2 SUPERIOR COURT OF THE STATE OF WASHINGTON 3 FOR KING COUNTY 4 URBAN LEAGUE VILLAGE 5 LLC, a Washington limited liability company 6 Plaintiff. 7 VS. 8 **OMARI TAHIR-GARRETT,** a.k.a. OMARI TAHIR, a.k.a. 10 JAMES C. GARRETT and ALL OTHER TRESPASSERS, 11 **Defendants** 12

CASE NO. 21-2-04082-5 SEA

DEFENDANT'S RESPONSE... TO FRAUDULENT COMPLAINTS

13

14

15

16

17

18

19

1

COMES NOW THE DEFENDANT, OMARI TAHIR-GARRETT, one of the true and lawful owners, since January 16, 1998, of the property in question at 2300 S. Massachusetts Street, Seattle, WA 98144 (EXHIBIT 1), and, so that it cannot be said that I did not respond by providing the truth in

case this Court was interested in it, provides the following:

20

21

22

23

### RESPONSE TO FRAUDULENT COMPAINT

### STATEMENT OF FACTS

- 1. Omari Tahir-Garrett, is an African, born in the colonized lands of Native Americans wrongfully called American "Indians" because of European colonizer invaders mistakenly believing they had reached India. Plaintiff is entitled to "equal protection of the law" under the 14<sup>th</sup> Amendment Treaty between so-called "Freed African Slaves" and the European colonial settler concocted United States Constitution (which non-consensually forced "constitutional citizenship" upon Black folks without any plebiscite).
- 2. Omari Tahir-Garrett has repeatedly and intentionally been unlawfully denied "equal protection of the law", such denial being consistent with U.S. Supreme Court rulings in the Dred Scott and Plessy vs. Ferguson Rulings that "a Black man (African) has no rights a white man is bound to respect", also coupled with decisions to fail/refuse to pay Reparations to repair the both psychological and economic damage resulting from hundreds of years of European Colonial Settler "Judeo-Christian" white supremacist terrorism enshrined in the U.S.

Constitution underscored by that Constitution's "three fifths of all other persons" designation for Defendant's ancestors, which today has resulted in both Defendant and today's so-called protected class of African Americans having one tenth or less of the per-capita financial and/or land base of the "Indian"-killing European Colonial Settler occupiers of Native American lands in North, South and Central America and South Africa (where Defendant denotes they are being challenged by the EFF).

3. On the 23<sup>rd</sup> day of November, 1985, Omari Tahir-Garrett, and five other members of a protected class of which he is a member, founded the African American Heritage Museum & Cultural Center, and began a course of civil initiative by which to negotiate the purchase, from SEATTLE PUBLIC SCHOOL DISTRICT, of the building and property at 2300 S.

Massachusetts Street, Seattle, WA 98144. This course of civil initiative is (and already was) a well-established precedent in King County, by which the property that is now El Centro De La Raza was previously purchased from that same School District, and by which the property that is now Daybreak Star Cultural Center was purchased from the United States Army.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24

- 4. In 1994, The City of Seattle issued an official public report in which it agreed with Omari Tahir-Garrett that the property should come under the ownership of Tahir-Garrett's organization (the AAHM&CC), to be developed by and for the purposes publicly proposed by Defendant and that organization, and promised to allocate significant block grant revenue towards this effort (as listed in the Mayor's final report, EXHIBIT 2).
- 5. On January 16<sup>th</sup> of 1998, the African American Heritage Museum & Cultural Center (AAHM&CC) successfully purchased that property and building from the School District. The AAHM&CC has thereafter always been the sole and exclusive rightful owner of this property (EXHIBIT 1). The signatory for the seller was Superintendent John Stanford, who shortly thereafter passed away, and the signatory for the buyer (AAHM&CC) was Robert Flowers, who thereafter attempted to destroy the AAHM&CC on behalf of the Urban League's racketeering enterprise.
- 6. Shortly after the death of John Stanford, the group of organized criminals that now included Plaintiff entity "URBAN VILLAGE LLC" began engaging in their pattern of

2
3
2
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
41

racketeering activity and their conspiracy to commit the same. Ronald English, lawyer and godfather figure of the Seattle Public School District, took the initial lead in this racketeering activity by willfully lying, denying the fact that Superintendent John Stanford had signed the sale of the property to Defendant's organization (the AAHM&CC), when Ronald English knew full well that John Stanford had in fact done so. The objective of this lie was to fraudulently and illegally transfer physical possession of the AAHM&CC's recently purchased building to the URBAN LEAGUE OF METROPOLITAN SEATTLE, and then, later, illegaly retransfer it to a newly invented corporation called "URBAN LEAGUE VILLAGE LLC" (Plaintiff), in order to then funnel HUD money through the building into the hands of the racketeers, and also to usurp at least \$2 million (to be further assessed via research and discovery) of the block grant money that had been promised to the AAHM&CC, using said money to create residential condominiums for the benefit of the racketeers instead of a museum and cultural center for the benefit of the protected class of African Americans of which Defendant is a part. (The racketeers did this in spite of the fact

1

2

that the \$1 million in consulting fees expended in 1994 had resulted in the Mayor's Final Report --EXHIBIT, which agreed with the project proposed by Defendant.)

7. On June 4th, 1998, these racketeers, acting in collusion, used illegal force and violence to physically displace Defendant and Defendant's organization (the AAHM&CC) from AAHM&CC's own property, in violation of Article 17 of the Universal Declaration of Human Rights, which states that oppressed minorities within any signatory nation may not be denied their right to own property, either as individuals or in association with one another. No foreclosure process was ever initiated to terminate AAHM&CC's valid signed and notarized Purchase and Sale agreement. Brute force was used instead of even any pretext of rule of law. The decision by these racketeers—including KING COUNTY, State of Washington, and City of Seattle—to behave has though Defendant's and AAHM&CC's ownership claim to the land did not exist is inconsistent with their own internal real estate purchase and foreclosure laws as written, and is also inconsistent with their treatment of similar organizations of other ethnic groups within this city, county and state, who have used similar and/or

identical means and strategies to successfully claim ownership of land therein for the same cultural development purposes pursued by Defendant and the AAHM&CC.

8. The racketeers then, having succeeded in physically assaulting and robbing Defendant, his organization and his protected class of their land, infrastructure, exhibits, educational equipment, sports equipment, musical equipment, other professional effects and personal freedom, then proceeded to illegally utilize the property for precisely the racketeering activities they had intended. They continue to do so to this very day.

9. Eventually, the Mayor's office of the CITY OF
SEATTLE noticed the fact that Urban League of Metropolitan
Seattle's receptionist, Barbara Garrett, was Omari TahirGarrett's niece, whose job duties included logging in donations
and answering phone calls from the Mayor's office while the
Urban League were in the midst of acquiring and controlling
their RICO racketeering enterprise. The Urban League
summarily proceeded to unfairly fire Barbara Garrett, simply
and exclusively because she is the niece of Defendant Omari
Tahir-Garrett.

	6
	7
	8
	9
1	0
1	1
1	2
1	3
1	4
1	5
1	6
1	7
1	8
1	9
2	0
2	
2:	
-	_

10. Due to this illegal racketeering, Seattle's African American community has been denied an operational cultural center of comparable quality and capacity to what other ethnic groups in the City are not only allowed but encouraged to build, utilize and enjoy. The lack of such a facility has caused much loss of life, limb, health, economic opportunity and welfare. A recent example of this loss in the two deaths and one other near-death injury that occurred in the parking lot of 2300 S. Massachusetts Street on February 9th, 2021, when Plaintiff's contractor Coast Property Management murdered an innocent young woman by the hand of its employee, who was then himself killed by the Seattle Police Department.

11. In spite of this illegal racketeering, Defendant, his organization (AAHM&CC) and his protected class have, of course, consistently returned to the property and consistently, whenever and to whatever extent physically possible, continue to use if for the public purpose which they, as the rightful owners, have every right to use it for (an African American Heritage Museum and Cultural Center), and which City of Seattle publicly agreed with them to be the officially designated use of the property from February of 1994 onward.

Defendant, his organization and his protected class have consistently continued to assert their true and rightful ownership of the building over the past 23 years, and will continue to do so for as long as is necessary for justice to be served and repairations to be paid, even if that takes another 300 years.

12. Defendant, his organization and protected class have, naturally, been using the eastern courtyard of their own building for its authentically designated purpose since June 19th, 2020, in spite of the ongoing presence of the racketeering operation inside the building. Although the racketeering operation continues to be illegal, Defendant and Defendant's organization's / protected class's legitimate operation in their own eastern courtyard has not to date physically prevented the ingress and/or egress of the racketeers to and from this building in any way. Statements by the racketeers/plaintiff alleging that it has are simply untrue and are part of the racketeering operation's false propaganda campaign to continue slandering, demonizing, marginalizing, isolating and displacing the true owners of the building, who are Defendant, Defendant's organization and Defendant's protected class.

1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	

25

13. On March 30, 2021, Plaintiff "URBAN LEAGUE VILLAGE LLC" filed a fraudulent lawsuit in a court of Defendant KING COUNTY (No 21-2-04082-5 SEA), falsely claiming to be the owner of the property, which in fact has been exclusively owned by Defendant's organization, the AAHM&CC, since January 16, 1998. This lawsuit goes on to allege many other claims which are false, most of them willfully so, as Defendant will demonstrate to any genuinely interested party, including this court if it is such. The purpose of URBAN LEAGUE VILLAGE LLC's false lawsuit is to continue and perpetuate the racketeering activity by creating a pretext under which the other racketeers might again collude to illegally assault Defendant and his protected class by force and violence to remove us from our own property yet again. URBAN LEAGUE VILLAGE LLC's lawsuit is self contradictory at face value because on the one hand it goes to great length in attempting to deny that Plaintiff Omari Tahir-Garrett is a tenant at 2300 S. Massachusetts Street (which, in fact, he is), while, at the same time, the lawsuit attempts place URBAN LEAGUE VILLAGE LLC in the position to act

RESPONSE TO FRAUDULENT COMPLAINT

25

towards Omari Tahir-Garrett as an evicting landlord, (which URBAN LEAGEU VILLAGE LLC is not).

14. The actual facts of Omari Tahir Garrett's current tenancy at 2300 S. Massachusetts street are that he IS a tenant, NOT of the racketeering organization "URBAN LEAGUE VILLAGE LLC" but of the property's true authentic owner and landlord, the AFRICAN AMERICAN HERITAGE MUSEUM & CULTURAL CENTER, an organization of which he is also a co-founder, board member and registered agent in addition to being its tenant. He has been in this tenancy arrangement since June 19, 2020, and the arrangement is that he stays on the property every day and every night providing round the clock security for the property owner (AAHM&CC). The fact also is that Defendant Omari Tahir is otherwise homeless at present but for this security job he is working for the organization of which he is co-founder. Omari Tahir has been homeless since being evicted by another landlord connected to the Gates family in March of 2017 (in a uniquely and unconstitutionally precedent setting anti-tenant eviction case overseen by a radically anti-tenant activist Judge, which URBAN LEAGUE VILLAGE LLC gloatingly quotes and cites with their typical

1

Anti-Black and anti-poor people zeal, even though those landlords eventually had to offer Defendant a settlement for having violently physically injured him in the course of that eviction). Nor does Defendant, who is a pauper, receive any compensation for the round-the-clock security he is providing other than the land and space itself in which to physically exist while he is providing this security, nor are Defendant's organization/landlord or his protected class in a position to offer Defendant any other compensation than the ability to exist within that physical space itself, due to their absolute impoverishment at the hands of Plaintiff and Plaintiff's fellow racketeers' ongoing chain of abuses, usurpations and lies. Among URBAN LEAGUE VILLAGE LLC's lawsuit's many lies is the false claim that Plaintiff Omari Tahir-Garrett owns a motorhome that is parked on the curb of a nearby street. Plaintiff Omari-Tahir Garrett does not and never has owned that motorhome, nor does he have any idea whom its owner is. Plaintiff's fellow racketeers, of course, are uniquely positioned to look up the identity of its owner if they wished to, since some of those racketeers own and control the DMV. Plaintiff and plaintiff's fellow racketeers, however, appear not to care

about accuracy, as they are merely seeking to manufacture a pretext—however flimsy—by which to justify violent state action against Defendant and Defendant's protected class. Thus, even though the only apparent commonality between Defendant and whomever owns that motorhome is that the owner is probably (like defendant) not personally very wealthy, while Plaintiff/Plaintiff's fellow racketeers are ALL so VERY wealthy that, to them, serving an "eviction-suit" upon any poor person is sufficient in their minds to have served it upon ALL the poor, (hence their apparent willingness to harass some random motorhome occupant who happened to park nearby, all in the name of evicting me from a property they don't even own).

15. On April 1st, 2021, only two days after filing their lawsuit against me, the URBAN LEAGE VILLAGE LLC submitted a report to the State of Washington, signed under penalty of perjury and stating unequivocally that URBAN LEAGE VILLAGE LLC does NOT own any land or buildings in the state of Washington. (EXHIBIT 3).

22

23

25

1	CONCLUSION
2	The obvious conclusion that any fair, impartial law abiding Court
3	will draw from these facts is that this suit against Defendant Omari Tahir-
4	Garrett et al should be forthwith dismissed in full with prejudice. Defendant
5	thereby accordingly hereby submits prayer for such dismissal.
6	
7	Respectfully submitted this 16th day of APRI, 2021
8	Respectfully submitted this 16th day of APRI, 2021  Omari Tahir-Garrett Oman Thir Land oka James C. Sand
9	Private Attorney General
10	PO Box 22328 Seattle, WA 98122
11	
12	
13	*
14	
15	

EXHIBIT



OPEN MOROCO

After Recording Return to:

John J. Richmond, Property Manager Searcle School District 4141 Fourth Avenue South, AP-310 Seattle, Washington 98134

Grantor:

Seattle School District No. 1, of King

County, Washington

Grantga:

African American Heritage Museum & Cultural Center, a Washington non-profit corporation

Legal Description:

Lots 1-3. Blk 2, Atlantic Heights, Vol 20, pg 28 and Portion of Tract 17, Seattle

Homestend Association Five Acra Tracts

(additional legal description on page 5)

Tax Parcel Number:

092404-9010-06

Reference Number:

None

### REAL ESTATE CONTRACT

This Real Estate Contract (the "Contract") is entered into this \_\_\_\_\_ day of January, 1998 by and between Seattle School District No. 1. King County, Washington ("Seller"), and the African American Heritage Museum & Cultural Center, a Washington non-profit corporation ( Purchaser ).

### Recitaln

- Seller owns cortain real property located in King County. Washington which is commonly known as the Colman School. The property is more porticularly described in Patagraph 1 of the General Terms attached hereto and is referred to as the 'Property' in this Contract.
- In 1989, Seller and the State of Washington Department of Transportation entered into an Agreement Reyarding Colman School Replacement (Agraement GC 8704, Saderal Aid No. 1-90-1) (the "State DOT Agreement") pursuant to which Seller agreed not to use the Property for school purposes. A copy of the State DOT Agreement is attached hereto as Exhibit B.,
- Seller has not occupied or used the Property since Since then, the building situated on the Property has

W PHOPLAC A OSSIDERTILI REPORT 1/16/98

been vandalized and deteriorated to an uninhabitable and unsafe condition. Several hazardous substances are also present in . the building including, without limitation, lead based paint. asbestos and discase bearing material which must be properly removed or contained before the building can be used or occupied for any purpose. In its present condition, the building has no value. In addition, soil samples taken at the Property confirm the existence of lead based paint and destain potroleum products in the Land.

- Notwithstanding the dilapidated condition of the building and the contamination of the Land, the Purchaser desires to purchase the Property for the purpose of developing and operating an African American Heritage Museum and Cultural Center and, in sennection therewith, has agreed to pay for the removal or proper containment of the asbestos, lead based paint, disease bearing materials and any other hazardous materials discovered in the building. The Seller's policy is to sell aurplus property by private sale to buyers which intend to use surplus property for special purposes provided such buyer pays fair market value and the sale otherwise complies with all laws, rules and regulations applicable to Seller. Purchaser has agreed to purchase the Property in accordance with those conditions.
- To ascertain the fair marker value of the Property. Seller obtained three MAI appraisals. After reviewing each appraisal, Seller determined the fair market value of the Property to be \$325,000. Purchaser has agreed to purchase the Property for \$329,000 provided Seller agrees to accept the Purchase Price in six (6) installment payments over a three year term with interest accruing on the unpaid principal balance of the Furchase Trice at a market interest rate. Seller is willing to agree to that request upon the specific and general terms and conditions set forth below.

### APECIFIC TERMS

Bifective Data.

January \_\_\_\_ 1998

Seller:

SEATTLE SCHOOL DISTRICT NO. 1 of King County, Washington

Seller's Address:

4141 Fourth Avenue South, AF-310 Seattle, Washington 98134 Attm.: John J. Richmond

Purchaser:

APRICAN AMERICAN HERITAGE MUSEUM & COLTURAL CENTER, a non-profic Corporation

Purchaser's Address:

1515 24th Avenue South Seattle, Washington

Form of Doed:

Fulfillment Deed

Title Exceptions:

General and Special Taxes and Assessments not yet due and payable and other Permitted Exceptions as described in General Terms

Down Payment:

\$ 49,350 U.S.

Balance Due:

9279.650 u.s.

TOTAL PURCHASE PRICE:

\$329,000 U.S.

AAMWTEVAROILLES KO! 1/16/9E

2

PAYMENT TERMS:

Interest Rate; Installment Perioda: First Installment Date: Installment Amounts: Final Payment Date:

Schiannual payments July \_\_\_\_, 1998 \$52,913.19 U.S. January \_\_\_\_, 2000 11.5t per annum

Default Rate: Late Charge: Prepayment Provisions: 11.5t per annum
50 of delinquent installment payments
Prepayment in whole or in part allowed
without penalty

Portion of Purchase Price Allocated to Real Property:

\$329,000 U.S.

7.5% percent per annum.

Is the Property used principally for agricultural or farming purposec? /\_/ Yes /XX/ No

Miscellaneous:

Exhibit A (Legal Description)
Exhibit B (Form of Fulfillment Deed)
Exhibit C (Insurance Requirements)
Exhibit D (List of Property Reports)
Exhibit E (State DOT Agreement)
Exhibit F (Declaration of Use
Restriction)

THE SELLER AND THE FURCHASER MERENT AGREE TO THE TERMS MERENASOVE SET FORTH AND THE COVENANTS AND CONDITIONS CONTAINED IN THE ATTACHED GENERAL TERMS, ALL OF WHICH ARE INCORPORATED BY THIS REPERENCE. IN THE EVENT OF ANY CONFLICT OR INCONSISTENCY BETWEEN THE SPECIFIC TERMS (INCLUDING ANY EXHLBITS ATTACHED) AND THE GENERAL TERMS, THE FORMER SHALL CONTROL.

IN WITNESS WHEREOF, the Seller and the Purchaser have executed this Contract as of the date first above stated.

Seller:

SEATTLE SCHOOL DISTRICT NUMBER 1, of King County, Washington,

THE PERSON NAMED IN

Eurchaser:

AFRICAN AMERICAN HERITAGE MUSEUM & CULTURAL CENTER, a

Waskington non-profit

SEEDS EST PORTY

71

- Chairman

On this 16 day of January Public in and for the before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared 18 for State of Machington to me known to be the Software of State School District No. 1 OF KING COUNTY, WASHINGTON, the entity that executed the foregoing, and acknowledged the said instrument to be the free and voluntary act and deed of said entity, for the uses and purposes therein mentioned, and on each stated that he is authorized to execute the said instrument.

WITNESS my hand and seal herete affixed the day and year in this certificate above written.



### C. # LLEN

(Printed Name)

NOTARY PUBLIC in and for the State of Washington, residing in SEATTLE

My appointment expires

4-9-00

STATE OF WASHINGTON | 88

on this 6 day of the process of the undersigned, a Motary Public in and for the State of Washington duly commissioned and sworn, personally appeared to me known to be the fraction of the African American that executed the foregoing, and acknowledged the said instrument to be the frae and voluntary act and deed of said non-profit corporation. For the uses and purposes therein mentioned, and on oath Stated that he is authorized to execute the said instrument.

WITNESS my hand and seal the day and year in this certificate above written.

OF WASH

(Printed Name)
(Printed Name)
NOTARY PUBLIC in and for the State of Washington, residing in Action
My appointment expires 1017-89

EXHIBIT
TWO
(2)

# Final Report

MAYOR'S
AFRICAN AMERICAN
HERITAGE MUSEUM
AND CULTURAL CENTER
COMMITTEE

February 1994

# MAYOR'S AFRICAN AMERICAN HERITAGE MUSEUM AND CULTURAL CENTER COMMITTEE

Norman B. Rice, Mayor

John Cannon, Chair

### **COMMITTEE MEMBERS**

Vivian Caver, Earl Debnam, Leroy Drake, Patricia Dunston, Robert Flowers, Dr. Robert Gary, Patricia Gayton, Marella Griffin, Michael Hatmaker, David Hsiao, Charlie James, Herman McKinney, Danny Piecora, Jay Reich, Michael Ross, Dr. Millie Russell, Dr. Spencer Shaw, Carissa Smith-Hunt, Omari Tahir, T.J. Vassar, Perry Wilkens

### CITY OF SEATTLE

Andrew Lofton, Jim Diers, Denice Johnson Hunt, Allynn Ruth, Karen Tsao

### SEATTLE SCHOOL DISTRICT

John Richmond

### SPECIAL THANKS TO

Eze Anamelechi, Daniel Bretzske, Denby Barnett, Rhonda Gossett, Gregory Hill, Clem Huguley, Laetitia Johnson, Antoine Marshall, Charles Payton, Akili Secka, Streeter/Dermanis Associates, the Citizen's Support Committee and countless others who provided enlightenment and expertise.

### PREPARED BY

Denice Johnson Hunt, Karen Tsao

Graphics: Claudia Denney

# Contents

1-	Missian
11.	Program Outline
111 .	Governance
IV.	facilities
V.	Fund-raising Plan
W.	Renovation Approach, Workflan and Schedule
Conclusion	



# Rationale

"I know that I am asking the impossible. But in our time, as in every time, the impossible is the least that one can demand - and one is, after all, emboldened by the spectacle of human history in general, and American Negro history in particular, for it testifies to nothing less than the perpetual achievement of the impossible."

James Baldwin, The Fire Next Time (1963)

"Soul Pole,"
depicting "400 years of
the Black in America,"
at the Douglass-Truth
Library.
(Don Mumford)



There are times in history when ordinary men and women set out to achieve seemingly impossible goals. The effort to establish an African American Museum is one such instance in Seattle's history. This quest can be traced to the summer of 1983 when 400 Central Area residents petitioned then Mayor Royer to create a heritage center to honor and preserve African American culture. In 1985, in perhaps the most potent symbol of the African American community's determination to create such a museum, the old Colman School was occupied. The longest occupation of a public building in America has ended, and the dream of an African American Museum is stronger than ever. This report reaffirms that seemingly impossible dream, and in itself, represents an important milestone in the realization of that dream.

The Mayor's committee welcomes this opportunity to explain and share this dream of the African American community. We welcome the public scrutiny that such an achievement will demand. We begin with the central question: Why do we need an African American Museum in Seattle?

Having an African American Museum and Cultural Center would increase the awareness of and appreciation for the contributions of African Americans to American life, history, and culture, particularly as it relates to the Pacific Northwest.

There are no major repositories of African American culture in Washington, despite the magnitude of the contributions of African Americans to the development of our state and region. For the most part African Americans remain largely invisible on the historical landscape of this state. Much of the historical record that presently exists, in the form of artifacts and memory, will vanish because it is not properly collected and stored. Seattle is home to the largest number of African Americans in Washington, and it is here that African Americans have made, and continue to make, many of their most notable contributions. This region was built and has flourished because of the creativity and industry of many peoples. The contributions of African Americans are as significant as those of any ethnic group, and yet they are not readily accessible to the people who live here.

It is important to preserve that history and culture as a reservoir of support for African Americans of all ages in our community today.

We live in a time of grave threat to the African American community. A whole generation of African Americans are in danger of losing their way, and often their lives; to drugs, gang warfare, and despair. This threat is more serious now than at any time in our history. To paraphrase the writer Cornell West, "the genius of our black foremothers and forefathers was to equip us with cultural armor to beat back the demons of hopelessness, meaninglessness, and lovelessness." This museum can be an embodiment of that cultural armor. It will be a place where the African American tradition of creating, building, and thriving in the unusually harsh conditions of America are readily accessible to inform, to educate, to nurture, to inspire, and to provide positive alternatives for our young people.

# This museum is not only for African Americans, it is for all Americans.

Many American art forms and artifacts that are African American in origin, have broad acceptance in American culture, and have a role in the education and cultural appreciation of all peoples. In addition, the experience and achievement of Black America is one that provides lessons for the human experience worldwide. The international appeal of that achievement was evident two years ago when Americans watched student protesters in China singing "We shall overcome."

This facility can help to heal many of the racial wounds of America. The Los Angeles riots highlighted the separateness between Black and White America which continues 30 years after the civil rights struggle. We know that what is good for Black America continues to be good for all America. Ours is a common destiny, which can end in despair and confusion or in hope and celebration. That the people of this City and region share in that hope is evidenced by the election of an African American mayor. This museum can be a place where any American can appreciate the remarkable achievements of African Americans and celebrate the promise of America as an ethnically diverse experiment in democracy.

# Finally, because we can do it.

After many years of talking and negotiating, we have a proposal, and just as importantly, the people, the support, and the commitment to build an African American Heritage Museum and Cultural Center. We are committed to the concept that this be a private rather than a City facility, although we will need a strong commitment from all branches of government, including the City, to raise the capital to construct this museum. In the years to come we will have to reach out to the African American community and to the broader community for additional support. The task is enormous but certainly not impossible, given the distance that we have already traveled.

# Executive Summary Overview

The Mayor's African American Museum Committee has been charged with developing a plan for an African American Museum and Cultural Heritage Center in the old Colman School building. Establishing this facility has been a community dream for more than a decade. In undertaking this task, the committee has looked at other museums in the Seattle area and throughout the country, and we have had serious discussions with leaders of many communities. We are convinced that this community can successfully build and operate such a facility. Moreover, we feel we can be part of a core group that galvanizes the larger community toward this goal. Since the committee was given its charge in March of 1993, a number of small but significant goals have been achieved. Our achievements include:

- Agreement on the mission for the new museum.
- Development of a Governance concept for the new museum.
- A \$3,000 Small and Simple Matching Fund Award for creative signage and cleanup of the old Colman School.
- A \$65,000 Neighborhood Matching Fund Award to limit deterioration to the old Colman School building. In developing this application for the large grant, the committee has secured over \$100,000 in pledged contributions.

Although much has been done to date, the committee recognizes that much more remains to be done. The factors involved in acquiring and renovating the old Colman School are daunting even for a long established organization. The committee also recognizes that the success of this museum effort will require a strong organization with broad support throughout the community. Consequently, the committee's focus for the upcoming year is to build the organization, while simultaneously refining program elements and securing financial commitments from government agencies and the broader community. For these reasons, the community in its desire for an African American museum will have to rely on a strong partnership with the City of Seattle, other local governments, and the corporate community at the outset. The elements critical to making this museum succeed are a strong commitment from both the City and this committee and its successor group.

These circumstances and the massive investment to renovate the Colman School leads this committee to recommend the use of a Public Development Authority (PDA) to address issues of building transfer, design, and development, and the establishment of a nonprofit museum corporation to focus on program elements and conduct the day-to-day business of operating a museum.

Although this represents a significant commitment from the City, the committee will also make a major commitment to the project. The committee agrees to re-configure itself for its changing mission and to use a 501(C)(3) non-profit corporation to begin program development, to establish a fund raising effort, and to build a professional organization that will operate the museum. Moreover, the committee agrees to provide a stable and reliable governance system for the museum through the establishment of a Museum Board and the election of responsible officers. To demonstrate our commitment to this venture, the committee has undertaken to raise \$200,000 to develop a list of 2,500 contributors/ supporters, to encourage the City to use a PDA.

Because of the magnitude of the task at hand, the committee requests the City's endorsement of a committee proposal to seek a loaned executive from a local corporation to spearhead its initiative for 1994. This is a full-time job.

This report, is but one step in a continuing process, provides greater detail on the committee's development concept. It is organized as follows:

I. Mission

II. Program Outline

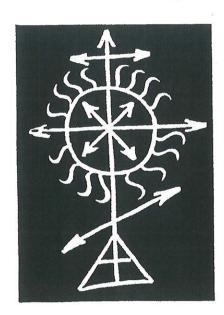
III Governance

IV. Facilitites

V. Fund-raising Plan

VI. Renovation Approach, Workplan and Schedule

VII. Conclusion



## 1. Mission

In 1994 the Museum Board will work with the community to develop and refine the exact activities to be housed in the old Colman School. These activities take into account the diversity of African Americans history and of creative expression. In order to prosper the museum must constantly respond to changing community directives. The mission statement must therefore be broad enough to encompass those changing needs. This committee believes that the new facility should be called "Heritage Museum and Cultural Center" and adopted the following mission statement:

## Mission Statement African American Heritage Museum and Cultural Center

The African American Heritage Museum and Cultural Center exists to promote and preserve the history, culture, traditions, and achievements of African Americans and will serve as a focal point for African Americans of all generations as well as for the broader community to celebrate and to share an appreciation and reverence for the African diaspora, through exhibits, tours, research, educational programs, performances, and various cultural activities.

The committee adopted the following goals to assist the museum in achieving its mission:

- Goal 1: Establish a community based facility to promote the history, culture, traditions and achievements of African Americans.
- Goal 2: Acquire the former educational building, the Colman School, for use as a museum and cultural center.
- Goal 3: Provide and promote educational programs in the arts and heritage disciplines.
- Goal 4: Provide positive learning alternatives for youth.
- Goal 5: Adopt and execute strategies for the operation of the museum and cultural heritage center, based a sound planning process, research, and communication.

# 11. Program Outline

Although the major program issues will be addressed in the upcoming year, it is essential to clearly articulate the principles for program development. These principles will enable us to devise a practical outline to guide the future development of programs and provide a framework for space planning within the facility.

The museum will serve the Seattle-King County region, school districts, domestic and international visitors, and other ethnic and historical groups. While the museum's focus should be intergenerational, programs for the education and enrichment of young people are of paramount importance and should be an integral part of all program centers. It is anticipated that the museum will work with the Seattle School District and other educational organizations to develop enrichment programs on African American arts history and culture for school age children from kindergarten through grade 12.

Criteria for deciding what program elements should be pursued include:

- Limit the duplication of existing community programs, instead the museum should develop a strong network to enhance existing programs in the surrounding community.
- Develop a strong historical focus.
- Develop a strong educational focus.
- Encourage shared learning.
- Capitalize on nearby public facilities e.g., Langston Hughes Center and Garfield Community Center, to avoid duplication.
- Working with the Pratt Fine Arts Center and the Cornish School of Fine Arts to develop an artist-in-residence program.

Potential functional centers within the Museum include:



- Archives or Northwest History
- Visual arts
- International Studies
- Conferencing
- Science & Technology
- Revenue centers including fashion and design

## Archives or Northwest History

The archives and Northwest History Center could preserve artifacts of African American pioneers and provide exhibits on the history of African Americans of note, trends or particular events in local African American history. The museum could work with the Museum of History and Industry and other heritage institutions to develop displays highlighting the role of African Americans in local history. Displays could move the viewer through time. The center could also archive African American art by such means as written histories, news clippings and story telling. Themes for permanent collections will be developed within the coming year.

### Visual Arts

The purpose of the visual arts center should be to depict African American history positively, honestly, and accurately in a permanent display. It should display all forms of art and the work of artists past and present. There should also be artifacts representing countries in Africa and the African diaspora, the migration from the south to the north in the United States, and the settlement of the Pacific Northwest

Art shows could feature the work of a single artist or a group of artists, or focus on a theme. In conjunction with the Pratt Fine Arts Center, the museum might conduct art workshops for all age groups.

# Science and Technology

The Science and Technology topics should be incorporated within the other centers. For example, the physics of music could be included in the musical center, or the chemistry of paint in the visual arts center.

### Music

The concept for a musical center should be evaluated in light of the proposal of the Central Area Youth Association (CAYA) to set up a recording studio and music program at its new facility. The Museum musical center should be designed to enhance and complement the CAYA facility.

The purpose of the musical center is to depict African American history in music positively and to encourage development in all musical styles, performance and composition. It could portray African American contributions both locally and nationally and increase cultural awareness among the community.

### The facilities could include:

- A small, intimate performing space that could also be used for workshops
- Practice space in soundproof cubicles for individuals and groups.
- An instrument library for use within the center.
- A recording studio to produce recordings and to teach technical aspects.
- A visual display of the history of musical instruments.

Program activities could include performances and workshops by featured artists, classes in history of music, composition, and performance, and archives of African American music, recordings, sheet music, and news clippings

Revenue centers are discussed in Section V, Fund-raising Plan, under operating income. As with other program areas, revenue centers should provide work and educational opportunities for youth in the community.



# III. Governance Future Role of this Committee

Mayor Rice charged this committee with making a recommendation on how the museum could be created. This report recommends the formation of both a nonprofit corporation and a public development corporation to carry out the museum's mission.



The transmittal of this report signals that we have been successful in broadening our existing nonprofit corporation to see the museum completed. Upon submittal of this report, the work of this committee will end. Most of us have volunteered to continue on by serving on the board of the nonprofit organization, others may serve on the board of the PDA, still others will choose to work on one of the many subcommittees needed to complete this project. Our recommendation for the governance of this museum follows.

### Recommendation

The committee fully understands that implementation of this proposal will require an accountable board capable of handling large sums of money, negotiating a complex construction contract, and managing the ongoing operations of the museum. The Board therefore must be composed of responsible individuals with appropriate credentials and credibility. The committee also understands that implementation of the project will require a broad base of support from many other ethnic, governmental, and philanthropic groups.

To achieve these multiple goals, the committee recommends the use of both a public corporation (PDA) and a nonprofit corporation as outlined below:

Public Corporation. The committee recommends that the Mayor establish an African American Cultural Heritage Center Authority pursuant to RCW 35.21.745 and ordinances of the City. This single purpose PDA would have the express purpose of:

- Accepting title to the old Colman School and other properties related to the museum's mission such as the landmark James W. Washington, Jr. house.
- Developing a lease and development agreement with the nonprofit corporation described elsewhere in this document.
- Developing a plan for the renovation of the property.
- Accepting public grants for improvements to the facility and accepting moneys collected by the nonprofit for the same purpose.

When the renovation is completed, the PDA may no longer be needed. On the other hand, it may remain as lessor if that arrangement is acceptable to the nonprofit, the PDA, and the City.

PDA board members should have demonstrated experience in museum operations, finance, development, construction, community involvement, and business A majority of the Board should be African Americans. The Mayor would appoint all members of the PDA Board except that the nonprofit corporation would submit recommendations for up to one half of the Board members.

The major responsibilities of the PDA Board include:

- Negotiating a lease and development contract with the nonprofit corporation.
- Hiring a development director or project manager to direct and complete the facility
- F Hiring architects, engineers etc.
- Supervising construction contracts.
- Obtaining construction contracts, preparing Environmental Impact Statements or other permit documents.
- Making reports on the construction progress to the Mayor and the City Council and to the board of the nonprofit.

Nonprofit Corporation. The committee believes strongly that the development of the museum must emanate from the African American community and other interested groups in the larger community. In order to assure both the City and the African American community that community support is and will be an integral part of museum development and operations, the committee proposes that a Washington nonprofit corporation formed to develop the museum be expanded to develop museum programs, raise funds, and operate the museum.

The board of the nonprofit should consist of

- The original community leaders who began this long and arduous struggle.
- Members of the Mayor's committee who want to continue their role as board members of the museum nonprofit.
- African American artists, historians, and celebrities of regional or national stature.
- Interested corporate donors and fund-raisers.
- Persons with demonstrated experience in museum development, finance, management, programming etc.
- **T** Youths

The initial purpose of this nonprofit corporation would be to solicit broad-based public support for the museum. This will be done by selling annual organizational memberships (e.g., \$15 per person or \$25 per family). Most of the money raised would be held and contributed to the public corporation for capital costs related to the museum and the remainder would be used by the nonprofit corporation for administrative costs and to provide semi-annual newsletters informing members about the progress of museum development.

To institutionalize the linkage between the public corporation and the nonprofit, the committee recommends that the nonprofit corporation nominate citizens to sit on the board of the public corporation. Initially, the nonprofit corporation would act as a private auxiliary of the public corporation. The nonprofit corporation would be the tenant of the old Colman School, would contract with the public corporation to provide development services, and ultimately would become the museum's major fund-raising arm. While the role of the PDA may diminish upon the completion of construction, the nonprofit will remain the museum's operator, its fund-raising and management role will continue in perpetuity.

# Advantages of this Model

The committee recommends this two-pronged approach for several reasons.

- First, use of a public corporation would provide immediate credibility for the
  project in the eyes of the larger community and to potential funding sources,
  both private and public. This credibility is derived from direct mayoral involvement and the City's ongoing oversight responsibilities.
- 2. The use of a public corporation will enhance the availability of public funds for the museum. We expect that in an era of scarce public resources, projects with local political ties and public oversight may have a competitive edge.
- 3. It is important that the museum be perceived as a truly public-oriented facility.

  Part of the museum's mission will be to teach our entire community about the richness of African American heritage. A nonprofit corporation underscores this important outreach and educational function and the importance of this facility to the public.
- 4. The nonprofit corporation could help increase enthusiasm for and participation in museum planning and fund raising and provide a critical linkage to the African American community.

# Challenge

The committee appreciates that the use of a public corporation represents a significant commitment of the Mayor and the City. The committee therefore invites the Mayor to challenge the proponents of the museum to demonstrate support for the museum as follows:

- The City will continue to work with the committee to further refine of the plans for the museum but will not move to use a public corporation until the nonprofit corporation has available \$200,000 (net costs) to contribute to the public corporation towards the development of the museum and has at least 2,500 individual or family memberships.
- The nonprofit will also raise approximately \$100,000 toward the first year of the PDA's operating expenses. This initial dollar amount and the list of members, will provide a basis for the public corporation to hire staff and proceed toward further development.

While this will require a tremendous amount of work by museum supporters, this achievement will demonstrate a level of commitment that can be welcomed and matched by the City. The committee requests that the City begin the process to obtain title to the building immediately. The title of the building would be transferred to the PDA upon its formation. During the period between the submission of this report and the formation of the PDA only stabilization improvements (e.g., roof repair, hazardous material removal) will be made to the building. Therefore in the event that the City, the School District and the nonprofit cannot agree on the formation of a PDA, the City will be in possession of a building that is in significantly improved condition and the parties can design a building transfer/development process that is preferable.



# IV. Facilities Background

In 1992, Streeter/Dermanis Associates conducted a structural assessment of the old Colman School. The consultants concluded that the 48,000 square foot school building can be totally renovated with the first two floors (34,000 s.f.) designed for re-use as a cultural center/museum at a cost that is less than the cost of a new building, provided the program for the new building is equal or greater than 34,000 square feet. (See Addendum 1)

The consultant further recommended the retention of the building because of its strong physical presence, its handsome architecture, and its role as a symbol of community stability across generations. Further, the building has become an immediate symbol of community achievement in the face of adversity and has the potential to become a more potent symbol of reconciliation.

## Cost Estimates

Streeter/Dermanis prepared three design options for the reuse of the structure. The cost of these options range from \$6.3 million to \$7.2 million, depending on the design configuration (See addendum 1). These costs include building stabilization costs estimated at \$1.9 million. Cost estimates for a new building range from \$4.2 to \$7.6 million, depending on the design configuration. However, a new building would preclude the potential for approximately 2,000 square feet of additional space within the old Colman School. In light of this information the Mayor's committee was directed to plan for the renovation of the old Colman School.

# Building Transfer.

At this time the Seattle School District retains ownership of the old Colman School. The committee recommends that the School District transfer ownership of the building to the City immediately after the museum PDA has been established. The City will subsequently transfer ownership to the museum PDA. The School District as landlord should assume responsibility for the removal of asbestos and other hazardous materials from the building before the City accepts the building. The nonprofit will attempt, with the support of the City and the School District, to obtain an Environmental Justice Grant from the Bullitt Foundation for this work, on condition that



the nonprofit assumes no responsibility for the removal of hazardous materials from the building

In the interim, the School District needs to approve the building renovations to be done under the auspices of the Neighborhood Matching Fund (NMF). The committee has proposed a series of activities to be funded by the Neighborhood Matching Fund which will allow the community to reclaim the structure. Access to the building by committee-organized work crews is a cornerstone of our facilities approach. Moreover, successfully completing these activities in the public eye will constitute a major public relations opportunity for the museum.

Building Stabilization

The major building elements in need of attention are upgrade of the seismic system and roof, removal of hazardous materials, brick and terra cotta work, plumbing system, mechanical and electrical systems, elevator and handicap systems, and windows and doors. The Streeter/Dermanis Study estimated these "building stabilization items," at \$1.9 million. An additional \$200,000 was added for architectural/engineering fees. The committee's most immediate facility task has been identified as installing a new roof to limiting deterioration to interior spaces and brick and terra cotta surfaces. The committee additionally recommends the investments in the facility listed below once building control issues are resolved.

Activity	Cost	Status
New Roof	\$150,000	\$65,000 Funded NMF
Hazardous Material Removal	200,000	
New Shear Walls	400,000	
Brick Work	100,000	
Terra Cotta Work	100,000	
Windows & Doors	250,000	
Elevator	100,000 -	
Handicap Access Work	170,000	
Electrical	90,000	¥
Environmental Controls	100,000	
Site work	100,000	
Plumbing	100,000	
Permits & fees	100,000	
Arch/Engineering	200,000	
TOTAL	\$2,110,000	

# V. Fund-raising Plan

This section addresses potential sources for initial stabilization costs and the first two years of operating costs. A more detailed fund-raising plan that addresses the needs of later years will await the formation of a museum board. It is important to note that the funding sources listed here do not represent a financial commitment at this time. Rather they represent the committee's commitment to approach these sources with funding proposals.

# Sources for Stabilization Funds

Funding Source	Amount	
Washington State Legislature	\$ 500,000	
King County Legislative Appropriation	200,000	
King County Capital Facilities Grant	100,000	
City of Seattle	300,000	
Seattle School District	300,000	
Neighborhood Matching Fund Grant	65,000	*Awarded
Pledged Community Match	145,000	
Private Contributions (including foundations)	500,000	
TOTAL	- \$2,110,000	



# Other Capital Costs

Streeter/Dermanis Architects developed three preliminary design schemes for the proposed museum (see Appendix A). These require an additional \$2-\$6.3 million. In 1994 the nonprofit organization and the PDA will select and refine a design scheme for the museum. It is anticipated that the realization of this scheme will be the subject of a 5-10 year fund-raising plan that will be conducted while there are small scale programs and exhibits in the building. The costs of these schemes are summarized below:

Minimal Intervention Scheme - Scheme 1		
34,000 square foot museum	\$4,862,600	ste
(+ 14,000 s.f. space opportunity)		
30% soft costs	1,458,780	
TOTAL	\$6,321,380	

TOTAL	\$6,386,380	
30% soft costs	1,473,780	
(+ 14,000 s.f. space opportunity)	63	
34,000 square foot museum	\$4,912,600	1
Enhanced Lobby Scheme - Scheme 3		
TOTAL	\$7,298,980	
30% soft costs	1,684,380	
(+ 14,000 s f space opportunity)		
New South Entrance/New Auditorium - Scheme 2 38,000 square foot museum	\$5,614,600	10

<sup>\*</sup> Includes \$1.9 million already expended for stabilization

# Operating Costs/Potential Revenues

Due to the heavy reliance on volunteers, operating costs for the Wing Luke Asian Museum, the Nordic Heritage Museum, and the Phinney Neighborhood Center are estimated at \$100,000 to \$175,000 per annum. Operating expenses for the African American Museum are estimated at \$100,000 for the first three years. Operating expenses will be significantly highewr once the museum is fully operational. These funds and the estimated \$100,000 needed for the first year of PDA operations will be raised from private sources. Since staff salaries constitute 45% of operating costs, a corporate loaned executive for the first year would significantly reduce costs. Operating needs, estimated at \$100,000, are proposed to be raised from private sources. As a rule, memberships and admission fees never completely meet the need for funds to operate museums. In order to limit fluctuations in revenue and to stabilize operations over the long term, the committee decided to examine a variety of revenue producing activities. These include development and leasing options for the additional 14,000 square feet of space not required for museum use. In addition to the public uses for sharing the building cited elsewhere in this report, the program subcommittee evaluated other revenue producing activities to supplement ongoing operations. Given the additional space in the building, the following activities could provide additional income for the museum.

# International Center

The purpose of the International Center would be to provide a link between the African American community in Seattle with other communities. It would house displays from various countries, and could participate in a sister city program. It would contain a visitor center that would feature information about the African American community in the Pacific Northwest and local places important to its history. It would also provide travel information on related cities elsewhere. The museum could stage events at the International Center, and outside groups could rent the center for related events.

Conference Center

A conference center is a possible use for the third floor of the old Colman School building. It would be available for use by the community and might contain workshops, classrooms, and meeting rooms. Space rental fees from it would provide additional revenue to the museum.

## Other Revenue

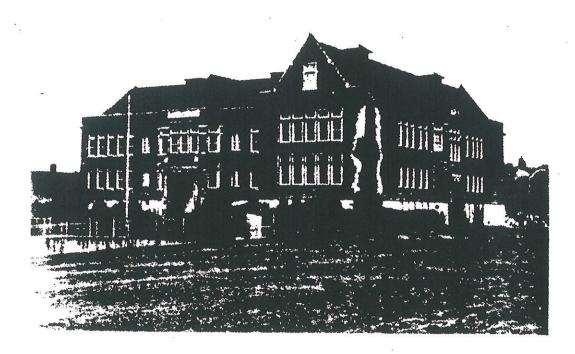
Other potential revenue generators might include:

- Chop bar food concession
- Gift Shop
- Catering service with contracts awarded to minority businesses
- Conference/lecture hall
- Research facilities
- Offices
- Commissions on art and craft sales
- Commissions on clothing sales and design items

The gift shop would offer for sale items on commission from local producers as well as retail items. In addition, the cultural center could contract with the Seattle School District to provide enrichment programs for school-age children similar to the current arrangement between the Seattle School District and the Pacific Science Center. Annual operating revenues for this program could be in the range of \$100,000 per year. It is expected that within five years from the opening of the museum, revenue generators can supply up to 30% of needed operations income.

# VI. Renovation Approach, Workplan and Schedule

The magnitude of the initial stabilization effort suggests that the committee must focus on the two lower floors (34,000 square feet) as recommended by the consultant report. This allows for joint funding for stabilization of the structure by one of a number of compatible potential co-users. The nonprofit can explore such co-location opportunities in 1994. These may include City facilities, which are eligible for City CIP funds and/or, programs dedicated to education/cultural enrichment of youth in the adjacent community which qualifies for Community Development Block Grant (CDBG) funding. Committee members have been contacted by other local organizations interested in sharing the building. The feasibility of such opportunities will be examined in 1994. The following workplan overleaf outlines the activities to be begun immediately in the first phase.



# 1994-95 Wordplan Schedule \*

ite)										
	-\$800,000 (private)	raise an additional \$400,000 - 1	Anaise an	<b>**</b>				Refine program concept	Refine program	
	olic funds	Raise \$1,000,000 in public funds	~ Z2				23			
					2	oo day		first year		
					shallongs for	\$200,000		executive for		1810
			•			begins work		Request		
	AM DEALS				7.	Loaned exec.		negotiations		
							NMF contract	property		
							- CONTON	proceed with	drive	
-					Comparad		other co-	Council	membership	
					Completed		Evaluate	•	Paris	3,
					Small and			for NMF work	1000	1
					:		transfer	documents	alsem	* *
					completed	•	property	Begin permit	ior nazardous	
					clean-up		tions for	1	Prepare grant	
					Hazardous	9	Begin negotia-	namers filed		A Commence of the
					Condebus	mastinge,	Channanii	E04 /01 /31	Difference of the	The state of the s
*****	-	- ATTU-			COncents many	PUDIC	Shopsy	meetings	Election of	
			-		Define decine		Public work-	workshops/		
	a produced	-		meetings	Internal	begins	:	Public	issues	12
-				workshops,	Property	NMF work	clean-up		Athedoud	
efternanti.	TI BILLI	maetinas		Public			for hazardous	plan	exolain	A Contract of the Contract of
monthose,		workshoos.			meetings	profit	Obtain grant	range funding	project -	
DIRC	PUDIC	Dahilic		director	workshops/	and non-		Develop short	Council of	Custian.
		- Andrew	ment tasks	สมรอบกา	Public	between PDA	expertise		Rinel City	13/1
CALIS	-		-doisase 1840	criteria for		contract	technical	structure		· ·
End E	NWF work	NA.	PDA takes	Prepare job	transfer	Develop	Secure	or alternative		*
					Authoria	- Contractions	Contradic	Davision DOA		A MINISTER
	28	begins	commitments	process	PDAs	CONCENTRAL STATES	program	approvar	Of DOSITO	
SSUBO	new Director	MOU	County	SIJAC	annonal of	nemile characters and	Nema	Mayors	Pirst meeting	
Permits	Search for	Sea	Secure State/	Banin FIC	2			:		
							Total Park	00000	· ·	ng magazi
4						COUNTY TOWN	400 00 000		- Commonwealth	The second second



# VII. Conclusion

This report is submitted in a spirit of hope. We have addressed the practical issues of governance, property transfer, and fund-raising. In addition, we have addressed the cultural and artistic issues of community aspirations and appropriate programming for the facility. While many details will need to be refined in the months ahead, we believe that we have developed a proposal that the City can accept because of its fiscal responsiveness and because it is both reasonable and ambitious. Recognizing that enormous challenges lie ahead, we undertake this assignment with cautious optimism and a commitment to hard work in the months ahead.



#### **APPENDIX**

# Summary of Assessment of Colman School for Reuse

#### Introduction

The study done by Streeter/Dermanis and Associates Architects in 1992 was the fourth in a series related to the development of an African American Cultural Heritage Center in Seattle. The first study, done in 1987 by ERA, focused on program alternatives and community support for such a facility, and examined similar museums locally and nationwide. The second study in 1988, lead by Myriad Systems and Services, examined potential sites and the possibility of reuse of existing structures. It also provided information on potential attendance, a cost/revenue analysis, financing alternatives, and possible management structure. Four sites were identified:

- Martin Luther King Jr. Memorial Park site
- Colman Elementary School
- Lot 29-C at Yesler Street and 25th Avenue, adjacent to the Randolf Carter Center
- Langston Hughes Cultural Arts Center

In 1990, a third study by Stripling Associates included eight public meetings and a survey of the community to elicit consensus on the choice of site. The community preferred the Colman School site, though the survey did not ask whether preference was for a new building or a renovated one at that site. The community preference was for a site on a hill rather than one in a valley. The study also discussed the issues of selecting a board, fund raising, and by-laws.

The recent Streeter/Dermanis study found that the cost of renovating the entire 48,000 square-foot Colman School building and using the first two floors (34,000 square feet) for the Cultural Center would be less than the cost of constructing a new building 34,000 square feet or larger. The architects examined five schemes in terms of layout, use, cost, and advantages and disadvantages.

#### **Program Issues**

The 1987 study found that of other African American museums the most successful ones functioned primarily as museums. By focusing on exhibits, the museums ensured funding from outside sources and developed a steady stream of visitors. Through the quality of the exhibits, they developed the name recognition necessary to survive. More recently, these museum-oriented facilities have been looking into the addition of performance and instructional activities, and the facilities to house them, in order to increase revenues and to expand their role in their communities.

The 1992 study found that the original layout of rooms in the Colman School building is well suited for conversion to a museum. The average classroom size of 900 square feet is equivalent to a small-to-medium sized gallery. The connections of rooms to halls and between classrooms allows visitors' paths to loop through spaces as is ideal for museums. However, the fixed size of the spaces limits the way in which exhibits can be displayed. The long, broad hallways present a challenge to design displays which can provide a continuous experience as the visitor moves through them.

In a new building, the potential for centralized organization allows one person to cover admissions and supervise the public spaces. Moreover, the exhibit area could be designed as one large, dividable space, which would accommodate all kinds of exhibits. It would also be possible to separate the performance and museum spaces, while allowing both to be adjacent to the entry hall which functions as a foyer, a display space, and an area for smaller functions.

#### Design Alternatives

Five alternatives were analyzed by Streeter/Dermanis. The first three design schemes use the renovated school building with three different levels of alteration and use. The last two are schemes for new construction of space comparable to 1) the largest in program of the first three (i.e., museum and new performance area) and 2) a program for only the museum space. The cost estimates were based on existing knowledge of the building and average costs. Factors that may arise later in the development process can increase the cost. In the case of renovation, other conditions may be discovered during construction that would require additional work. In the case of new construction, costs can increase due to delays in decision making, increases in program scope, and quality upgrades. Costs cited include design, construction, permit and project management fees. Streeter/Dermanis projected the cost estimates to 1994.

Basic Stabilization (for all schemes): Removal of hazardous materials, structural repair, new roof, and systems for future expansion without tenant improvements.

Area: 20,000 s.f. of useable space with 28,000 s.f. for future expansion.

Cost: \$1.94 million

#### Remodel Options

Scheme One: Renovation of existing structure, minimal alteration the interior using existing configuration for exhibit areas, and a 200-seat performance space.

Area: 34,000 s.f. of museum with 14,000 s.f. for future expansion

Cost: \$6.32 million

Scheme Two: Addition to existing structure of new south entrance, a new 400-seat auditorium, and expansion of east entry into a central lobby with concession area.

Area: 38,000 s.f. of museum with 14,000 s.f. for future expansion.

Cost: \$7.30 million

Scheme Three: Same as Scheme One plus expansion of east entry into central lobby with concession area.

Area: 34,000 s.f. of museum with 14,000 s.f. for future expansion.

Cost: \$6.39 million New Building Options

Scheme Four: Removal of hazardous material and demolition of existing building. Construction of new two-story structure for exhibit and performance spaces.

Area: 37,000 s.f. Cost: \$7.67 million

Scheme Five: Removal of hazardous material and possible demolition of existing building. Construction of new two-story structure with emphasis on exhibit space, and potential for expansion.

Area: 20,000 s.f. Cost: \$4.26 million

#### Site Development

The study did not include specific designs for the site. Site improvements could add another \$250,000 to the cost. Currently, there is asphalt on the east side; the south side was dug up during the I-90 lid construction and remains bare dirt; on the west, the ground slopes away steeply down to 23rd Avenue South; and the north is scheduled to be landscaped as part of the I-90 lid restoration.

The site could be reached by foot, bicycle, transit or car. On-street parking could be developed on Massachusetts Street and 24th Avenue South, and on-site parking could go either on the existing paved area or a new lot. The site development needs to make the entrance to the Cultural Center obvious and inviting.

#### Other Issues

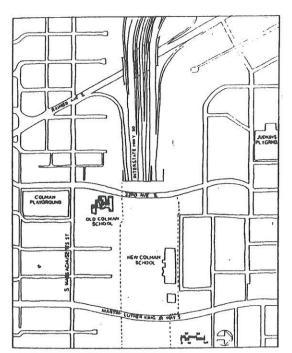
<u>Structural</u>: The existing structure does not meet current requirements for seismic design. Structural remediation is needed to tie the walls, floors, and roof together so that the structure can resist seismic forces.

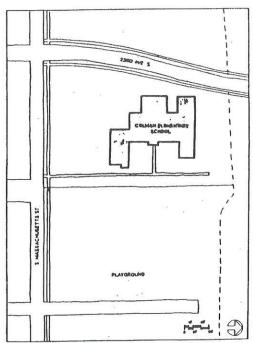
Hazardous Materials: Asbestos-containing materials were found on piping, ducts, tanks and boilers. The ground floor contains areas of significant hazard where asbestos-containing materials are exposed and damaged around the boiler. The attic also has hazardous areas where pipe insulation is exposed and damaged. Areas of lesser hazard are on other floors and the roof. In either renovation or demolition, the asbestos-containing materials must be contained and removed. Destructive investigation is needed to determine the extent of asbestos placement behind walls and under floors.

Mechanical: Asbestos removal normally takes out the pipe or duct as well as the insulation. This will eliminate much of the existing heating system. A new heating system will be needed or reuse of the building, preferably a room-specific one which would lower energy costs.

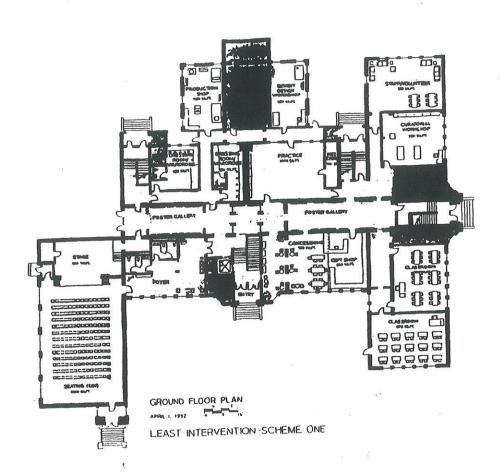
The fire sprinkler system does not meet current coverage requirements. Much of the existing system would be removed in the seismic remediation work.

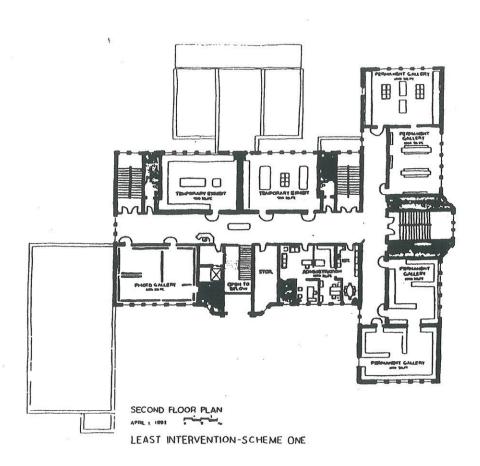
<u>Electrical</u>: The current electrical system is not adequate to modern usage such as electrical heating and appliances, computers, security systems, fire alarms, and communications equipment. Museums and performance facilities require extra lighting capability. New electrical service and wiring throughout the building must be installed.

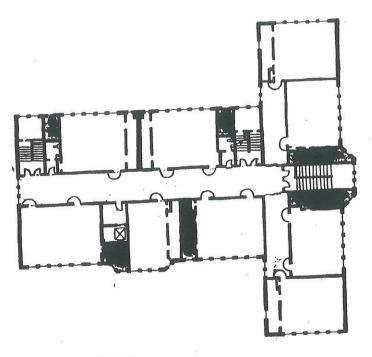




SITE MAPS



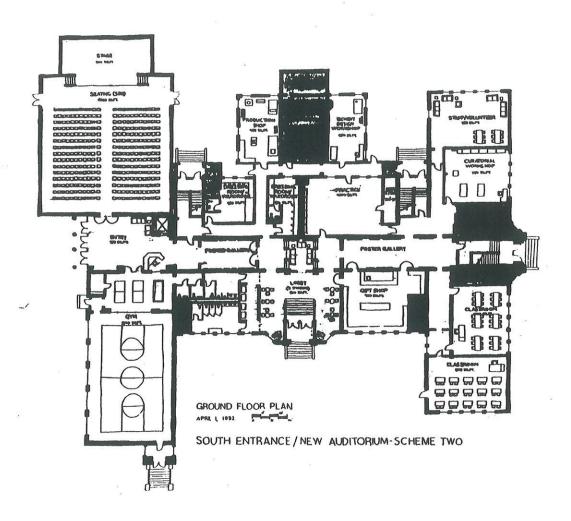


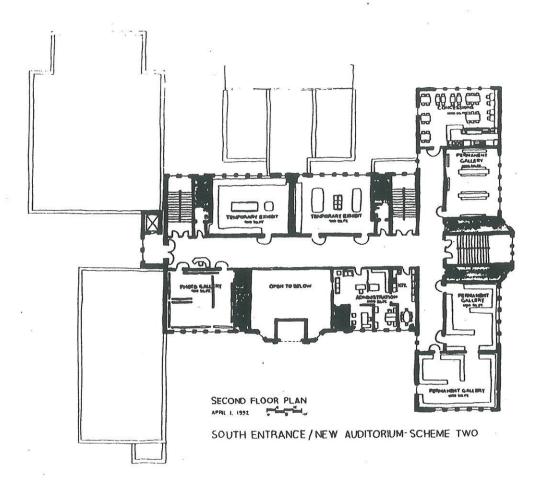


THAD FLOOR PLAN (UNUSED)

APPEL 1992

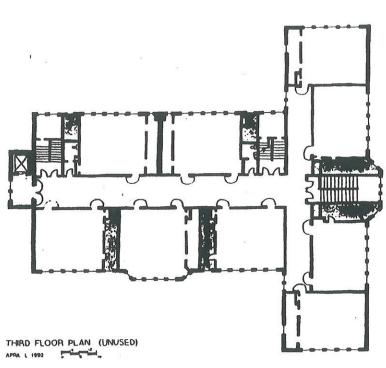
LEAST INTERVENTION SCHEME ONE



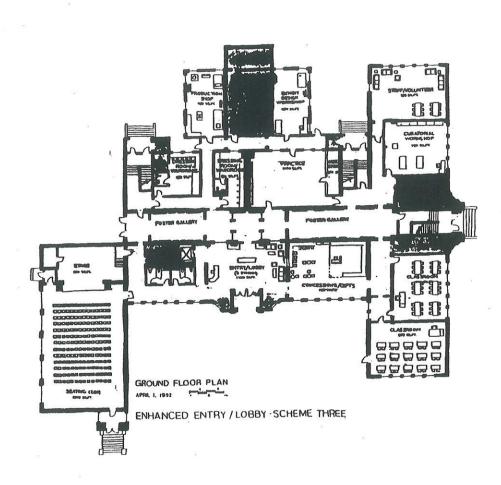


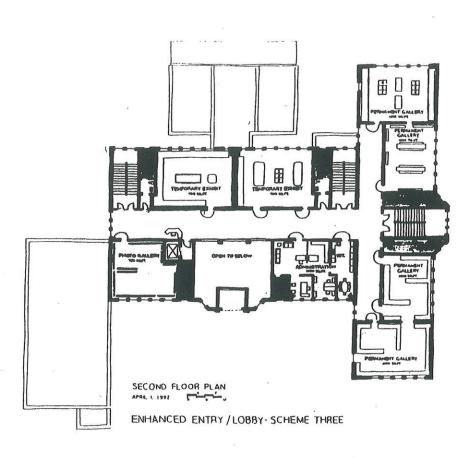
tion the day to the day that the

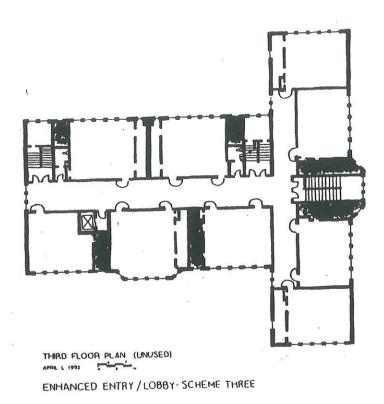
000 000 000 ung 000 000

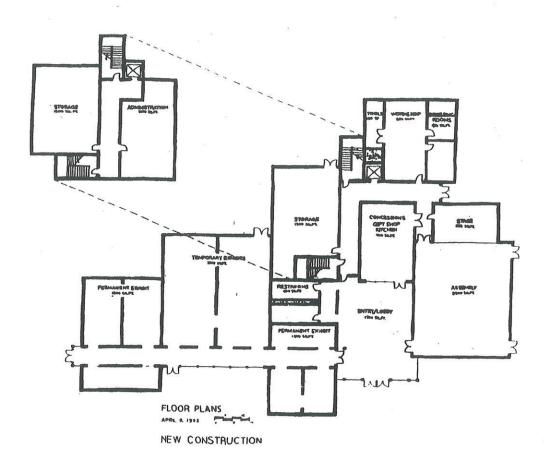


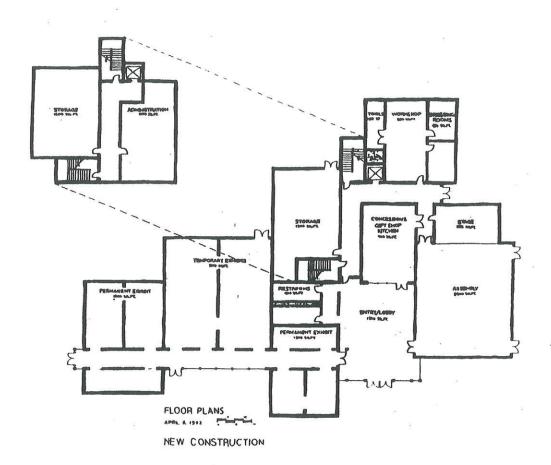
SOUTH ENTRANCE/NEW AUDITORIUM-SCHEME TWO

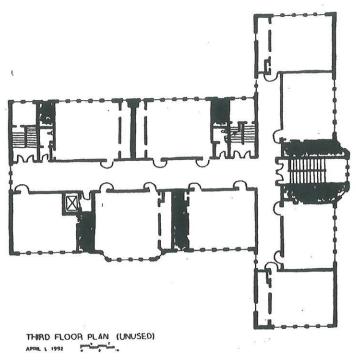




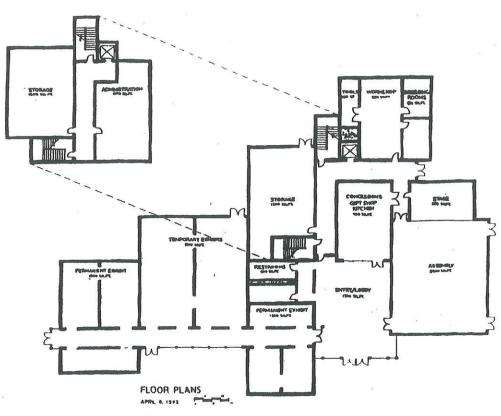




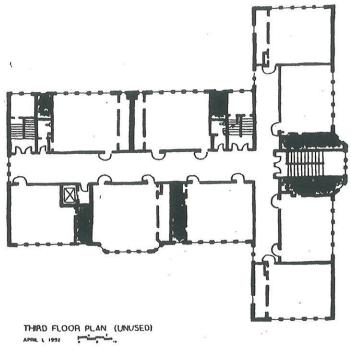




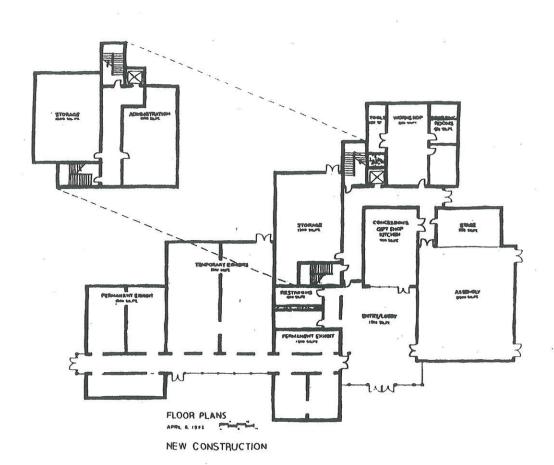
ENHANCED ENTRY/LOBBY-SCHEME THREE



NEW CONSTRUCTION



ENHANCED ENTRY/LOBBY-SCHEME THREE



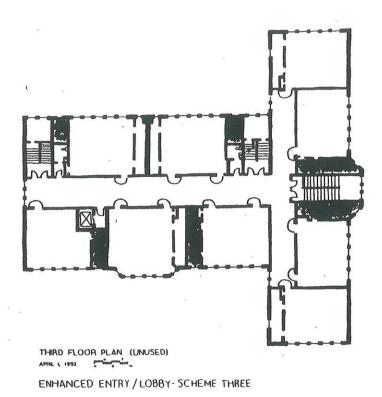


EXHIBIT
THREE

(3)

4



Filed Secretary of State State of Washington Date Filed: 04/01/2021 Effective Date: 04/01/2021 UBI #: 602 279 973

#### **Annual Report**

#### **BUSINESS INFORMATION**

**Business Name:** 

URBAN LEAGUE VILLAGE LLC

**UBI Number:** 

602 279 973

Business Type:

WA LIMITED LIABILITY COMPANY

**Business Status:** 

ACTIVE

Principal Office Street Address:

105 14TH AVE, SUITE 200, SEATTLE, WA, 98122-7308, UNITED STATES

Principal Office Mailing Address:

105 14TH AVE, SUITE 200, SEATTLE, WA, 98122-7308, UNITED STATES

**Expiration Date:** 

03/31/2022

Jurisdiction:

UNITED STATES, WASHINGTON

Formation/Registration Date:

03/18/2003

Period of Duration:

PERPETUAL

Inactive Date:

Nature of Business:

PROPERTY MANAGEMENT

#### REGISTERED AGENT RCW 23.95.410

Registered Agent Name Street Address

**Mailing Address** 

UL VILLAGE LLC

105 14TH AVE, SUITE 200, SEATTLE, WA, 98122-7308, UNITED STATES

#### PRINCIPAL OFFICE

Phone:

2064613792

Email:

MMERRIWEATHER@URBANLEAGUE.ORG

Street Address:

This document is a public record. For more information visit www.sos.wa.gov/corps

Work Order #: 2021040100206142 - 1 Received Date: 04/01/2021

Amount Received: \$60.00

105 14TH AVE, SUITE 200, SEATTLE, WA, 98122-7308, USA

Mailing Address:

105 14TH AVE, SUITE 200, SEATTLE, WA, 98122-7308, USA

#### **GOVERNORS**

Title

Type

**Entity Name** 

**First Name** 

**Last Name** 

**GOVERNOR** 

**ENTITY** 

URBAN LEAGUE OF METROPOLITAN SEATTLE

#### NATURE OF BUSINESS

PROPERTY MANAGEMENT

#### **EFFECTIVE DATE**

Effective Date:

04/01/2021

#### CONTROLLING INTEREST

1. Does your entity own real property such as land or buildings (including leasehold interests) in Washington?

2. As of January 1, 2019, has there been a transfer of stock, other financial interest change, or an option agreement exercised that resulted in a transfer of at least 16? percent interest in the entity?

a. If "yes", has the transfer of stock, other financial interest change, or an option agreement exercised resulted in a transfer of controlling interest (50 percent or greater)?

NO

3. As of January 1, 2019, has an option agreement been executed allowing for the future purchase or acquisition of the entity? **NO** 

You must report a Controlling Interest Transfer Return IF: you answered "yes" to questions 1 AND 2a.

Failure to report a Controlling Interest Transfer is subject to penalty provisions of RCW 82.45.220.

For more information on Controlling Interest, visit www.dor.wa.gov/REET.

#### RETURN ADDRESS FOR THIS FILING

Attention:

MARC TAYLOR

Email:

MTAYLOR@URBANLEAGUE.ORG

Address:

105 14TH AVE STE 200, SEATTLE, WA, 98122-7308, USA

#### UPLOAD ADDITIONAL DOCUMENTS

Do you have additional documents to upload? No

#### AUTHORIZED PERSON

I am an authorized person.		300
Person Type: INDIVIDUAL		
First Name: MARC		100 N N N
Last Name: TAYLOR		
Title:		
This document is hereby executed under per	nalty of law and is to the best of m	w knowledge true and compet

1		*
2		
3	SUPERIOR COURT OF THE	STATE OF WASHINGTON - 3
4	FOR KING	5 7 6
5	URBAN LEAGUE VILLAGE LLC, a Washington limited	CASE NO. 21-2-04082-5 SEA
6	liability company	CASE NO. 21-2-04082-5 SEA
7	Plaintiff.	LL1 06
8	VS.	MOTION FOR APPOINTMENT OF ASSISTANT TO PRO-SE DEFENDANT
9	OMARI TAHIR-GARRETT,	DUE TO 75-YEAR-OLD DEFENDANT'S VISION PROBLEMS
10	a.k.a. OMARI TAHIR, a.k.a. JAMES C. GARRETT and ALL	
11	OTHER TRESPASSERS,	
12	Defendants	
13		
14		
15	COMES NOW THE DEFENDANT	C, OMARI TAHIR-GARRETT, one of
16	the true and lawful owners, since Janu	ary 16, 1998, of the property in
17	question at 2300 S. Massachusetts Stre	eet, Seattle, WA 98144, and makes the
	following motion:	
18		
19		

WHEREAS Defendant is a nearly 75 year old man with impaired vision,
who is no longer able, without assistance, to effectively read legal
documents, or to type and write legal documents, and,
WHEREAS Defendant is defending himself pro se, and is, despite his
declined vision, still fully capable of understanding the contents of legal
documents if they are read aloud to him, and still fully capable of
formulating written responses to them with the assistance of a typist to take
and record his dictation,
THEREFORE DEFENDANT MOVES for the court to appoint assistant
counsel for the express and specific purpose of reading legal documents
aloud to defendant so that defendant can prepare his defense, and assisting
the defendant in so preparing his defense by typing oral dictation from
defendant.
Respectfully submitted this 16 day of Africal 2021
Omari Tahir-Garrett & Mary Tahir - Sarrett oka James C. Sarrette
Private Attorney General
PO Box 22328 Seattle, WA 98122

MOTION

# **Encounter Summary**

#### **Exam Details:**

Exam ID: 162006 Exam Date: 4/14/2021 Provider: Huy le Hoang Referring Physician: Primary Care Physician: Patient Information:

Name: James Garrett Date of Birth: 5/4/1946 Age: 74 Weight:

Home Ph.: (206) 717-1685

Technician:

Exam Location: Seattle

Summary

Chief Complaint Summary

Pt. Complaint: Blurry vision, telehealth inappropriate for assessment of condition, T<100F, LEE unknownHPI Notes: Pt reports blurred vision at both distance and near OS>>OD. Pt states that he cannot see any thing with OS when looking straight, he only sees things in the periphery. Pt used to wear distance glasses but stopped about 4 mo ago because he did not feel that it helped with his vision much. Pt reports that he cannot see things clearly at night, so he no longer drives. Pt does not use any eye drops. Pt denies pain or 1. Blurred vision both far and near; OS>OD; Worse; All day; Constant; Severe; Every which direction; Squinting; Blurred Vision

Allergy History Summary

Is Reviewed? Yes By Huy le Hoang; No known drug allergies

Past Surgeries Summary

Ocular Surgery: 1. Negative eye surgery

**Major Illness Summary** 

1. Good general health 2. Neg DM2, HTN, Heart, Lung

**Eye Diseases Summary** 

Positive Responses: NONE

Negative Responses: 1. Amblyopia; 2. Blepharitis; 3. Blindness; 4. Cataract; 5. Color Blindness; 6. Diabetic Retinopathy; 7. Dry Eye Syndrome; 8. Eye Injuries; 9. Glaucoma; 10. Glaucoma Suspect; 11. High Risk Medication; 12. Macular Degeneration; 13. Pvd; 14. Retinal Detachment; 15. Strabismus; 16. Other;

**Current Eye Symptoms Summary** 

Positive Responses: 1. Light Sensitivity; 2. Tired Eyes; 3. Blurred Vision Distance; 4. Blurred Vision Near; 5. Distorted Vision; 6. Loss of Central Vision; Negative Responses: 1. Glare; 2. Headaches; 3. Burning; 4. Dryness; 5. Epiphora; 6. Eye Lid Swelling; 7. Eye Pain or Soreness; 8. Foreign Body Sensation; 9. Infection Of Eye Lid; 10. Itching; 11. Mucous; 12. Ptosis; 13. Redness; 14. Sandy or Gritty Feeling; 15. Double Vision; 16. Flashes Of Lights; 17. Floaters or Spots; 18. Fluctuating Vision; 19. Loss of Side

Review of Systems Summary

Last Health Exam: 2020 Positive Responses: NONE

Negative Responses: 1. Other Constitutional Symptoms; 2. ENTM; 3. Cardiovascular; 4. Respiratory; 5. Gastrointestinal; 6. Genital Kidney Bladder; 7. Muscles Bones Joints; 8. Skin; 9. Neurological; 10. Psychiatric; 11. Endocrine; 12. Blood Lymph; 13. Allergic Immunologic; 14. Pregnant; 15. Nursing;

**Family History Summary** 

Positive Responses: 1. Cataract-Brother:160348002; 2. High Blood Pressure-Brother:160357008;

Negative Responses: 1. Amblyopia; 2. Blindness; 3. Color Blindness; 4. Eye Tumors; 5. Glaucoma; 6. Glaucoma Suspect; 7. Macular Degeneration; 8. Retinal Detachment; 9. Strabismus; 10. Other Eye Conditions; 11. Arthritis; 12. Cancer; 13. Diabetes; 14. Heart Disease; 15. Kidney Disease; 16. Lupus; 17. Stroke; 18. Thyroid; 19. Other;

Social History Summary

Social History-General: Drink Alcohol-No; Smoke-No; Past Smoker-No; Tobacco cessation intervention counseling-No; Tobacco cessation pharmacologic therapy-No; Chew Tobacco No; Nutritional Supplements Used-No; Illegal Drug Use-No; Regular Exercise-No; Smoking Status-Current Tobacco User; Social History-Vision: Computer Used-Yes; Drive-No; Difficulty When Driving-Yes; Glare Problems-Yes; Night Vision-Yes; Social History-Spectacles: Wear Glass-No; Past Trouble with Glasses-No; Wear SunGlasses-No; Sunglasses Current Prescription-No; Social History-Contact Lens: Tried CL-No; Interested To Wear CL-No; Currently Wearing CL-No;

Chief Con	np	lain	t &	HPI
Medication	His	tory		

			Takes No Meds?	YES Reviewed?	YES <b>By</b> Huy le Hoang
History Reviewed	A DESCRIPTION OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY OF THE PROPERTY AND ADDRESS		no o name anno suo manno manno na canta da canta de cant		entre primitiva de successivo
Changes as noted	Initials HH	Last History Date	04/09/2021	Date	4/13/2021
Preliminaries				***************************************	

### My babient!

	ueu va		
1			
Test	Used at Dt	Snellen	
	Dt	Nr	PH
OD	20/200		20/70 -1
os	HM@2ft	***************************************	NI NAROMOVEUS
OU	***************************************	***************************************	
Notes	*******************************	and the second s	
Ĺ	***************************************	***************************************	

**Pupils** OD os **Pupils PERRLA** PERRLA Shape Round Round **Direct & Cons** -APD -APD Dark Low Room Dark Low Room Size 3 mm 2 mm 3 mm 2 mm

**Tonometry** 

Topical Anesthetic	c Used None	CONTRACTOR OF THE PROPERTY AND THE PROPE	AND THE RESIDENCE OF THE PARTY			***************************************
	Method		Initials	Time	OD	os
Reading 1	Rebound tonometry (iCare)		нн			
Reading 2	GAT Goldmann applanation tonometry			09:21:53 AM	23	24
Notes	577 Soldmann applanation tonometry		НН	09:51:35 AM	21	24

**Screening Fields** 

Para and and and and and and and and and an		Method Confront visual fields	*	
	Result		Notes	
OD	Full		Notes	A consumer
os	Full			7-2000
				*
				and the second s
L.		A MATERIAL PROPERTY OF A STATE OF THE STATE		
EOM				

Full and smooth

Cover	Test				
0 16 16 16 16 16 16 16 16 16 16 16 16 16	***************************************	Correction Used Una	aided	*	
			Result	Notes	
Dt At	6 m	Ortho			
Nr At	40 cm	Ortho			

Stereopsis

1		
and the same	Method Used	Reading
1	Randot - Fly	
2	Randot - Animals	anti-applicamental transportation of the state of the sta
3	Randot - Circles	An included at the contract of a state of the contract of the
8.//	ontal and Euroti	A SA CA

Mental and Functional Status

Mood or affect Normal Orientation Oriented to person, place and time **Functional Status** Other Disablity

**Blood Pressure** 

Posture & Cuff Size B.P./ Not Medically Necessary No Blood Pressure Management Not Required Yes Reason Reason Code

#### Refraction

about:blank

Auto Refractor  Sph Cy OD -1.75 -1.00 OS	0 105		id Dry											
Notes Unabe to do AR	Annual Section of the	come produce menos commente	*****	THE RESERVE AND ADDRESS OF THE PARTY OF THE	Marine Andrews	The American Court of the Court	Maria de la compansión de	a + delen to harken des	We want to work the second to be a s	- 10 - 1 dank	********	***************************************	**************************************	
Recommended F	eatures	3:	······································	re nemotores since si verginera stressina		F	***		The second to a second the desired the second the secon	5 mm	A 2000 A 2000 A Agra,		POST A Printed Control of Control	
YES		E	*											
YES			13.		27									
YES						G F								
	MENTER COSTANT CONTRACTOR							A. 2000 - 1.11						
· ·														
Refractions  Method Dry Subj. Sph Cyl	Axis	Add	Add 2	H. Prism	Base	V. Prism	Base	VD	VA Dt	VA Nr		OU VA		Create Rx's f
OD -1.75 -1.00 OS -2.00 0.00	085		* ****************				*****	######################################	Alzdaro -3	Control of the Contro	Dt -			
***************************************		***************************************		***************************************	***************************************		**************************************	**************************************	• HM		Nr -	***************************************		35 e1
		red hannes senders over the dances		Production with the transfer of the transfer o	MARIN STREET	make When he was all the first of the								Control of the contro
Method TF	Ayis	bhΑ	Add 2	H. Prism	Paga	V Drie	D						***************************************	Create Rx's fo
OD -1.75 -1.00 OS Balance	085	1 10000000 00000000 0000000 10000000 00000000	***************************************	4 Section and word representati		***	***************************************	***************************************	20/40 -3	VA Nr	Dt			ATTENDED AND A CONTRACTOR OF THE STATE OF TH
Contact Lens CL VA							And the second of the second o							
Test Used at Dt Sr	nellen <b>Nr</b>		PH											
	and the second s		***************************************	of Military Conference										
			TO THE PARTY OF TH	#*************************************							9			
Notes		***************************************	TO TO THE PARTY AND THE PARTY	***************************************		E PROJECTION AND ADDRESS OF THE PARTY OF THE			AA			TETRAL MANAGEMENT AND SO . SOC. 4 COM-		· ····································
K's		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	· · · · · · · · · · · · · · · · · · ·	NO STATE OF THE SECOND	***************************************	was very service	WARRANT ALL THE AVERAGE	da grammada ang granyasan	*	The second secon	er and an arrivary rapid	TO THE STREET OF THE STREET STREET, ST	********************************	
Horizontal OD 44.00 @ 172 OS 44.00 @ 158	/ 44.75 / 45.75	_	82	1.0		Automat	1527						***************************************	
Notes	100	3												
A4	4	***************************************						***************************************	HE SPONSON SERVICES WITH	***************************************				10000000000000000000000000000000000000
Anterior Segment					***************************************	***************************************			¥					
Adnexa Conjunctiva			No abr	ormalities		OD	)		,	No abnor	nalities	3	os	

about:blank

4/16/2021

Bulbar

Cornea Dye Type

Epithelium

Tear Film

Ant. Chamber

Melanosis; Pinguecula N&T

Clear

Fluorescein

SPK neg; Arcus

Tear break up time 5 sec

Deep & clear

Iris

2 2 2

Pathology

Normal / No rubeosis

Melanosis; Pinguecula N&T

Clear Fluorescein

SPK neg; Arcus

Tear break up time 4 sec

Deep & clear

Normal / No rubeosis

Lens

Lens

Clarity

+1 cortical

Nucleus

2+ nuclear sclerosis

OD

+2 cortical

2+ nuclear sclerosis

os

**Posterior Segment** 

Dilation #1 **Dilation Drops** 

Proparacaine

09:54:15 AM

Tropicamide 1.0% Dilated? OU

Phenylephrine 2.5% Consent? Yes

**Posterior Segment** 

Methods

#1 90 D

#2 Indirect 20 D

Vitreous

PVD, vitreous syneresis

Vitreous syneresis

OS

**Optic Nerve** 

C/D Ratio Appearance Hz 0.90 Vt 0.90 Healthy; Moderate

OD

Hz 0.90 Vt 0.90

Nerve Fiber Layer

Healthy Thin

Healthy; Moderate Healthy

Neural Rim Margin

Distinct

Thin Distinct

Retina

Vessels

Periphery

Foveal Reflex

Macula

Absent

Pigment disruption - mild

No MA's, exudates, or CWS

Normal retina - no holes, tears, or

detachment noted

Absent

Pigment disruption - moderate

No MA's, exudates, or CWS Normal retina - no holes, tears, or

detachment noted

Final Findings

Incentive Program Questions

Current medications with dosages and verification documented Yes

Current medications with dosages not documented

Current medications with dosages documented; patient verification not documented

AREDS counseling performed No

Glaucoma plan-of-care documented No

**Final Diagnoses** 

Number	Code	Description	
1	H52.4	Presbyopia	es resulte en antique a materia e terrata e templa e en com per en

#### **Assessments**

1) Presbyopia. 2) Cataracts - visually significant OU 3) Posterior vitreous detachment OD 4) Syneresis OU 5) Dry age-related macular degeneration OU 6) High suspicion of glaucoma due to optic nerve cupping OU and ocular

#### Plans

1) Hold off on specs Rx until after CE consult with Dr. John Whitehead. Recall in 1 year for Annual eye health and vision exam. 2) Pt ed re: findings; Refer to Dr. John Whitehead for CE consult. 3) Pt ed re: s/s of a retinal detachment; monitor 4) Pt ed re: s/s of a retinal detachment; monitor 5) Pt ed on UV protection. Rec to have a diet that includes dark, green leafy vegetables. Consider Preservision at f/u. 6) Pt ed re: findings. RTC after CE consult for VF, OCT, gonio, pachy.

#### **Final Procedures**

hypertension OS

Bill#	Code	Description	CPT Code Bundle List	Units	Modifiers	Diag. Ptr.
1	92004	Comprehensive Eye Exa		1		Δ
1	92015	Refraction		1		A
				WAR and the safe of the same and the same and a supplementary of the same and the s	and the second s	A CONTRACTOR OF THE CONTRACTOR

**Signatures** 

Person	Electronically Signed By	Signature	Date & Time
Provider	Huy le Hoang	Tun bul	4/14/2021 12:33 PN

Huy ie Hoang 3324 RAINIER AVE S Seattle,WA 98144 Phone: (206) 322-6915 Fax: (206) 395-2315

Show/Hide Images