP Eligible	Hubbard-Wren House	1208 NE Ravenna Blvd	1914
NRHP Eligible	Bledsoe House	6102 12th Ave NE	1914
NRHP Eligible	Lazerwitz House	6126 12th Ave NE	1910
NRHP Eligible	Glover, A.L., House, Gaevvert House	1206 NE 61st St	1913
NRHP Eligible	McNamee-Gorner House	1029 NE 62nd St	1915
NRHP Eligible	Gould Residence	6302 12th Ave NE	1922
NRHP Eligible	Howell Residence	6218 12th Ave NE	1907
NRHP Eligible	Sisley #4	1315 NE 66th St	1929
NRHP Eligible		6129 BROOKLYN AVE NE	1908
NRHP Eligible	Ramey House	6202 12th Ave NE	1913
NRHP Eligible	Eckert House	6207 12th Ave NE	1915
NRHP Eligible	Cecil Bullock House, Kurtz and Goodall House	1317 NE 66th St	1929
NRHP Eligible	Walsh House	6204 12th Ave NE WA	1918



MHA EIS
Historic Resources

Resource Type	Name	Address	Year Built
NRHP Eligible	Pham-Thutam Residence	1316 NE 65 St	1915
NRHP Eligible	M. A. Barton House, Charles and Linda Britten House	1309 NE 66th St	1914
NRHP Eligible	RDG #1	1311 NE 66th St	1929
South Park			
City Landmark	Concord Elementary School	723 S Concord St	2000
City Landmark	Querio House	9364 7th Ave S	1908
NRHP Eligible	14th Avenue South Brick Road, 14th Avenue South Brick Road	14th Ave S	1914
University Community			
City Landmark	Seven Gables Theatre (American Legion University Post #11)	911 NE 50th St	1925
City Landmark	Parrington Hall	4105 Memorial Way NE	0
City Landmark	Neptune Building	1301 NE 45th St	1921
City Landmark	University Presbyterian Church "Inn"	4555 16th Ave NE	1916
City Landmark	University Heights Elementary School	5031 University Way NE	1940
City Landmark	University Methodist Episcopal Church and Parsonage	4142 Brooklyn Ave NE	0
City Landmark	Church of the Blessed Sacrament and Rectory	5041 9th Ave NE	1913
City Landmark	University Library	5009 Roosevelt Way	1909
City Landmark	Fire Station #17	1010 NE 50th St	1929
City Landmark	Wilsonian Apt Bldg Ballroom Gar	4710 University Way NE	1923
City Landmark	Sigma Kappa Mu Chapter Hse	4510 22nd Ave NE	1962
NRHP Eligible	Pho Tran/Subway	4213 University Way NE	1904
NRHP Eligible	College Center Building	4560 University NE	1927
NRHP Eligible	University Christian Church	4731 15th NE	1915, 1927
NRHP Eligible	Phi Gamma Delta House	4503 17th Ave NE	1929
NRHP Eligible	Robbins Building	4538 University NE	1927
NRHP Eligible	College Center Building	4556 University Way NE	1927
NRHP Eligible	U.S. Post Office University Station	4244 University Way NE	1927
NRHP Eligible	University State Bank, Wells Fargo Bank	4500 University NE	1920
NRHP Eligible	University Unitarian Church, University Presbyterian Church "Inn"	4555 16th Ave NE	1915
Upper Queen Anne			
City Landmark	Bethany Presbyterian Church	1818 Queen Anne Ave N	1927
City Landmark	Ballard/Howe House	22 W Highland Dr	1906
City Landmark	Harry Whitney Treat House	1 West Highland Dr	
NRHP Eligible		8 Boston St	1906
NRHP Eligible	Queen Anne Club, KIRO TV; Seattle Gym-Queen Anne Branch	1530 Queen Anne Avenue North	1920, 1927
NRHP Eligible	Standard Bakery, Chinoise	2-10 Boston 98109	1906
Wallingford			
City Landmark	Lincoln High School	4400 Interlake Ave N	1959
City Landmark	Wallingford Fire and Police Station	1629 N 45th St	1913

Resource Type	Name	Address	Year Built
City Landmark	Wallingford Center/Interlake	4416 Wallingford Ave N	1904
City Landmark	Hamilton Middle School	1610 N 41st St	1928
NRHP Eligible	Vintage Wallingford/Wells Fargo/State Farm/Fuel Coffee	1701 N 45th St	1925
NRHP Eligible	North 46th Street Bridge, North 46th Street Overcrossing	North 46th Street at Aurora Avenue North	1933
West Seattle Junction			
City Landmark	Crescent-Hamm Building	4302 SW Alaska St	1925
City Landmark	Campbell Building	4554 California Ave SW	1929
Westwood–Highland Park			
NRHP Eligible	St. James Lutheran Church, St. James Lutheran Church, Offices and Classrooms	9403 18th Ave SW	1900