

Herbaugh, Melinda

From: margaret boyle <margaret@boylemartin.com>
Sent: Monday, March 19, 2018 4:43 PM
To: PRC
Cc: Garrett, Tami
Subject: Project No. 3023260
Attachments: 7009 comments for revised application 3.18.18.pdf

I have previously written to oppose the project known as "Shared Roof." I write again to join with other neighbors who oppose the rezone requested by the Shared Roof developer. I am attaching a letter submitted to you by a neighbor, so that I may echo her thoughts and well-articulated points.

-Margaret Boyle

P.O. Box 31932
Seattle, WA 98103
March 18, 2018
VIA EMAIL

Dear SDCI:

Please consider these comments when you re-evaluate the proposed contract rezone of the 7009 Greenwood to the currently undefined "NC55" zone (Proj. No. 3023260). This letter is to urge you to **NOT recommend approval of the proposed contract rezone for 7009 Greenwood Ave N in the Phinney Ridge neighborhood.**

This project fails to meet the criteria for a rezone in SMC 23.34.008, 009, as described below. And, because it is located in the middle of a consistently-zoned area without any unique or special characteristics that might otherwise support a rezone, a recommendation to approve this rezone would render the Code criteria meaningless and open the floodgates to contract rezones everywhere. The NC55 zone has not yet been fully defined. In the few neighborhoods where it is in effect, those communities negotiated special setbacks or other features tailored to their communities. Phinney Ridge should have that same opportunity before a massive five story building is planted on ~~one~~ of the largest commercial parcels in the area. Moreover, the Council is still holding meetings throughout the City to help shape the final MHA legislation, and the environmental analysis is tied up in litigation. Under these circumstances, there is no reason to approve this project at this time. The lack of an existing, fully defined NC55 zone, alone, should cause SDCI to reject this proposed contract rezone, notwithstanding its earlier recommendation in support.

This proposal not only fails to meet the rezone criteria, but also violates numerous setback requirements in SMC 23.47A.014 with a five-story building built right on the property line where the Code requires a 15-foot setback above the 1st floor, with an increasing setback back above 40 feet. In addition to violating current Code requirements, it violates the letter and spirit of the proposed MHA legislation. The Director's report on the proposed MHA legislation specifically highlighted Phinney Ridge in its recommendation to increase the rate of setback in buildings over 40 feet to allow for greater separation to the adjacent single family zone. So why should SDCI recommend approval of this rezone when four floors will be built right on the property line of the abutting SF zone, and the fifth floor has only a minimal setback when MHA would require that a building of this height be setback almost 20 feet at the top?.

I. THE PROJECT DOES NOT MEET THE REQUIREMENTS FOR A REZONE

SMC 23.34.008 and .009 details the general rezone criteria, and this proposed rezone fails on all accounts.

SMC 23.34.008.C - Zoning History and Precedential Effect: Everything in the Phinney Ridge portion of the Greenwood / Phinney urban village is zoned NC2-40. **There are no NC2-65 parcels anywhere in the vicinity of this project.** The closest NC2-65 parcels are 15 blocks away at 85th and Greenwood in the Greenwood Town Center, an entirely different area. This parcel is located in the “tail” of the Greenwood / Phinney Urban Village, a parcel that does not meet any of the criteria of an urban village, should never have been included as an urban village, and likely will see increasing calls to remove that designation going forward. Given that there is nothing unique about this parcel (other than its size) that justifies singling it out for rezone, the precedential effect of a rezone here would be disastrous for Phinney Ridge and throughout the City. The MHA legislation hasn’t even been finalized. How can SDCI know if it is approving a project that would be consistent with the criteria of the future NC55 zone and / or that zone as applied in Phinney Ridge? If this rezone is approved, how could SDCI deny any proposed rezone to NC55? Given that the environmental analysis of MHA is tied up in litigation, it could be years before MHA is implemented (or perhaps not at all in its current form or scope), Will the City simply be upzoned parcel-by-parcel through contract rezone while MHA is being considered, defined, and litigated?

SMC 23.34.008.D Neighborhood Plans: The Phinney Ridge neighborhood plan does not anticipate 55-foot, 5 story buildings (70 feet in this case with the greenhouse) built on the shared property line of the single family zone.

SMC 23.34.008.E – Zoning Principles: The west boundary of the parcels proposed for rezone is a single family zone. It is irrelevant that the applicant also owns the abutting SF parcels. The proposal violates the requirement for a “gradual transition between zoning categories, including height limits.” **There is NO TRANSITION.** The application deceptively claims an alleged 55-foot “buffer” all along the west boundary. This is not accurate as the 7010 Palatine house (part of the so-called development site) is closer than 55 feet to its rear property line. Regardless, the Code requirement is a transition between ZONES not a measurement of grass. The zoning line is the west property line of the commercial parcels proposed for rezone, the proposal here is for a five-story building built right on the property / zoning line with the single family zone. This is not a “gradual transition,” it is a 55 -foot wall.

Look at Site Plan drawings A100-205 and you will see the zoning line and the building right on the line for floors 1-4; the minimal 4-6 foot setback for the fifth floor, except the SW corner which is built right on the line. And, at drawing A206, you will see the 15-foot greenhouse on top of the 55-foot roof, approximately 12-feet from the property / zoning line, and within the required setback. Look at the site

plan at 310), West elevation. That is the building as viewed from the single family zone, and built ON THE LINE dividing the NC from the SF zone.

SMC 23.34.008.G Changed Circumstances. There are no changed circumstances to warrant this rezone. The fact that some day in the future, the City may decide to impose a NC55 zone is not a reason to rezone this parcel now. The MHA process should play out entirely so that careful consideration is given to what the NC55 zone will look like and where it will be imposed. Upzoning to a zone that has not been fully defined is irresponsible. Moreover, the applicant may claim it is adhering to the MHA proposals for affordable housing, but it is flouting the MHA requirements for setbacks from adjacent single family zones. The proposed MHA legislation requires that mixed use buildings adjacent to single family zones be setback 15 feet above the first 13 feet height, up to 40 feet height, and then an increasing setback of 3 feet per 10 feet of height. The Director's Report on MHA specifically highlighted Phinney Ridge as a reason why the proposed MHA legislation increases this above-40-foot setback. Given that callout, why would SDCI recommend approval of this building in Phinney Ridge that not only violates that aspect of MHA, but violates the existing setbacks as well?

SMC 23.34.009 - Height limits of the proposed rezone: This project fails to satisfy the additional requirements for increased height. This parcel sits on top of Phinney Ridge and the visual impacts of upzoning this parcel prematurely would be seen for miles. The only other building of similar height on the Ridge – the massive Norse Home at 55th and Phinney that was built before the current zoning code imposed the present height limits – is easily visible from the Ballard Bridge, and looms over the houses downhill to the west. Similarly, allowing this oversized commercial parcel to be rezoned prematurely will create massive, hulking structure looming not only over the commercial area of Phinney Ridge, but over the single family neighborhood to the west for several blocks..

II. THE PROPOSED BUILDING VIOLATES THE SETBACK REQUIREMENTS OF SMC 23.47A.014B.

This proposal violates numerous provisions of SMC 23.47A.014, which requires setbacks for mixed use commercial buildings that abut a single family zone.

The parcel map attached to these comments shows the north/ south zoning line that divides the block between Greenwood and Palatine between 70th and 72nd. All parcels on Greenwood are zoned NC, all parcels on Palatine are zoned SF. The proposed building is built right on the property line for four stories, with a minimal setback at most (but not all) of the fifth floor. This placement violates the following Code provisions:

1. SMC 23.47A.014.B.1 requiring a 15-foot triangular setback when the commercial parcel abuts the intersection of a side lot line and front lot line of a SF parcel (this occurs on N. 70th in the area where the driveway is located).

2. SMC 23.47A.014.B.3., requiring a setback of 15 feet for portions of structures above 13 feet in height up to 40 feet, and an additional setback at the rate of 2 feet per 10 feet of height above 40 feet,

3. SMC 23.47A.014.B.5, prohibiting an entrance, window, or other opening closer than 5 feet to an abutting SF lot.

The site plan drawings at A100 – A206, and G006.1 show these violations, and the west and south elevation drawings on Site Plan page A310 show the visual impact of these violations.

Evidently the applicant claims this is all one “development site” since it acquired the abutting single family parcels and therefore these setback requirements shouldn’t apply. But that conclusion is nowhere in the Code, and to the contrary, it is undermined by SDCI’s TIP 247 (“Development Sites”), which requires lot boundary adjustments to combine separate lots into a single development site. This project has four separate and discreet tax parcels: two zoned NC and proposed for rezone, and two zoned SF, one vacant and one with an old Craftsman home. These are four lots and SMC 23.47A.014 requires setbacks when commercial lots about a lot in a single family zone. There are no exceptions for common ownership, and SDCI should not be fooled by this stunt.

Also, since only the commercial parcels are proposed for rezone, a PUDA would only apply to those parcels. The applicant could sell off the SF parcels at a later date after building an oversized building right on the property line using this so-called “development site” stunt. But even if they didn’t sell, a five story building right on the property line steals the light and air open space that would otherwise stretch for this entire block

Note also that SDCI’s initial approval of this project contained several material errors such as claiming that (1) the proposed development would be consistent with the predominant height and scale of nearby newer development when not a single parcel for at least 15 blocks is either zoned for or built to anything higher than allowed in NC40 zone; (2) a gradual transition to NC2-40 parcels to the west exists, when everything to the west is SF right along the shared rear property line and the five-story building is built right on the line; and (3) the zone edge of the upzoned parcel would be “in proximity” to the SF zone when it would really be at the SF zone along the rear boundary. Please spend some time in our neighborhood and you will see that this project should not be recommended for rezone.

Thank you for your consideration of these comments.

Sincerely,

/s/

Esther Bartfeld, Phinney Ridge

Comments on revised 7009 Greenwood proposed contract rezone (#3023260)

March 18, 2018

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King County Parcel Viewer showing 4 separate lots, 4 separate recording numbers for lots in 7009 project

The screenshot displays the King County Parcel Viewer interface. At the top left is the King County logo. A search bar contains the text "7009 greenwood ave n, seattle". The interface includes navigation menus for "Home", "How do...", "Services", "About King County", and "Departments". The main header reads "Parcel Viewer" and "KCGIS Center". Below this, it indicates "You're in: KCGIS Center - Property Research - Parcel Viewer".

Search options include "by: Address" and "Search". Tools for "Find Intersection", "Zoom to", and "Advanced tools" are available. There are also buttons for "Basemaps" (set to "90"), "Print", and a help icon.

The main area shows a grid of parcels. The selected parcel (7009) is highlighted in red. The grid shows various parcel numbers and addresses, including N 72nd St and N 70th St.

On the left side, there is a "Search results" section. Below it is a "Selected parcel(s)" section with radio buttons for "New selection" and "Add to selection". The "Add to selection" option is chosen, and there are "Export" and "Clear" buttons. Below this is a table of selected parcels:

Parcel number	Address
28771041 20	7010 PALATINE AVE N 98103
28771041 00	7009 GREENWOOD AVE N 98103
28771040 85	7005 GREENWOOD AVE N 98103
28771041 27	7009 GREENWOOD AVE N 98103

Comments on revised 7009 Greenwood proposed contract rezone (#3023260)

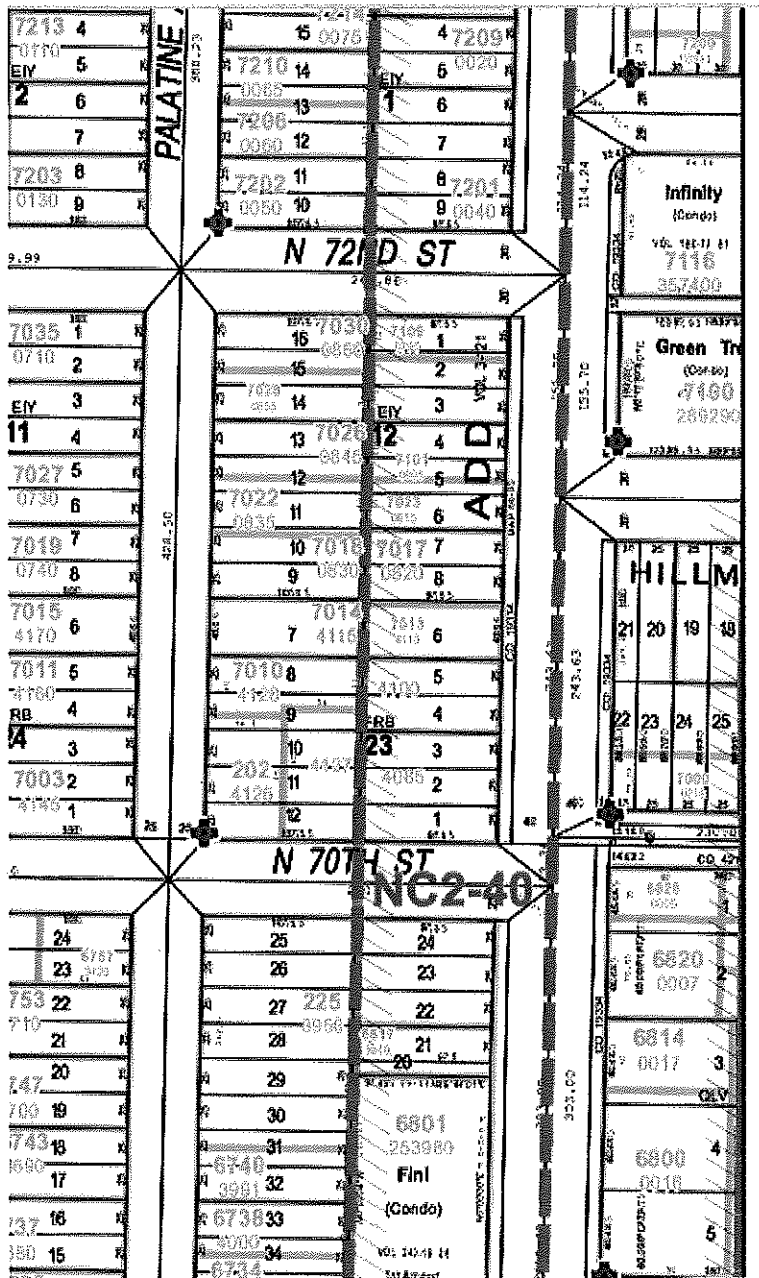
March 18, 2018

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Zoning map (#39, partial) showing 7009 project area

-specific location: on 70th above the "NC2-40" text, at parcels 1-5 (the two commercial lots); parcels 9 (partial) -12 (vacant SF lot on 70th) and the lot labeled "7010" on Palatine (that has parcel 8, and part of 9)

-shows zoning line running N/S at the rear property lines for several blocks in that area



Herbaugh, Melinda

From: nancy gohring <nangohring@yahoo.com>
Sent: Monday, March 19, 2018 3:39 PM
To: PRC; Garrett, Tami
Subject: re: 7009 Greenwood N., #3023260

I'm writing to urge you not to approve the rezone for the large building being proposed at 7009 Greenwood Ave. N.

I agree with the arguments laid out by my neighbor Esther Bartfeld In a nutshell -- there is no good reason to allow an upzone, particularly because an upzone would cause significant detriment to the neighborhood. I urge you to apply the code, rather than allow an exception that might benefit the developer but certainly doesn't benefit the neighborhood.

Thanks.

Herbaugh, Melinda

From: Katy McCormick <katy.mccormick_uk@yahoo.com>
Sent: Friday, March 16, 2018 8:16 AM
To: PRC
Subject: Comment Master Use Project #3023260

Greetings

I would like to comment on Master Use Project #3023260, at Greenwood Ave N and N 70th St. I live at 6801 Greenwood Ave N, Seattle, WA 98103, and I support this project. Our neighborhood needs more affordable housing to maintain and build its diversity. The proposed building is appropriate to its site and will add to the vibrancy of the neighborhood.

Regards

Kathleen McCormick
206.747.3672

Herbaugh, Melinda

From: Jan Weldin <janweldin60@gmail.com>
Sent: Monday, March 19, 2018 4:54 PM
To: PRC
Subject: Project 3023260

I am writing above the proposed rezone of the Project V at 7009 Greenwood Ave N. The height of this 55' + building in a NC2-40'

zone is of concern. A 55' foot building with a 5' foot greenhouse structure on top does not fit along narrow strip of an Urban Village.

There are no set backs along the upper floors which are required by current code and the design places the building at the western property line without

setbacks as is required. The adjacent SF lot to the west is completely separate and should not influence a rezone for this project. There are many good things about this project, but rezoning for 55' with no setbacks along the western property line would set a detrimental precedent for the PhinneyGreenwood Urban Village.

Thank you

Jan Weldin

Herbaugh, Melinda

From: Jan Weldin <janweldin60@gmail.com>
Sent: Monday, March 19, 2018 4:54 PM
To: PRC
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Thank you

Jan Weldin

Herbaugh, Melinda

From: Jeffrey Koenen <beggars1002003@gmail.com>
Sent: Wednesday, April 11, 2018 12:12 AM
To: PRC
Subject: #3023260 – Tami Garrett, 19th Floor

Please do not raise the height limit on Phinney-Greenwood buildings, it's a terrible plan. We will end up like Ballard, a very bad idea!

I've watched The City take away our mailboxes and garbage cans [Doggie waste bags up and down the Ave, damn]. Density will not improve the quality of life on the ridge, I am opposed.

Sincerely,

Jeffrey Koenen

7720 Greenwood Ave N.

Herbaugh, Melinda

From: Ann & Eric Darcy <aandedarcy@comcast.net>
Sent: Tuesday, August 09, 2016 11:58 AM
To: PRC
Subject: Comments on 7009 Greenwood design proposal

Dear Design Review Board,

We are concerned residents of the Phinney Ridge neighborhood - our address is 7018 1st Avenue NW. We love our urban village and also understand and embrace the need to provide additional urban housing, however, we desire doing this in a way that provides quality of life for new and existing residents. Unfortunately, there are some elements of the proposed design of the 7009 Greenwood development that run in stark contrast to this desire and will have significant negative impacts on all.

While we are very appreciate of some proposed components - aesthetically pleasing design and layout of buildings; a small park; and acknowledgment of loss of light on direct residential neighbors; , these are more than offset by a few elements that will have significant and long-term negative impact on not only existing residents in the neighborhood but also this urban village as a destination (commercial hub - restaurants, shops and services) for those living out of the area.

1) **Proposed height will drive many negative impacts:** Increasing height to 65 feet from existing 40 feet will not only be an eyesore - as a bulky behemoth euphemized by the builders in their own submitted design document as "prominence" and a "strong urban edge along Greenwood". The additional height runs in stark contrast to the submitted statement that "As sites in this area are developed, the one and two-story character currently prevalent in this stretch of the Ridge will be significantly altered. With such a significant change to the neighborhood character, it is imperative that the new more dense development acknowledge the scale and character of what defines this area now." The submitted height, 65' + 4', will dwarf the to-code 40' high Fini condominiums. This building should be in compliance with existing (new - and largely untested) zoning of 40 feet.

2) **Inadequate parking:** A quick walk/drive along Greenwood and the streets one block east and west (both perpendicular and parallel) shows there is already inadequate parking today as the street space is used up by both existing residents as well as employees of businesses on Greenwood. The current submitted design contemplates approximately 43 units and provides parking for only 27-30 vehicles - and in the alternate proposal for a 40 foot tall building has zero parking! - in contrast to the Department of Licensing's data which reflects that cars are increasing per capita in Seattle, and that "in the city's most walkable, transit-friendly areas - including Capitol Hill, First Hill, the Central District and most of the downtown neighborhoods - cars increased at a faster clip than people between 2010 and 2013." They cite that the decision to buy a car was work-related, to which I can attest as I - like many in the Phinney Ridge neighborhood - to commute the east side each day. My nine mile, under 30 minute drive would take an hour and a half by bus - each way. (For more, see <http://blogs.seattletimes.com/fyi-guy/2014/07/11/surprising-places-car-ownership-is-up/>). The site <http://www.governing.com/gov-data/car-ownership-numbers-of-vehicles-by-city-map.html> states that there are 1.4 cars per household and that only 16.2% of households do not have a vehicle in Seattle. Therefore this building should provide at least 60 parking spots.

Without additional parking, vehicles owned by residents of this building will exacerbate what will be a very difficult parking situation resulting from inadequate parking should designs for the neighboring 6726 Greenwood project (57 units with no parking).

As we mention, we are pleased with the bulk of the design proposal and do believe the developers of this project have a good intent on their impact on this established community. They have just missed the mark on a few items that could easily be incorporated into revised plans. We also believe they are cognizant of these two major issues - building height and parking - as they have 'hedged' the two by claiming a direct correlation in their plans (e.g., a to-code height of 40 feet would have no parking). With the consideration

of underground parking in one set of plans already, they could easily include adequate underground parking with a building at code height and we feel strongly they should make this change.

Thank you for your consideration of our concerns. We know we are not alone in these views - these negative components of this development were the focus of all conversation at our recent Night Out event! - and imagine you will be hearing similar comments from our neighbors.

Please do not hesitate to contact us with any questions. Thank you for your service.

Sincerely,
Ann and Eric Darcy
7018 1st Ave NW
Seattle, WA 98117

ph: 425.829.1253

Herbaugh, Melinda

From: Ann Saxton <asaxton@corollaryconsulting.net>
Sent: Tuesday, August 09, 2016 12:04 PM
To: PRC
Subject: Comments on 7009 Greenwood design: negative impacts from inadequate parking and overheight

Dear Design Review Board,

I write to you as a concerned resident of the Phinney Ridge neighborhood. I love our urban village and also understand and embrace the need to provide additional urban housing, however, this can be done in a way that provides quality of life for new and existing residents. Unfortunately, there are some elements of the proposed design of the 7009 Greenwood development that run in stark contrast to this desire and will have significant negative impacts on all.

While I appreciate of some proposed components – aesthetically pleasing design and layout of buildings; a small park; and acknowledgment of loss of light on direct residential neighbors; these are more than offset by a few elements that will have significant and long-term negative impact on not only existing AND new residents in the neighborhood but also this urban village as a destination (commercial hub – restaurants, shops and services) for those living out of the area.

1) **Proposed height will drive many negative impacts:** Increasing height to 65 feet from existing 40 feet will not only be an eyesore – as a bulky behemoth euphemized by the builders in their own submitted design document as “prominence” and a “strong urban edge along Greenwood”. The additional height runs in stark contrast to the submitted statement that “As sites in this area are developed, the one and two-story character currently prevalent in this stretch of the Ridge will be significantly altered. With such a significant change to the neighborhood character, it is imperative that the new more dense development acknowledge the scale and character of what defines this area now.” The submitted height, 65’ + 4’, will dwarf the to-code 40’ high Fini condominiums. This building should be in compliance with existing (new - and largely untested) zoning of 40 feet.

2) **Inadequate parking:** A quick walk/drive along Greenwood and the streets one block east and west (both perpendicular and parallel) shows there is already inadequate parking today as the street space is used up by both existing residents as well as employees of businesses on Greenwood. The current submitted design contemplates approximately 43 units and provides parking for only 27-30 vehicles - and in the alternate proposal for a 40 foot tall building has zero parking! – in contrast to the Department of Licensing’s data which reflects that cars are increasing per capita in Seattle, and that “in the city’s most walkable, transit-friendly areas — including Capitol Hill, First Hill, the Central District and most of the downtown neighborhoods — cars increased at a faster clip than people between 2010 and 2013.” They cite that the decision to buy a car was work-related, to which I can attest as I – like many in the Phinney Ridge neighborhood – to commute the east side each day. My nine mile, under 30 minute drive would take an hour and a half by bus – each way. (For more, see <http://blogs.seattletimes.com/fyi-guy/2014/07/11/surprising-places-car-ownership-is-up/>). The site <http://www.governing.com/gov-data/car-ownership-numbers-of-vehicles-by-city-map.html> states that there are 1.4 cars per household and that only 16.2% of households do not have a vehicle in Seattle. Therefore this building should provide at least 60 parking spots.

Without additional parking, vehicles owned by residents of this building will exacerbate what will be a very difficult parking situation resulting from inadequate parking should designs for the neighboring 6726 Greenwood project (57 units with no parking).

Again, I am pleased with the bulk of the design proposal and do believe the developers of this project have a good intent on their impact on this established community. They have just missed the mark on a few items that could easily be incorporated into revised plans. I also believe they are cognizant of these two major issues - building height and parking - as they have 'hedged' the two by claiming a direct correlation in their plans (e.g., a to-code height of 40 feet would have no parking). With the consideration of underground parking in one set of plans already, they could easily include adequate underground parking with a building at code height and we feel strongly they should make this change.

Thank you for your consideration of my concerns. We know we are not alone in these views - these negative components of this development were the focus of all conversation at our recent Night Out event! - and imagine you will be hearing similar comments from other neighbors.

Please do not hesitate to contact me with any questions. Thank you for your service to our city!

Sincerely,
Ann Saxton
7018 1st Ave NW
Seattle, WA 98117

www.annsaxton.com

Herbaugh, Melinda

From: Galen Ward <galenward@gmail.com>
Sent: Tuesday, August 09, 2016 10:29 AM
To: PRC
Subject: 7009 Greenwood project

Hi, I'd like to voice my support for the new project going in at 7009 Greenwood.

The preferred design looks very nice.

It has a nice outline that will provide plenty of light - no shadow problems here.

I like the provision of retail and the park and appreciate the affordable housing units.

I am a resident of Phinney Ridge and live within a mile of this site.

Thank you!

-Galen Ward

Dela Cruz, Jeff

From: Dan Liebling <dan.liebling@gmail.com>
Sent: Tuesday, August 16, 2016 11:37 AM
To: PRC
Subject: Project 3023260

Regarding project 3023260 at 7009 Greenwood Ave N, I am **in favor** of raising the height limit to 65 feet.

I am a resident of the Phinney/Greenwood area. Opposition against height increases comes from an vocal minority of homeowners. There are valid concerns about traffic, parking, and views, but these are not challenges that the city and the developer cannot rise to meet. One additional story will not create the doomsday scenarios that some of our neighbors imagine.

The most vibrant neighborhoods in Seattle are dense enough to house a diverse population large enough to provide foot traffic that sustains our local businesses. The Phinney/Greenwood urban village plan welcomes density solutions that benefit our neighbors and our city. I encourage the city and review boards to keep in mind that we build strong neighborhoods not just for today, but for generations to come.

Dela Cruz, Jeff

From: sp88ky1@aol.com
Sent: Tuesday, August 16, 2016 11:52 AM
To: PRC
Subject: Public Comment Project 3023260 - Reject Contract Rezone at 7009 Greenwood Ave North

Hello

I am writing to oppose this project and the rezoning of Greenwood Avenue anywhere. The proposed building at 65 feet tall is too large and outside the 40 foot limit. It will shade the street and adjoining yards. It has parking for only half of the proposed number of units.

Greenwood is still a walkable neighborhood with sunshine. People can still patronize local businesses although parking is already a real issue. Not requiring at least one parking spot for each unit in any building is an issue--it causes congestion and traffic and puts unbearable pressure on surrounding streets inconveniencing residents and their guests. Although the Mayor imagines that people will not own cars and will not drive, this is not the reality. Furthermore, even if no resident in this proposed building had a car, they still have friends and family who may need to drive to visit and attend family functions. Wishing that people not drive will not make it so.

There are already examples of the damage this kind of development causes--see Ballard, Belltown, and Capitol Hill. The residential character of those neighborhoods has been wrecked thanks to the Mayor and Council's willingness to grant any request a developer makes. This is OUR city, not the developers'. We don't want this kind of development. It is time for the Mayor and Council to begin listening to us.

The idea that developers can buy their way out of following zoning rules is ridiculous and sad. If a project has to have affordable housing to be approved, that affordable housing should be built on site, not wished for in some other area. I have serious doubts that any money developers pay is actually being used to build affordable housing anyway.

This project is wrong for this neighborhood. Please do not allow the zoning change to 65 feet, and require at least one parking space per unit for any future builds of any size.

Please consider me a party of record on this issue.

Thank you

Patricia A. Simon
1142 N. 77th St.
Seattle WA 98103

Dela Cruz, Jeff

From: philjody <philjody@q.com>
Sent: Monday, August 15, 2016 4:10 PM
To: PRC
Subject: Reference project #3023260

Hello,

I live on NW 75th Street, within a few blocks of the proposed project. In addition to the height and scale of the proposed building, I'm concerned about the inadequate underground parking for the building residents. The design calls for 27 parking slots plus 3 tandem spaces for 43 units, which range in floor space from 623 to 2079 square feet. One can safely assume a minimum of at least one vehicle per unit, and with the larger family sized units, likely two vehicles per unit. Parking spillover will undoubtedly impact the single family zoned and Greenwood business areas adjacent to the development. Parking along Greenwood Avenue is already extremely tight, so the proposed development will greatly exacerbate the current situation.

Dela Cruz, Jeff

From: Elisabeth Woosley <elisabeth.woosley@hotmail.com>
Sent: Monday, August 15, 2016 5:41 PM
To: PRC
Subject: FW: NO on Rezone of 7009 Greenwood Avee. N

Sent from my Windows 10 phone

From: Elisabeth Woosley
Sent: Monday, August 15, 2016 5:10 PM
To: mike.obrien@seattle.gov
Subject: NO on Rezone of 7009 Greenwood Avee. N

Hi Mike,

I don't want my neighborhood rezoned for 65 foot high buildings.

We have taken on Hammond House and this transition has been very painful for neighbors, me included.

Wanted to voice my NO on rezoning this parcel of land.

Thanks.
Elisabeth Woosley
7418 Greenwood Ave. N #301

Sent from my Windows 10 phone

Dela Cruz, Jeff

From: Peggy Moloney (CELA) <Peggy.Moloney@microsoft.com>
Sent: Monday, August 15, 2016 5:42 PM
To: PRC
Subject: NO to 7009 Greenwood Avenue N rezoning

Hi, just found out there is a proposal to rezone the 7009 Greenwood Avenue N. property from 40 foot to 65 foot. I'm against this action and vote NO to the rezoning.

Thank you.

Peggy Moloney
718 NW 73rd St.
Seattle, WA 98117
206-914-0602

Dela Cruz, Jeff

From: Allyn Family <allyn@allyn.org>
Sent: Monday, August 15, 2016 7:32 PM
To: PRC
Subject: Public Comment Project 3023260 - Reject Contract Rezone at 7009 Greenwood Ave North

I am writing in opposition to the rezone of the parcel at 7009 Greenwood Ave N. Many people have said this in more eloquent words than I, so I am referencing their word to express my opposition.

The added height is not compatible with the surrounding area or the desired characteristics of our Main Street as expressed in our neighborhood plan and design guidelines. The added height would further erode the transitions required from the NC zone to the immediately adjacent SF zone. This is currently problematic with the NC2-40 zone and would be made much worse under NC2-65.

The rezone would set a precedent and create the expectation that other parcels should be similarly increased in height. The Greenwood-Phinney Neighborhood Plan did not designate any changes in zoning that would favor this significant deviation in the character of future development along the ridge.

The rezone is not needed to meet Comprehensive Plan objectives. As stated in SMC 23.44: In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly where existing development is a good measure of the area's overall development potential.

In the Updated September 2014 Seattle 2035 Development Capacity Report prepared by city staff, the Greenwood-Phinney urban village has the capacity to add 2,295 residential units under current zoning. There is no justification to up zone this parcel to meet any Comprehensive Plan goals.

Regarding the criteria that service capacities be considered when up-zoning, this too is a problem with transit capacity. As a regular bus rider, the route serving the area (Route 5) is already swamped in the peak hours and well into the evening on weeknights.

Thank you.

Robert Allyn
7022 Palatine Ave N
Seattle, WA 98103

Herbaugh, Melinda

From: Esther Bartfeld <ebartfeld@comcast.net>
Sent: Sunday, August 14, 2016 3:20 PM
To: Harrell, Bruce; Bagshaw, Sally; Burgess, Tim; Gonzalez, Lorena; Herbold, Lisa; Johnson, Rob; Juarez, Debora; O'Brien, Mike; Sawant, Kshama
Cc: PRC
Subject: DENY proposed contract rezone for 7009 Greenwood (#3023260)
Attachments: 7009 comments for EDG mtg 8.14.16.pdf

Dear City Council and staff, and SDCI staff:

Please see attached letter urging you to deny a proposed contract rezone to NC2-65 from NC2-40 for 7009 Greenwood Ave N (project # 3023260). This project does not meet the criteria in SMC 23.34.008 and .009 to justify such a rezone.

Please also include the attached letter in the public comments submitted in advance of the EDG meeting for this project.

Thank you,

Esther Bartfeld

P.O. Box 31932
Seattle, WA 98103
August 14, 2016
VIA EMAIL

To: City Council members ;
Ketil Freeman, City Council Central Staff Legislative Analyst; and
SDCI staff (Lindsay King, Megan Neuman, Bradford Davis)

Re: 7009 Greenwood Ave N proposed contract rezone (Proj. No. 3023260)

Dear City Council members and staff, and SDCI staff:

This letter is to urge you to **(1) NOT recommend or approve the proposed contract rezone for 7009 Greenwood Ave N in the Phinney Ridge neighborhood;** and **(2) to deny the requested departure that would eliminate the required 15-foot upper level setback** where the NC parcel adjoins the single family zone.

The owners have proposed to upzone a massive 12,000+ sq foot NC2-40 parcel to NC2-65 to accommodate a 6 story building instead of the 4-stories currently allowed on this parcel and every other NC parcel in the Phinney Ridge Urban Village. Nothing about this proposal meets the stringent requirements for a contract rezone in SMC 23.34.008 and .009. To the contrary, approving this contact rezone would set a dangerous precedent for upzoning a parcel merely to accommodate the owners' desired financial objectives.

If the owners believe they need a 65-foot height limit accommodate their desired project, they should be required to wait, like every other owner of NC2-40 properties throughout the City, to see if their parcel is upzoned as part of HALA. There is no reason to grant these owners special permission now, especially when the HALA upzones remain controversial and far in the future.

This project has evidently been discussed for month with SDCI and Ketil Freeman, based on the different dates attached to pre-submittal meeting notes included in the project file on the SDCI website, but it has only recently been announced to the public, with the proposed plans just published on the website on August 8th in advance of an EDG meeting on August 15th.

The project site occupies the currently-vacant NW corner of Greenwood Ave N and N 70th and includes a 12,188 sq foot parcel zoned NC2-40 plus an adjoining parcel in the SF zone of almost 5000 square feet. According to the design proposal on the website, the owners claim they need the additional height to provide family size units and have open space, and evidently they believe that since this area **might** be upzoned as part of HALA, they should receive the additional height now.

SMC 23.34.008 and .009 details the general rezone criteria, and this proposed rezone fails on all accounts. It is important to note that the commercial parcel alone – at 12,188 square feet – is already more than 50% larger than other NC2-40 parcels in the immediate vicinity (e.g., 6726 Greenwood at 8036 sq ft, currently undergoing design review) and would already allow a massive structure with the current NC2-40 zoning. While the owners are to be applauded for recognizing the importance of open space and larger units, they can easily build a large building with multiple family-sized units and open space on their already-oversized parcel (e.g., 6800 Greenwood, currently under construction on a smaller lot, and offering 1-2 bedroom condos.

SMC 23.34.008.C - Zoning History and Precedential Effect: Everything in the Phinney Ridge urban village is zoned NC2-40. **There are no NC2-65 parcels anywhere in the vicinity of this project.** The closest NC2-65 parcels are 15 blocks away at 85th and Greenwood in the Greenwood neighborhood an entirely different area. While this portion of the Phinney Ridge urban village is under consideration, like other urban villages, for a HALA upzone to 65 feet, that is far off in the future and controversial. There is no reason to grant these owners a premature upzone simply because that is what they claim to need to make their project viable. Indeed, if that becomes the standard, then every NC2-40 parcel in the city could be upzoned to 6 stories now. These owners can wait like everyone else.

SMC 23.34.008.D Neighborhood Plans: The Phinney Ridge neighborhood plan does not anticipate 65 foot, 6 story buildings along the Ridge.

SMC 23.34.008.E - Zoning Principles: This NC2-40 portion of this parcel is bordered on two sides by the SF-5000 zone (single family). Although the owners own the SF parcel immediately to the west (currently vacant and proposed to remain open space) and have acquired another single family home to the northwest of this parcel, the fact is that this parcel is on top of the ridge adjacent to a single family zone. The proposal violates the requirement for a “gradual transition between zoning categories, including height limits.” For example, the owners are seeking a departure of the 15-foot upper level setback adjoining the single family zone by claiming that the single family zones will provide an adequate transition. **The request for an upper level setback departure should be denied.** The upper level setbacks affect more than the immediately adjacent single family parcels and are important to maintain in all NC2 developments that adjoin SF zones. In addition, due to the massive size of the NC parcel (12,000 sq ft), adding additional 2 floors of additional height is simply too overbearing on the community.

SMC 23.34.008.F Impact Evaluation. The proposal is for 43 apartments and 27 parking spaces. Phinney Ridge in that area is already overburdened by new

development projects that provide inadequate parking. The No. 5 bus, the only bus that runs along the Ridge, is already standing room only even after peak hours.

SMC 23.34.008.G Changed Circumstances. There are no changed circumstances to warrant this rezone. The fact that some day in the future, the City may decide to upzone certain urban villages to NC2-65 is not a reason to rezone this parcel now. The current owners, who propose to live in the building with other renters, have made little effort to justify why they should be entitled to a rezone of their already oversized NC parcel, and indeed there is nothing unique about this already oversized parcel to justify such a rezone. **If the mere fact of a potential HALA upzone is sufficient to grant a contract rezone to 6 stories on this parcel, then every owner of a NC2-40 parcel in an urban village throughout the city would need to be granted a similar rezone.**

SMC 23.34.009 – Height limits of the proposed rezone: This project fails to satisfy the additional requirements for increased height. This parcel sits on top of Phinney Ridge and the visual impacts of upzoning to 6 stories would be seen for miles. The only other building of similar height on the Ridge – the massive Norse Home at 55th and Phinney that was built before the current zoning code imposed the present height limits – is easily visible from the Ballard Bridge, and looms over the houses downhill to the west. Similarly, allowing 6 stories on this oversized parcel would create a massive, hulking structure looming not only over the commercial area of Phinney Ridge, but over the single family neighborhood to the west for several blocks. It is simply not compatible.

Moreover, the height limits everywhere in the vicinity for miles to the south, and 15 blocks to the north, are 40 feet. Allowing 65 feet on this parcel is incompatible in out of character, out of scale, and inappropriate.

The owners of 7009 Greenwood can build an innovative structure that satisfies their well-chosen goals of open space, light and air, ventilation, and a vibrant commercial space, **within the height limits provided by the current zone. Or they can wait to see if the Phinney Ridge urban village is upzoned as part of HALA (which is hardly a given). A contract rezone to increase the height to 65 feet and allow two additional stories on this proposed building violates the applicable code and should not be allowed**

Thank you for your consideration of these comments.

Sincerely,

/s/

Esther Bartfeld

Phinney Ridge resident

and former PRCC board member

Dela Cruz, Jeff

From: steven bullock <steven.bullock@gmail.com>
Sent: Monday, August 15, 2016 5:39 PM
To: PRC
Subject: Hello, regarding the property at 7009 Greenwood Avenue N, Seattle,WA 98103-

I am a resident of the Greenwood/Phinney Ridge neighborhood, residing at 331 North 75th Street, Seattle, WA 98103.

I am writing to state that I am against the rezoning of the property at 7009 Greenwood Avenue N, 98103. The proposed rezoning would allow a building to be erected that will be 65 feet high. This is not the type of building that residents of the Phinney Ridge area want to see. The building would depart from the profile which is signature to the neighborhood. While the affordable housing that may be provided with the new building is a great idea; we should not add a building of this type. We have a growing city; a very fast-growing city. We want people to be able to live comfortably and affordably. We need to stay within the existing code for the neighborhood, while finding solutions for housing.

I am requesting that I be a Party of Record. I have written to my District 6, City Council Representative, as well.

Thank You, Joseph Steven Bullock. August 15, 2016.

Dela Cruz, Jeff

From: Tom Donnelly <tdonnelly727@gmail.com>
Sent: Monday, August 15, 2016 7:35 PM
To: PRC; O'Brien, Mike
Subject: 7009 Greenwood Ave N increase in height request

It was just brought to our attention that the owners of the old Orowheat store location at 7009 Greenwood Ave. N. has proposed increasing the allowed height for property development at that site over 50%.

The stated purpose is to allow for low income housing, but the price will be a totally out of scale development on the Greenwood Ave N corridor.

The increased volume of a 65 foot structure not only will out of scale but will contribute massively to an already dense traffic situation. As anyone who actually lives around these structures can attest the tenants will have cars and often more than one per unit. While we see the pie in the sky traffic analyses that say what is wanted by the developers, the reality on the street is far more parking and traffic congestion.

In addition if the City does not REQUIRE the developer to include low cost housing on site in perpetuity instead of allowing them to buy their way out of providing low cost housing, then we get an out of scale building, the developer gets his 50% increase in floor space, and the low cost housing for the local families will again be in the Rainier Valley if at all. The buying out of the commitment to supply low cost housing, is a travesty and is nothing more than a means for developers to get additional height at a fraction of their real cost for providing low cost housing.

Keep the height at its current zoning and provide infrastructure for the increase density. If the City grants the extra height then hold their feet to the fire for on site low cost housing.

Tom Donnelly
Susan Parker
727 N 70th
Seattle, WA 98103-5124

Dela Cruz, Jeff

From: Jeffrey Camm <drjcam@gmail.com>
Sent: Monday, August 15, 2016 8:17 PM
To: PRC
Cc: Katy Hanson
Subject: Oroweat Lot: Project #3023260

City of Seattle;

As a resident of a single home residence within a few blocks of the proposed building at 70th and Greenwood, I am writing to express my concern of allowing a 6 story building to be constructed. For a myriad of reasons, most obviously a variance from the accepted norm, this is a bad idea and will reflect negatively on our neighborhood. The key word is NEIGHBORHOOD! This not a high density part of Seattle and should not be allowed to become one.

Jeffrey Camm
7001 Sycamore Ave NW
Seattle 98117

Dela Cruz, Jeff

From: Henry & Ava <henryava@comcast.net>
Sent: Monday, August 15, 2016 3:26 PM
To: PRC
Subject: Project 7009 Greenwood Ave N, # 3023260

I have spent 25 years on Phinney Ridge, living here first in 1979. I love the neighborhood and its family friendly version of Seattle living. I am an advocate of intelligently planned density in Seattle, and in that spirit am currently an owner in the Fini Condominium at 6801 Greenwood Ave North.

I have been at several neighborhood meetings attended by the developer where this project was discussed, and have reviewed the preliminary design proposal captured on the DCSI Tools and Resources site.

At this point there are two main considerations for me. On the positive side, I am pleased by the current family and neighborhood friendly approach based on family-sized apartment units, some open spaces, and the desire for neighborhood-friendly retail space design. Also appreciated are the open public corridors at street level.

The second consideration is the request for a contract rezone to NC65 (actually probably 69 feet) height allocation. This is way out of scale with the rest of the neighborhood and will cause more extreme shading both to the East and to the West than current zoning. Building mass would be considerably more imposing than the nearby new 4-story multi-family buildings, independent of what the final design for 6726 Greenwood Ave N turns out to be.

It is disappointing that the design proposal shows no options between the current zoning, NC40, and NC65. The developers need to present other options for NC40 and possibly even 50 or 55 feet, as I believe NC55 feet may be the proposed HALA height limit for the Greenwood/Phinney Urban Village. The Design Review Board should require this for the next Design Review. The choice as currently presented is either a rezone that significantly exceeds the proposed HAL upzone, or a building with no parking and not more neighborhood character than the awful project at 6726 Greenwood Ave N.

While each new project in our neighborhood will be independently reviewed, an upzone to NC65 would result in establishing a clear precedent and make it virtually impossible to prevent any future project from having this height. Phinney Ridge does not have the infrastructure to turn into another Ballard.

Thank you very much,
Henry Brandis

Dela Cruz, Jeff

From: Gordon Kennedy <gordon@rgkennedy.com>
Sent: Monday, August 15, 2016 3:29 PM
To: PRC
Subject: Project 3023260 - 7009 Greenwood N

Dear Madam or Sir:

I would like to be a "party of record" regarding the proposed development of the site at 7009 Greenwood Avenue North, your project number 3023260.

I offer the following comments for your consideration:

A 65-foot-tall building is unwelcome in our neighborhood. One attraction of Phinney Ridge for its residents and visitors is plainly in its name: it is a ridgeline. What urban-design concept would block the panoramas available to the public--all pedestrians, cyclists, motorists, bus riders? A perception of sky along with the expanse of space both east and west is a crucial part of the experience of living, working, or visiting Phinney Ridge. It is very foolish to permit big buildings along the ridgeline, masking the sense of geography and space that is an inherent part of this community's identity.

The current height of 40 feet for structures in this area is tolerable. My neighbors and associates on Phinney Ridge are aware of the need for housing and density in Seattle. I welcome the development of the four-story residential buildings along Phinney and Greenwood avenues. When I stand on Greenwood sidewalk and look across at a four-story building, I can see the roofline and the sky above it with only a moderate tilt of my head. A structure 50% taller would require a deliberate tilt of my head to see such a structure's roofline and the sky beyond. Structures of this size would irreparably harm--not merely alter--the fundamental nature of the Phinney Ridge community.

I have lived on Phinney Ridge for 39 years and have heard many a first-time visitor remark, "You really ARE on a ridge: you can see out in two directions!" It is foolhardy to damage this experience and diminish the unique contribution this place makes to Seattle's urban fabric. I would never want to damage the geo-spatial identities of any of Seattle's amazing areas: the south slope of Queen Anne, University Way, Alki, the houseboat communities, Magnolia bluff, Green Lake, Capital Hill, Mt. Baker. Phinney Ridge, too, has a special geographic setting that is a blessing for all Seattle, not merely for its lucky residents.

The inadequate parking planned for the proposed development is laughably inadequate. I have heard of other nearby developments that intend to have little or no parking for residents. It is inconceivable that this will work. If residents have no cars, will their guests and families arrive only on non-car transport? Will residents without cars never, ever aspire to owning one someday? Inadequate parking in this area will be a maddening inconvenience for residents and will be an existential threat to businesses.

In reviewing the design proposal, there is much of merit. I welcome innovative architectural ideas for developing more density in Seattle and in my neighborhood and I appreciate the efforts of the designers. It remains true, however, that taller buildings and a never-ending parking crisis will harm Phinney Ridge, not usher us into a new urban age.

Gordon Kennedy

309 North 64th Street

Seattle, Wash.

Dela Cruz, Jeff

From: musae@earthlink.net
Sent: Monday, August 15, 2016 4:52 PM
To: PRC
Cc: O'Brien, Mike
Subject: 7009 Greenwood Ave. N.

Hello,

I am writing to request that I be considered a party of record against the proposed upzoning of the property at 7009 Greenwood Ave. N. from the 40' to 65' height.

Since the Urban Village concept was first presented years ago, I worked to prevent this from happening, but I knew the day was coming when the developers' greed and political insiders would try to wrest our neighborhood away from single family dwellings and turn it into an area so dense that we would need to crane our necks to see the sky, and drive endlessly in search of parking.

Once a waiver, or upzone, is granted this property, the dominoes will start to fall, and Greenwood will resemble what Ballard and Belltown have become.

Not enough parking is required of this project already. There are enough - more than enough- 4 story buildings in our residential neighborhood.

Let's instead share the wealth and start upzoning property near Broadmoor, the Highlands, Sand Point and other more pricey neighborhoods.

I also want to go on record with a complaint that this neighborhood meeting is being held with little notice or fanfare OUTSIDE our neighborhood and in the middle of summer. I am really disgusted; you can and should have done better.

Please send me updates about this project. I currently have plenty of time and energy to mobilize and fight this tooth and nail.

Thank you.
Sincerely,
Lisa Holmberg

Sent from my Verizon 4G LTE Smartphone

Dela Cruz, Jeff

From: Christopher Brown <christopherleebrown@gmail.com>
Sent: Monday, August 15, 2016 5:05 PM
To: PRC
Subject: project #3023260 - public comments

To: Seattle PRC

I'm writing in reference to project #3023260, referred to as the Shard Roof, at 7009 Greenwood Ave in advance of the EDG meeting this evening at the Ballard Community Center.

My wife and daughter and I live at 202 N 70th street in the residential house adjacent the proposed public space, directly to the west of the development.

I'd like to go on record stating that we are not in favor of the two Zoning changes/departures being requested by the developer. We are against the contract rezone from NC2-40 to NC2-65 being requested, because we feel that a building 65 feet tall will be completely out of scale for the neighborhood, being much taller than the nearby church and apartment buildings, not to mention nearby residences such as our own, which will be dwarfed by this structure, and in shade much of the day due to the height of the proposed project.

We're also not in favor of the proposed departure described on page 69 of the developer's EDG Proposal document, where the developers are requesting that they not have to adhere to the required 15 foot setback between commercial and residential properties along the west side of the development.

The current Urban Village zoning boundaries ought to be honored and not departed from, because doing so will have an adverse effect on nearby residential family homes. A 40 foot tall building with a 15 foot setback is a dramatically different building than the one being proposed by the developer at 65 feet tall and right up against the residential zoning boundary. The Shared Roof development team has indicated their desire to move into the neighborhood as good neighbors. We'd like to see them do so within the zoning structure set in place by the city. We believe the requested changes will have a negative impact on our home and property.

Thank you very much for your consideration.

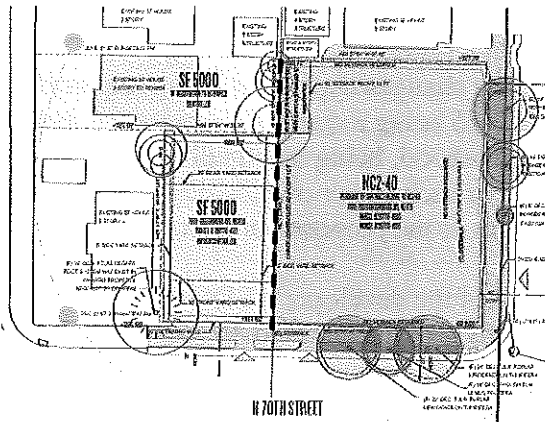
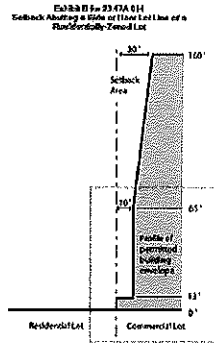
Best,
Christopher Brown
Sandy Nelson
202 N 70th Street
Seattle WA 98103

DEPARTURE I

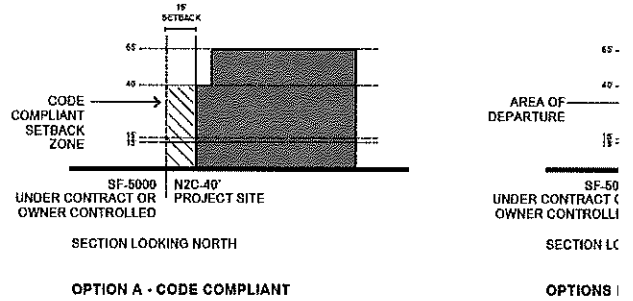
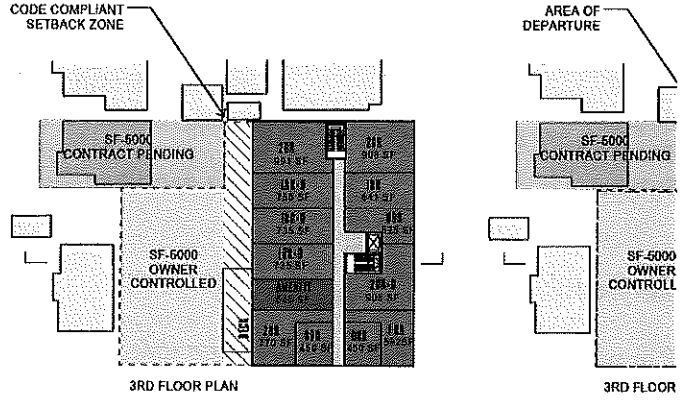
SETBACK ABUTTING SIDE OR REAR RESIDENTIAL LOT

SMC 23.47A.014 Setback Abutting a Side or Rear Lot Line of a Residentially-Zoned Lot - For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, or that abuts a lot that is zoned both commercial and residential if the commercial zoned portion of the abutting lot is less than 50 percent of the width or depth of the lot, as follows:

- A. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and
- B. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet



LOCATION OF SIDE / REAR YARD SETBACK



DESIRED DEPARTURE

The project seeks a departure from the setback requirement for a setback abutting a residentially zoned lot at the lot and the SF-5000 zoned lot to the northwest that is under negotiation to be owned by 70th Greenwood Avenue site includes the SF lots immediately adjacent the NC2 zoned lot and residential setbacks will be met between the development site and any adjacent lots. A departure from this requirement is sought on the internal lot boundary.

The building sets back at level 5 to reduce mass bulk and the necessary step to allow 40% window openings would property edge, creates the opportunity through removing the notch created by the setback to allow for a longer covered ventilated units and public open space at the ground level.

the project intend to provide a 15' high retail space at the ground level allowing for more transparency at the ground space to the park beyond. The setback required above 13' would create an awkward roof in the northwest corner and costly for such a small area.

Dela Cruz, Jeff

From: Brenda Kuster <bbkuster@hotmail.com>
Sent: Monday, August 15, 2016 5:05 PM
To: PRC
Subject: public concerns for project #3023260

Dear Review Board,

My name is Brenda Kuster and I am a resident for over 10 years at 103 NW 70th Str. Following are my concerns with the proposed building at 7009 Greenwood Ave N.

- 1) Building height - The street is zoned for 40 feet. The proposed 65 feet is out of scale with the neighborhood and too tall. We need to respect and follow current zoning in place to protect the neighborhood.
- 2) Traffic – as a resident of 70th street, I've seen the traffic on the street increase dramatically over the years. We need to protect the quality of life in this neighborhood, which is disturbed by speeding and increased traffic use of 70th as an arterial. This large development will increase traffic on 70th. I request that the developer work with the neighbors and the city on getting a rounder on Sycamore and 70th and on 2nd and 70th. While the city has denied this request so far, this is inconsistent with the current rounders on 70th. Speeding on 70th is a huge safety concern for neighbors and children. We have records of multiple accidents on 70th due to increased traffic and speeding.

Thank you for your consideration,
Brenda Kuster
103 NW 70th St, Seattle

Dela Cruz, Jeff

From: Mary Holscher <mary.holscher@gmail.com>
Sent: Monday, August 15, 2016 5:06 PM
To: PRC
Subject: Comments in support of proposed development at 7009 Greenwood Avenue North

Project address: 7009 Greenwood Avenue North

Project number:3023260

I have read through the preferred project description, which necessitates a zoning variance to 65 feet, and have also read about the code-compliant alternative. This preferred project addresses almost every concern neighbors have had about the Phinney Flat project (68th and Greenwood) and adds some much-needed family-sized apartments to the city and a small new park in our neighborhood. I appreciate the proposed mix of family-sized/smaller-sized units, owner-occupied/rented units, and market rate/affordable units. This is the kind of complex mix especially well-suited to Phinney Ridge. I think the courtyard could be a lively public addition to our neighborhood. It proposes some exciting design ideas. I admire Miller-Hull's design of the Greenwood Fire Station. I think the benefits of this project make it worth the increased height (10' more than the 55' HALA-proposed height for Greenwood). I think another apartment building with no parking would be too much for this short stretch of Greenwood, so I am relieved that underground parking is part of this proposal.

Sincerely,
Mary Holscher

From: nhorman@comcast.net

Date: 8/13/2016

3023260

I understand there is a request for the rezone of the property at 7001 Greenwood Ave. N.. The property is currently zoned for 4 stories. The rezone request is to be set at 6 stories. I strongly object to this rezone. It will be the beginning of the canyonization of Greenwood. Other requests will soon follow and Greenwood will become a street deep in shadows and an unfriendly feeling. Besides, I understand the owner plans to keep the top floor for his own family only. He will allow some of the units to be rentals for low income families in return for the rezone. But only 43 units in a six story building? - That doesn't sound like low income units, or affordable housing to me. Please do not even consider this request. He can get a nice top story home and plenty of rental units in a 4 story building.. Thank you for your attention to my concerns.

Herbaugh, Melinda

From: Rebecca Young <youngreb@gmail.com>
Sent: Wednesday, February 08, 2017 1:53 PM
To: PRC
Subject: Re: Project #3023260

To whom it may concern,

Re: Project #3023260
Address: 7009 Greenwood Ave N.

I am writing to ask you to deny the request by the developer to extend the height of this project.

The additional height will alter the ridge line (what Phinney Ridge is all about) and take away the sunshine and light that makes this such a wonderful place to live.

The developer needs to abide by the zoning regulations which were put in place for a reason - just like everyone else in the community.

Regards,

--

Rebecca Young
6729 Sycamore Ave NW. Seattle, WA 98117
206-618-1388

Herbaugh, Melinda

From: Michael Richards <mikelrich@msn.com>
Sent: Tuesday, February 07, 2017 10:48 PM
To: PRC
Subject: Project #: 3023260 / 7009 Greenwood Ave. N. - Up Zone Request and Design Review

Thought I'd weigh in on this, for what it's worth. Regarding the Up-Zone request For the life of me I can't think of a single reason why a larger and taller building on that site would benefit the surrounding community. This is especially true given that this "Up-Zone" would be a very bad precedent for the long stretch of this Urban Village. I'd also just rather look up at blue sky (or gray as the case may be).

The developer has said they would "self-limit" the height to 55 ft - the height that would be allowed "if" HALA goes through. (I'm not sure I'd give HALA more than a 50:50 chance at this time. The more I look at it the more the "Grand Bargain" appears to be a rip off for the community at large.) Anyway, a 55 ft absolute limit would be, in my opinion, much better than 65 - by a long stretch. However, I am not aware of any written and binding commitment that would hold the developer to that 55 ft limit. Without such a binding guarantee of the height limit, I'd certainly NEVER want something 65 ft in this area. That said, why can't this developer wait and see if HALA goes through before finalizing the height plans?

Then, there's this issue of the "Threat" from the developer that the only alternative, if the height request doesn't go through, would be to put in a boxy, no parking, run-or-the-mill, lower class building there. Therein seems to lie much of the support for this project. "It could be so much worse!"

On the other hand, the developer has been very open, communicative, and accessible with the neighborhood residents. I respect that. The project as proposed at 55 ft has many very nice features: Variable sized units (including some "family" sized ones), quality materials, unique and attractive design approach, "affordable" units on-site, and at least some provided parking. And, as I've heard so often: "it could be a lot worse"! Can't a developer just build an appropriate sized, quality constructed and attractive building anymore and still have a solid investment?

Parking. The developer proposes to provide 27 parking spaces on-site. That sounded pretty good - until I took a closer look at the parking analysis completed by the Tilghman Group. This study did not separate out the "Restricted" parking along Greenwood Ave and many of the side streets (84 spaces). These restricted areas (1 & 2 hour daytime parking, load zones, etc.) are typically not suitable for residential parking. It is meant for use by the retail business district or those who only want evening or overnight parking. Then, this study makes an argument to include illegal parking space as part of the available supply! Really! When driving around at different times of day they noticed lots and lots of illegally parked cars. So they added about 58 "available"

spaces and labeled this the "effective" supply. Wouldn't this be a clue that if on-street supply wasn't already so overly crowded folks wouldn't need to park illegally and risk a ticket?

The Tilghman Group rightly so included a reasonable workup of including retail patrons and expected drive-in Vs. walk-in traffic to the retail shops and even noted that employees from the shops mostly drive and would park in the available on-street neighborhood. However, they somehow concluded that the retail stores of this project would attract 10% more "neighborhood (on-foot)" patrons (65%) than a similar retail area in Green Lake (55%). That's a bit odd given that Green Lake is much higher density while available parking there is even more scarce! This tended to lower the projected number of patron vehicles, of course.

The long and short of this seems to be that the proposed project at 7009 Greenwood Ave. N. will still add a considerable amount of additional vehicles to the already overcrowded on-street neighborhood supply. The prediction is that residents will have 36 vehicles (for the 27 provided parking spaces). Add to that employee vehicles (estimated at 7) plus retail patrons (15), the spillover from this project will overload the available supply by well over 100% during peak (later afternoon/evening) times. Eliminate the Restricted parking areas from the available supply, the numbers would be much higher. The Tilghman Group's own estimate of the overall effect is as stated: "At the 7:00 p.m. peak, demand with the completed project will virtually saturate even the effective supply within 800 feet of the site".

Mike Richards

Herbaugh, Melinda

From: Leslie Sacha <lesliesacha@comcast.net>
Sent: Wednesday, February 08, 2017 4:54 PM
To: PRC
Subject: Comment submittal 7009 Greenwood Rezone Request 3023260
Attachments: Comment submittal 7009 Greenwood Rezone Request 3023260.pdf

City of Seattle Public Resource Center:

RE: Rezone Application 3023260 Council Land Use Action to rezone a parcel from Neighborhood Commercial 2-40' (NC2-40) to Neighborhood Commercial 2-65' (NC2-65) to allow a 5-story building containing 33 apartment units with ground level retail and below grade parking for 28 vehicles.

First, I do appreciate the the developer's willingness to sit down with neighborhood groups and discuss the mixed use residential project proposed at 7009 the former Orowheat site. Some minor changes have been made to the project and relative to other high density projects in the vicinity, this project intelligently offers limited parking that will greatly enhance the resale price of these housing units.

However, for a number of reasons, this project application should be DENIED as it is inconsistent or fails to meet a number of basic rezoning criteria outlined in various city regulations and plans including SMC 23.34.008-010.

The project propose a FAR ratio of 4.25 which is far higher than allowed under the zoning. I understand the appropriate FAR should be 3.75. I understand this ratio even exceeds the draft proposed HALA criteria but there is one big huge difference. This project fails to propose any affordable housing component and frankly the commercial area is in reality very small for a commercial zone.

There is no rationale why this property should be allowed to build to a height of 55 feet and in addition construct a 74' high elevator tower. Seattle's zoning code states that "in general permitted height limits shall be compatible with the predominant height and scale of existing development and that existing zoning heights". Newer neighboring properties are built to 40 feet (potential development height). But keep also in mind much of the neighboring commercial properties remain single story, perhaps 15-30 feet high as is most of adjoining residential housing within close proximity to this site.

Its important to note that Phinney Ridge is especially steep in the vicinity of this site, hence residential property on both sides of Greenwood sit far lower in elevation from this site. Rezone criteria must consider the bulk, scale and height differences between this project and residential development within a block of two. The rezoning criteria require that the city consider the considerable change in topographical relief of the area and its surrounding. The impact of this project which already will tower over the highest neighboring 40 foot buildings is excessive amplified by the fact this site is at the TOP of Phinney Ridge. It can't be stressed how it absolutely towers over brand new neighboring commercial and residential development. It will completely dwarf neighboring downhill single family residences.

If the proposed height is approved, it sets a terrible precedent for excessive height along Greenwood and Phinney solely by reason that once built it is considered an existing, surrounding neighboring building. It will again raise the bar. Rezone criteria include require a gradual transition. Excuse, me, but a height difference of over 100 feet elevation between neighborhood residential property and the top of this building with only a 15' setback is not a gradual transition. It is unclear why the a 74 foot elevator tower is at all necessary for enjoyment of this property.

The view amenity if you are lucky enough to be one of the 28 households that can afford such an extraordinary view on their nearly 4,000 sf roof, but this amenity is totally at the expense of the entire neighborhood of hundreds. The shading and shadows that will fall as a result of this building will create canyon-lands. If the developer wants to designate the rooftop as a normal hour neighborhood public use area so that we too can enjoy the view, that would be a helpful mitigation assuming they decide they can build without exceeding the neighboring 40 foot height limit. However, the towering elevator shaft and other excesses are simply not justifiable.

In addition, the City should consider the cumulative impacts of this project along with other multifamily and mixed business use projects all within the same vicinity. Singly and together they pose an enormous impact on infrastructure, extreme congestion and hazardous site distance along Greenwood Avenue which is a major arterial, a bus route, has bike lanes on both sides of the street, has a large center lane often blocked by trucks unloading good to neighboring business, and provides critical parking for folks to access small businesses. The failure rate of small business in Greenwood and Phinney for those sites lacking parking in this neighborhood

has been quite high. A small business impact study should be conducted for this area looking at existing capacity, neighborhood overflow and buildout overflow. It should assume that owners of these expensive view units are likely to have 2 cars per unit and visitors. In addition, it should be assumed that folks will drive to the businesses. the number 5 bus is terribly overloaded and riders must wait for several buses to pass. The nearby E line down/up a steep hill along Linden and Aurora is also operating beyond capacity during commuter hours.

Again, this project will set a terrible precedent for this neighborhood. this rezone should be denied. A height limit of 40 feet should be maintained. Thank you for considering my comments. I am a 30+ year resident who rented a home on Phinney Ridge for 21 years and 10 years ago, finally was able to purchase a home. I live several blocks from this project site. I apologize for the errors in this message; the time deadline limits my ability to proofread and to put forth more detailed arguments.

Thank you

Leslie Sacha
502 North 72nd Street
Seattle, Washington 98103
206-784-0891

From: Leslie Sacha lesliesacha@comcast.net
Subject: Comment submittal 7009 Greenwood Rezone Request 3023260
Date: February 8, 2017 at 4:51 PM
To: prc@seattle.gov
Bcc: Leslie Sacha lesliesacha@comcast.net



City of Seattle Public Resource Center:

RE: Rezone Application 3023260 Council Land Use Action to rezone a parcel from Neighborhood Commercial 2-40' (NC2-40) to Neighborhood Commercial 2-65' (NC2-65) to allow a 5-story building containing 33 apartment units with ground level retail and below grade parking for 28 vehicles.

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extraordinary view on their nearly 4,000 sq foot, but this amenity is totally at the expense of the entire neighborhood of hundreds. The shading and shadows that will fall as a result of this building will create canyonlands. If the developer wants to designate the rooftop as a normal hour neighborhood public use area so that we too can enjoy the view, that would be a helpful mitigation assuming they decide they can build without exceeding the neighboring 40 foot height limit. However, the towering elevator shaft and other excesses are simply not justifiable.

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Thank you

Leslie Sacha
502 North 72nd Street
Seattle, Washington 98103
206-784-0891

Herbaugh, Melinda

From: ronrobl@aol.com
Sent: Tuesday, February 07, 2017 5:31 PM
To: PRC
Cc: Freeman, Ketil; King, Lindsay; O'Brien, Mike; Johnson, Rob; Bagshaw, Sally; lisa.horbold@seattle.gov; Burgess, Tim; brluce.harrell@seattle.gov; Sawant, Kshama; Debora.juarez@seattle.gov; Gonzalez, Lorena
Subject: Proceed with Cantract Rezone Project # 3023260 at 7009 Greenwood Ave North

We thank you in advance for consideration of this request.

This letter is in response to several Phinney Ridge Community Council information pieces that have been sent on behalf of some members of the PRCC concerning the Shared Roof project on 70th and Greenwood. We have asked Phinney Ridge residents to submit comments to the City, Public Resource Center: prc@seattle.gov by Wednesday February 8, Project #3023260 especially after you read the following.

There are a large number of concerned PRCC members who live close to this proposed project that believe the information that has been sent is incomplete or does not give a distinct picture of the request. We are the neighbors that will be impacted by this project whatever is decided.

It is true that the developers are asking for a rezone to 65 feet so they can build a five story building which of course requires 55 feet. Unmentioned is that there are no NC55 zones that go to 55 feet thus the 65' request. The Shared Roof developer has agreed to 'self-limit' to 5 stories. If this rezone is approved by the City Council it becomes a contract with the City.

When describing this project the PRCC language repeatedly incorporates a 4 foot bonus which at present is allowed as part of NC40 projects, i.e. to 44' so the PRCC mis-quotes this project with a height of 59 feet.

It isn't at all clear that there would be a 4 foot bonus allowed with a 55' rezone like the 4 feet bonus for a 40 foot building. Besides the developers on more than one occasion have said they would seriously consider changing the self-limit design parameters and not request the 4' bonus if the PRCC would provide a letter of support. To many of us this makes sense and at this point is just part of the negotiations.

The PRCC has also sent out information in several instances that describes elevator shafts, solar panels, greenhouses etc., that they say will extend up and add an additional 15+ feet on some portions above the building but they fail to mention that these same things already apply to surrounding buildings. This is at best misleading

since the examples that are mentioned, FINI Condos, Isola (under construction) etc. are all well above 50' in height using this criterion.

If Shared Roof cannot get support for this project from the community there are several options they have, not the least being to sell to a developer who doesn't give a hoot about our community. There could be up to 100 units (think with no parking) built on that property. Analogous to the 6726 Greenwood N project with 50 small units without parking.

Perhaps not quite as drastic but another square box with smaller sized apartments again could be built with or without parking, think Ballardization. Some members of the PRCC think this is a bluff, we live near this development and are not interested in taking this chance since from what we have seen this is a quality building.

Finally we believe there is likely a greater than 50-50 probability that HALA, will pass which means Phinney Ridge will more than likely be rezoned to 55 feet height sometime next year. If so we believe that Phinney ridge will have missed an opportunity to have a superiority building in our neighborhood with 2 to 4 bedroom family appropriate apartments, *underground parking*, excellent retail space and much more.

We often hear this would set a bad precedent, the slippery slope argument, which is a rather unconvincing argument.

The precedent we want to set is simply to work with a developer who has already shown willingness to consult with and be a part of our neighborhood and make changes where appropriate.

Our PRCC neighborhood group asks that you support us in this endeavor. There are over 100 nearby neighbors working towards getting the best possible outcome for the development between 70th and Greenwood.

Sent by Ron Lewis on behalf of PRCC neighbors of the Shared Roof project:
ronrobl@aol.com

Neal Shay, Jeff Reibman, Jim Watt, Mike Veitenhans, et. al.

Herbaugh, Melinda

From: Aaron Smith <aasmith6@fastmail.com>
Sent: Wednesday, February 08, 2017 11:58 PM
To: PRC
Cc: King, Lindsay
Subject: Comment relating to Proj # 3023260 --- 7009 Greenwood N.

Lindsay -

I know it is the 8th of February, the last day for comments to be accepted on project #3023260 - but I'm assuming that - since nowhere on any of the comment-opportunity notices - neither online, in related emails, nor on the sign posted at the actual physical site - is there any 'hour of the day' related notice of acceptance cut-off, that, as implied then, the cut off is the end of the calendar day.

As a reminder, I am the owner of the property that borders the project property along its north boundary line. The, for this neighborhood, unusually high wall that is proposed to be built, if permitted as currently drawn up, will be going in directly over, under, and along the full length of that boundary line, extending directly east from Greenwood Avenue.

What we believe to be our very legitimate concern about this plan is that our home, a 1925 Craftsmen Bungalow house, stands, we are being told, in very real danger of serious damage. If this proposal is allowed to slide through exactly as planned, what you will therefore be granting will be permission for the builders - with virtually no caveats or conditions - to commence, with the City of Seattle's blessing, with months of directly destructive activity relative to our over 90 year old structure.

The key specifics of this are that of the 90 foot border that we share with the project property, the full forty-five foot length of our home stands a mere 6 to 8 feet away from the proposed heavy construction. Another structure, our garage towards the back southeast corner, stands less than a foot from the proposed building line along its 16 foot length.

The likely damage - described to us as near certain shifting, settling and resultant cracking of key structural elements of our home - is largely guaranteed by the fact that the undertaking of both the extensive and *heavily percussive* excavation, drilling, and tamping involved in the creation of the underground parking garage, and the ongoing heavy construction of the final currently proposed near 60 foot wall to this overlarge structure, will, again, occur literally only three or four steps away from the full length of our home.

I know that this is not specifically within your purview, but allow me to say that, thus far, the developers response to our asking for the commencement of initial discussions, or something from them in writing, relating to any assurances of their actively assuming full responsibility for the inevitable damages resulting from the activities you are being asked to permit, has been no response whatsoever. Our growing concern now is that this project that you are considering ok'ing is going to eventually end up in a nightmare of long term litigation. Again, I know this may not be your concern, but for us, having just come from a four year legal engagement with those who previously owned and seriously chemically polluted this same property, we would just as soon avoid a round two just now.

I've wanted to make sure that our very real concerns were on record prior to your deadline of midnight of February the 8th. Looks like we just made it.

Thank you for your attention -
Aaron Smith
7013 Greenwood Avenue North.
(206)753-8862

Herbaugh, Melinda

From: Diane Steen <d.steen.d@gmail.com>
Sent: Wednesday, February 08, 2017 1:11 PM
To: PRC
Subject: Greenwood rezone

To Whom It May Concern:

As a resident of the Greenwood neighborhood I am writing to express my concern regarding the proposed height and bulk increase for the rezone along Greenwood Avenue N. and N. 70th St. Such an increase would be **out of scale** and inappropriate for the neighborhood. The height is far too great and the bulk is not in keeping with the scale of the surroundings. I urge the City reviewers to reject the proposed rezone.

Herbaugh, Melinda

From: Noah Heidenreich <noahwheid@gmail.com>
Sent: Wednesday, February 08, 2017 8:13 PM
To: PRC
Subject: 7009 Greenwood ave n rezone

I would like to state my opposition to this rezone. Phinney Ridge is adding housing rapidly with the zones as they exist. Let's keep as much character and light as possible.
Noah Heidenreich

Herbaugh, Melinda

From: Karen Heintz <kheintz@uw.edu>
Sent: Wednesday, February 08, 2017 2:33 PM
To: PRC

Project #3023260

Re: 7009 Greenwood Avenue N.

I have been a homeowner at 6734 Sycamore Avenue NW for over 17 years. I am writing to ask that you stick with current zoning regulations and DENY a permit to allow the proposed increased height of 2 stories to this project. The four story current zoning restriction allows both increased density AND quality of life considerations such as sufficient light, adequate parking, and a feeling of openness to be addressed. Please require the developer to conform to current zoning laws that all other members of the community are required to follow and reject the extra two-story exemption.

Thank you very much for you time and consideration,

Karen Heintz

Herbaugh, Melinda

From: Heidi Kandathil <heidi.kandathil@gmail.com>
Sent: Wednesday, February 08, 2017 9:29 AM
To: PRC
Subject: project # 302326 (shared roof)

Here are my comments regarding the Shared Roof project in Greenwood/Phinney:

Height and Neighborhood Character:

The current 40 ft zone with its 40 ft bonus height has been in place for many years and is only now starting to be used much to people's surprise. Boosting the height to 55, 59 ft or possibly 65 ft may further change the character even if only for 1/2 a block. **Please do not allow an exception and let the developer increase the height of the building to 6 stories instead of 4 (which the lot is zoned for).**

When one commercial parcel is rezoned like this, could other property owners request the same to increase the value of their property and protect their views and daylight. There is no regulation that says that will be granted by the City but this does seem to be a reality.

Heidi Kandathil

Herbaugh, Melinda

From: Kimberly Kendall <kkendall23@gmail.com>
Sent: Tuesday, February 07, 2017 7:36 PM
To: PRC
Subject: RE: Project 3023260

To Whom It May Concern,

This project is taking place in the old Oroweat Lot on Greenwood and 70th. The developer has plans to increase the height of the building to 6 stories instead of 4 (which the lot is zoned for.) The design of the building looks pretty good to me, with the exception of the height increase. The neighborhood center of Phinney/Greenwood is designated at 85th and Greenwood where buildings are zoned for 6 stories. My feeling is that our area of Greenwood is a residential area and the extra height should not be allowed. If they want a building of this magnitude it should be placed in the (already designated) neighborhood center of Greenwood and 85th. I'm also concerned that, if permitted, this height increase will set a precedent for other developers looking to building in our area of Greenwood/Phinney. I would like to preserve the residential feel of our neighborhood as long as possible.

Thank you,

Richard and Kimberly Kendall

116 NW 70th St.

Sent from my iPhone

Herbaugh, Melinda

From: Tracy E. Peltier <TracyP@ECH-PS.com>
Sent: Tuesday, February 07, 2017 9:30 PM
To: PRC
Cc: Tracy E. Peltier
Subject: Comments: Rezone and MUP at 7009 Greenwood Avenue North

Opposition to 7009 Greenwood Ave N Rezone

Basis for opposition: Current zoning allows for this building to be built. There is no benefit to rezone for additional height. Buildings under construction and proposed (currently being permitted) adhering to current zoning, and others just completed are densifying the Greenwood/Phinney Urban Village at a very rapid rate and will easily surpass targeted density.

The rezone application uses misleading language in making a case for a rezone that clearly benefits only the developer.

For example they use the term "family size units" when they are actually "large luxury units". These units are proposed to be priced so high that there is much more likelihood that a couple or single person would rent these for the large size. It would be less expensive to rent a comparably sized single family house in the neighborhood, a more ideal situation for a family. According to the developer the top two stories are reserved for 12 "investors" who would be the only ones allowed to use the roof garden area. This includes the only 4 bedroom unit.

Another example is the project "targets" passive house certification. Clearly an afterthought (if the budget allows?)

"We have engaged many times with the community related to this project in addition to our EDG meeting "is a very misleading statement. The truth is, the developer has been aggressively lobbying the community, community leaders and community organizations. This lobbying has resulted in the developers promising things like a public park, a building that fits in to the neighborhood, respect for view corridors, providing public areas, floor setbacks and conforming to hala/mha proposals. None of these are included in this rezone/mup application. Unless people have closely looked at the drawings and rezone application, they in all probability do not understand what is being proposed.

The developers used a well-known Architect, Miller-Hull, for the EDG and then changed Architects resulting in new drawings with a substantially different building in for mup/rezone. This is akin to the old bait and switch. A new EDG meeting should have been required when they changed architects and buildings. The new drawings are clearly recycled from another project referring to 15th Ave NW in some drawings. The new building does not adequately address the EDG comments.

At the EDG meeting they showed a model and perspectives with no exterior walls. They even showed trees inside the building as if it were totally transparent. This is not community engagement this is propaganda.

The developers bought the adjacent single family zoned lot to be part of the project so they would not have to provide setbacks in the NC-40 zone. How would this negate the required zoning setbacks? It is still next to a single family zone regardless of who owns it. Required setbacks should be maintained.

TIP #228 Rezone Application Submittal Information Rebuttal

13. Off Street parking is not required though it should be. The developer is providing .82 parking spaces per unit in a luxury apartment building where tenants tend to have one or more luxury automobiles. While appreciated this is not enough. Cars from tenants of this building will be parking on the streets. There is no off street parking for retail customers.

14. The proposed building would be taller than ALL surrounding buildings for 15 blocks North or South along Phinney/Greenwood Avenue. The existing one and two story buildings, older, mostly brick are what gives Phinney Ridge its character and will remain in the near future. Development potential is currently 40' buildings 3.25 far, not 65' 4.75 far. There may never be a building as tall as the proposed rezoned building in the surrounding area.

SMC 23.34.008 Rebuttal

A2. Rezone is not consistent with 2035 policies. Rezones may be permitted but must qualify. This project does not qualify for a rezone.

B. Project would add 19 feet over NC2-40 zoning height not 15' as stated. Building would be 59' as proposed.

C. HALA/MHA rezones may or may NOT be forthcoming.

D. Proposal is not consistent with neighborhood plans regarding view corridors.

Ei. Acquiring a single family lot does NOT create a 55' long buffer.

Eiii-Evi. Proposed setbacks do NOT address scale issues. Decks, cut outs and tiny corner jogs are not setbacks and there are no story (horizontal) setbacks or view corridor setbacks. The setbacks asked for by the Design Review Board are not honored in this project.

Evii. There is nothing preventing huge shadows and views into adjacent residences. This is a major concern to the community.

2. HALA upzone may or may NOT be occur.

F1. The proposed units will be luxury apartments, the opposite of low income or affordable housing.

F1c. The additional 19' WILL affect shadows.

F1d. Proposed interior courtyard would NOT attract public. Tiny retail spaces would not be exposed enough. Many questions about the problems with the traffic bulb make this a highly unlikely traffic calming solution.

F1g. The surrounding character is 1 or 2 story brick 1920s era buildings. This is what the community would like to fit in with. This building is contrary to that character.

G. MHA/HALA has NOT been implemented at this time.

SMC 23.34.009 (SMC 23.34.076.A)

The building would be a better fit for the neighborhood without this rezone and height increase. There is no good reason to rezone this property.

Tracy Peltier

Herbaugh, Melinda

From: Claire Reiner <creiner@settle-it.com>
Sent: Tuesday, February 07, 2017 9:03 PM
To: PRC
Cc: Ron&Robyn Lewis
Subject: Shared Roof Project

I support the letter written by Ron Lewis on behalf of PRCC neighbors of the Shared Roof project. We should not let the perfect get in the way of the best result.

Claire Reiner
6801 Greenwood Avenue N. #312
Seattle, WA 98103-5267
206 914-7069
creiner@settle-it.com

In the garden of thy heart plant naught but the Rose of love. Baha'u'llah

Herbaugh, Melinda

From: Andra Bell <mcbell@seanet.com>
Sent: Thursday, February 09, 2017 10:25 AM
To: PRC
Subject: Upzone request: 70th Street & Greenwood Ave N

To Whom it may Concern,

Regarding the request by Shared Roof development at this site: developer is requesting up zone to 65 feet, but has self limited that (per discussion at Phinney Ridge Community Council meeting on 8 February, 2017) to 55 feet.

I assume this means there will still be 5 stories, but that some height will be taken off of particular ceiling heights to adjust. I also understand that this zone request is very different from anything to do with design review considerations, so I will try to address the height issue.

I am in favor of granting this one time up zone increase for this project alone. What comes with HALA and other individual requests in the future is not significant at this time. I believe the Greenwood corridor is in for quiet a bit of change over the coming 20 years. To allow 5 stories in this location seems a bit pre-mature, given the unknowns of the City Council and zoning changes, as the reality is that everything from 50th and the Zoo north to 85th is 4 stories or less at this time. I am not an architect, nor do think I am able to completely grasp what this project will look like, but I'd rather see variation in heights along Greenwood, rather than a tunnel of 6 story buildings. This may be a way to gradually bring increased heights northward, and 5 stories is certainly more appealing than 6.

The important things to consider, in my mind are:

- 1) the single family homes directly to the west and north of this property, and how the height will impact those residents. Shadow studies are important for these folks and they are the ones whose voices should be heard
- 2) the presence of the structure at street level, and how imposing it will be from a short distance away; does allowing for increased height mean it can be more massive and come out further to the lot lines and sidewalks?
- 3) the placement of elevator shaft, greenhouse and roof top deck "landscaping" and how it will look from street level

From the numerous neighborhood discussions with the developers, and their willingness to interact and react to neighborhood concerns, I think that working with them on a height increase is the way to go. I do not see this as setting a precedence, as each project must go through individual requests based on current regulations. This strip of Greenwood changed dramatically with the building of condos and apartments on both sides of the street over the past 15 years. Each time another project goes up, the neighborhood gets shaken up. I think allowing an up zone here would be to the benefit of all, and with thoughtful design from the developers and architects, it can be a good start for the next phase of development on the Ridge.

Thank you.

Andra Bell
740 N 68th St

Since 1986

Herbaugh, Melinda

From: margaret boyle <margaret@boylemartin.com>
Sent: Wednesday, February 08, 2017 1:14 PM
To: PRC
Subject: 7009 Greenwood

Hello:

I am writing to oppose the application by the developers of the above address to allow a variance of the current 40' zoning to allow a 55' structure. A structure of the height sought by the developer would be inappropriate on Phinney Ridge (as opposed to a flatter area), and would absolutely and unfairly impact the ability of homeowners living in its shadow to fully enjoy their property. I hope you deny the requested variance.

Regards,

Margaret Boyle
739 N. 78th Street

Herbaugh, Melinda

From: Henry & Ava <henryava@comcast.net>
Sent: Tuesday, February 07, 2017 5:13 PM
To: PRC
Subject: Project 7009 Greenwood Ave N, # 3023260

My name is Henry Brandis. I have spent 25 years on Phinney Ridge and am currently an owner in the Fini Condominium at 6801 Greenwood Ave N. This letter provides comments on the proposed rezone for developing the nearby property at 7009 Greenwood Ave N (SDIC Project # 3023260). I have commented previously on the project via the PRC.

I am generally in favor of the proposed development due to its innovative and sustainable design, inclusion of family sized units, significant underground parking, underground power access, inclusion of a few affordable units, and proposed street level appearance. While favoring the project for these reasons, there is one self-limit factor I would like to see tightened up a bit. I believe that a 55 foot max building height is more consistent with the expected HALA limit than the proposed 59 feet.

My general support for the project is predicated on my belief that the proposed HALA upzone for this section of the Greenwood/Phinney Urban Village will probably pass in the near future. My support is also predicated on my hope that any resulting precedential effect for another lower Greenwood/Phinney rezone request would limit approved requests to those containing similar self-limits and the neighborhood friendly design features of this project (ref SMC 23.34.008.C). The FAR for this proposed design is approximately 4.1. This is larger than the proposed HALA FAR of 3.75 for "NC-55" buildings. However a FAR of 4.1 is directly in line when interpolating between the current NC-40 and NC-65 FARs, so I believe there is no problem with the design's FAR.

If HALA does not pass in the current form mandating 55 foot maximum heights, then our neighborhood would expect only equally self-limited, innovative, and neighborhood friendly designs to be qualified for approval for rezoning as a precedential result of approving the current project. While I support the inclusion of a rooftop greenhouse in the design for food production, I believe the height could be reduced to diminish the mass and shadow impact on buildings to the east, north and west.

The developer for this project has expressed the intent to engage further with the neighborhood on design aspects, such as reducing the building height to 55 feet from 59 feet, if the community voices support for the project.

I believe this development would have a positive impact on the continuing development in our urban village, especially when compared to the probable alternatives. My greatest concern is that if this project is not approved in its self-limited form, we will end up with a disaster for the neighborhood like the mini-unit, no-parking, no-families box that will go up at 6726 Greenwood Ave N (SDIC Project # 3020114), only twice the size and negative impact.

Respectfully,
Henry Brandis

Herbaugh, Melinda

From: John Cross-Whiter <jhcross-whiter@comcast.net>
Sent: Tuesday, February 07, 2017 9:32 PM
To: PRC
Subject: Project #3023260(7009 Greenwood Ave)

I strongly support the change in zoning at 7009 Greenwood Ave, from NC-40 to NC-65. There has been quite a lot of local opposition to this contract rezone, but I believe that the proposed development at 7009 Greenwood Ave is exactly the type of architectural quality, place-making and neighborhood sensitivity that we should be encouraging in our urban villages. There is far less impact on the local environment from a building with a restrained footprint, imaginative ground-level design and increased height, than a code-compliant building simply maximizing its unit count within the available building envelope. The primary exhibits of the latter form of development are the cynical travesty currently approved at 6726 Greenwood Ave and most of Ballard north of Market St. The developers at 7009 Greenwood have gone to considerable lengths to adjust their design to align with community concerns. It is obvious that, if they cannot obtain the zoning changes required to build at least some approximation of their original vision, they will sell the site and develop elsewhere. Under the current planning guidelines in the city of Seattle we can be assured that the resultant code-compliant monstrosity at 7009 Greenwood would be a far worse neighbor than the current proposed design.

Thank you.

Sincerely,
John Cross-Whiter
6728 1st Ave NW
206 605 6058

Herbaugh, Melinda

From: Mark Gibbs <mlgibbs@me.com>
Sent: Thursday, February 09, 2017 4:00 AM
To: PRC
Subject: 7009 Greenwood Ave

I would like to register my opposition against the proposed zoning increase at the project address noted above.

The increased height, as proposed, would be completely out of scale with the rest of the neighborhood. In addition the scale of the building would both create substantial shading on adjacent properties and would create poor transitional zoning to the single family homes immediately to the west.

While I am not opposed to increased density it is unnecessary to give this project special consideration for increased height. We, the community living in this area, have advocated for the current height limit along Greenwood Avenue. Much of the building stock along Greenwood is of an age and quality that it will begin to come under consideration for redevelopment. This gradual transition will create of density along this corridor at a rate the neighborhood can better accommodate.

A 65' height limit if allowed, would create a canyon like atmosphere along Greenwood in an area where we would like to maintain the strong neighborhood character. Allowing the rezone at this area will set president for future projects seeking the same and this is not in line with my wishes or the wishes of our neighborhood.

Thank you,

Mark Gibbs

Herbaugh, Melinda

From: nancy gohring <nangohring@yahoo.com>
Sent: Wednesday, February 08, 2017 1:23 PM
To: PRC
Subject: Re: building at Greenwood and N. 70th

Thanks and my apologies. The exact address is 7009 Greenwood Ave.

Thanks for forwarding along my comments.

Best,
Nancy

From: PRC <PRC@seattle.gov>
To: nancy gohring <nangohring@yahoo.com>
Sent: Thursday, January 26, 2017 9:22 AM
Subject: RE: building at Greenwood and N. 70th

Please provide the project number or site address so we can forward your comments to the appropriate planner.

Thank you,

PRC Staff

From: nancy gohring [mailto:nangohring@yahoo.com]
Sent: Thursday, January 26, 2017 8:30 AM
To: PRC <PRC@seattle.gov>
Subject: building at Greenwood and N. 70th

I'm writing to express my opposition to the building proposal for Greenwood and N. 70th, specifically the added height request. The building should not be allowed to surpass the current height limit. It would be totally out of scale with the surrounding area -- there's nothing else that tall nearby. I've lived in the neighborhood for more than 15 years and would really love to prevent Phinney/Greenwood from getting that cheap, cavern feel that you have in Ballard when you're surrounded by super tall (cheap looking, but not affordable) apartment buildings.

Thanks

Herbaugh, Melinda

From: Robin Amadon <rlandy@comcast.net>
Sent: Thursday, January 26, 2017 5:09 PM
To: PRC
Subject: #3023260

I am writing to request that this contract rezone to 65 feet and as high as 74 feet when roof top additions are counted be denied—I believe the developer should adhere to the HALA up zone guidelines that in my understanding would limit this building to 55 feet in height.

The community understands the additional request for density but the HALA rezones have been assiduously studied and one-off requests like this serve no purpose.

In addition, the developer must honor the pay-in-lieu fee or self-performance of the affordable units for this increased height. I see no justification for these separate requests via contract rezones and if the HALA up zones are not yet passed in particular areas, then let's respect the great work that has been done to increase density but respect the neighborhood context that creates more but not over-sizing.

Please ask this developer to respect the 55' limit and appropriate FMR.

Thank you,
Robin Landy Amadon
518 N. 64th Street
SEattle, WA. 98103

Herbaugh, Melinda

From: Chris Cunningham <chrisbcunningham@gmail.com>
Sent: Thursday, January 26, 2017 12:36 PM
To: PRC
Subject: Re: PROPOSED REZONE from 40 ft to 65 ft. at Greenwood Ave N and N 70th (former Orowheat site)

Project# 3023260

Thank you!

On Thu, Jan 26, 2017 at 9:22 AM, PRC <PRC@seattle.gov> wrote:

Please provide the project number or site address so we can forward your comments to the appropriate planner.

Thank you,

PRC Staff

From: Chris Cunningham [<mailto:chrisbcunningham@gmail.com>]
Sent: Thursday, January 26, 2017 9:05 AM
To: PRC <PRC@seattle.gov>
Subject: RE: PROPOSED REZONE from 40 ft to 65 ft. at Greenwood Ave N and N 70th (former Orowheat site)

Hello,

I'm writing to urge you not to rezone this area and keep the current height restrictions in place. The Phinney Ridge neighborhood still maintains charm and added height and commercialization to this area will destroy that. Thank you for listening.

Concerned neighbor,

Chris Cunningham
425.444.0508

7030 5th ave nw

Seattle WA 98117

Herbaugh, Melinda

From: Aleen Adams <aleenada@gmail.com>
Sent: Thursday, February 09, 2017 9:49 PM
To: PRC
Subject: Project # 3023260 - 7009 Greenwood Ave

To Whom it May Concern,

I am writing to file a comment about the application to rezone 7009 Greenwood Ave from NC40 to NC65. There has been confusion and different information circulating in the about this property and application and the intended height of the construction - between 55 and 65. I am writing to log my concern and vote against rezoning this to 65ft - a higher height than even the HALA upzone of 55ft, to which many neighbors object within this narrow corridor of Greenwood.

Our Greenwood-Phinney Neighborhood Plan took over a year to complete and we thoroughly debated the issue of the Urban Village boundary and zoning. The Plan did not recommend any zone or height changes for a reason. There was a constant refrain during that time of preventing Greenwood and Phinney Avenue from become a canyon with tall buildings casting long shadows and view blockage from large buildings with no setbacks at the corners.

The rezone criteria are in place to provide a level playing field for property owners and developers. Once a large parcel like 7009 gets an NC65 designation on the city's official Future Land Use Map, other property owners will want the same to build to heights that will protect their future views and be above shadows cast by adjacent buildings. The code does provide some view protection for NC30 and NC40 zones, but NOT NC65. This means no protection for existing residential buildings from future NC2-65 buildings.

It appears that Chad Dale and his like minded Shared Roof investor-owners want to live in Phinney Ridge at this location and that's great. At the PRCC meeting on Tuesday, Chad explained the time line of the rezone process. It will likely take over a year before Shared Roof can get the required City Council approval for the rezone and associated Property Use and Development Agreement. This puts the contract rezone and the Council action to approve the proposed Mandatory Housing Affordability rezone to 55-feet throughout the NC zone on the same trajectory. Then 55 becomes the new level playing field. Assuming that Chad intends, as he stated on Tuesday, to bring Shared Roof back down to 55-feet, why not achieve his objective without the risk inherent in the contract rezone process, and without creating the unwanted precedent of an inappropriate NC2-65 zone being mapped? He can design the building to comply with the future proposed MHA zone and be ready to build with no added delay.

Thank you for recording and considering these comments.

Aleen Adams
(resident at 6525 Greenwood Ave N)

Herbaugh, Melinda

From: nancy gohring <nangohring@yahoo.com>
Sent: Wednesday, February 08, 2017 1:23 PM
To: PRC
Subject: Re: building at Greenwood and N. 70th

Thanks and my apologies. The exact address is 7009 Greenwood Ave.

Thanks for forwarding along my comments.

Best,
Nancy

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To: nancy gohring <nangohring@yahoo.com>
Sent: Thursday, January 26, 2017 9:22 AM
Subject: RE: building at Greenwood and N. 70th

Please provide the project number or site address so we can forward your comments to the appropriate planner.

Thank you,

PRC Staff

From: nancy gohring [mailto:nangohring@yahoo.com]
Sent: Thursday, January 26, 2017 8:30 AM
To: PRC <PRC@seattle.gov>
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Thanks

Herbaugh, Melinda

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Sent: Thursday, January 26, 2017 5:09 PM
To: PRC
Subject: #3023260

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The community understands the additional request for density but the HALA rezones have been assiduously studied and one-off requests like this serve no purpose.

In addition, the developer must honor the pay-in-lieu fee or self-performance of the affordable units for this increased height. I see no justification for these separate requests via contract rezones and if the HALA up zones are not yet passed in particular areas, then let's respect the great work that has been done to increase density but respect the neighborhood context that creates more but not over-sizing.

Please ask this developer to respect the 55' limit and appropriate FMR.

Thank you,
Robin Landy Amadon
518 N. 64th Street
SEattle, WA. 98103

Herbaugh, Melinda

From: Erika Arthun <earthun@hotmail.com>
Sent: Wednesday, February 08, 2017 5:36 PM
To: PRC
Subject: re 7009 Greenwood Ave N

Hello,

As a homeowner near where the development will be at 7009 Greenwood Ave N, I want to express my concerns with the request to see an exception for the current 4 story zoning.

I would ask that you deny the request to extend beyond 4 stories. We will welcome a development in our neighborhood which fits within the current zoning requirements, and don't see a reason why exemptions would be made for this property.

Thanks you for the opportunity to comment.

Erika

Erika Arthun
earthun@hotmail.com
(206) 962-0791

Herbaugh, Melinda

From: Irene Wall <iwall@serv.net>
Sent: Thursday, February 09, 2017 1:16 PM
To: PRC
Cc: King, Lindsay
Subject: Correction to comments on project 3023260 rezone petition
Attachments: Wall Comment on Rezone Petition forProject No. 3023260 (1).pdf; ** Automated Reply
**

Please find attached a corrected edition of comment letter submitted yesterday. Hopefully I've fixed all the irritating typos missed by bleary eyes. The substance is unchanged.

thanks

Irene Wall

February 8, 2017

To: Lindsay King, SCDCI Planner

Re: 7009 Greenwood Ave N proposed contract rezone (Proj. No. 3023260)

This letter is send in opposition to the granting of a rezone petition for the subject parcel from NC2-40 to NC2-65. The rezone criteria are not met and changing the zone height designation on this parcel will have a detrimental, precedential effect that will undermine decisions made by the **Greenwood Phinney Neighborhood Plan** that have stood since 1999 when the plan was adopted by City Council Resolution.

My comments are based on the rezone petition dated December 6, 2016.

The added height is not compatible with the surrounding area or the desired characteristics of our Main Street as expressed in our neighborhood plan and design guidelines.

The added height would further erode the transitions required from the NC zone to the immediately adjacent SF zone. This is currently problematic with the NC2-40 zone and would be made much worse under NC2-65.

The rezone would set a precedent and create the expectation that other parcels should be similarly increased in height and FAR. The Greenwood-Phinney Neighborhood Plan did **not** designate any changes in zoning that would favor this significant deviation in the character of future development along the ridge. All of the goals in our Neighborhood Plan can be met under the current zoning or we would have recommended zone changes. In addition, the rezone to this height is expressly incompatible with Goal PR-P4 in that is not "consistent or compatible with the neighborhood scale and character." The proposer tries to spin this on page 19 regarding criteria E. Neighborhood Plans concerning different height limits responding "The adopted Neighborhood Plan does not make recommendations regarding height limitations."

This is because the plan did not envision or adopt any changes to building heights in the Greenwood-Phinney Urban Village.

View protection provisions available in NC30 and NC40 foot zones do not exist in NC65 zones. This further incentives additional petitions for upzoning adjacent parcels resulting in view wars as develops seek more height to protect their lucrative upper floor and rooftop views.

The proponent fills the petition with arguments about how providing sidewalks, planters and street trees makes this project special and a rezone necessary but they would be required to provide these "amenities" at 40-feet as well. Undergrounding the power lines in front of their building primarily protects their views and does not provide a public benefit. The illusion that "dividing the building into multiple distinct forms" will make it similar to the predominant single and two story commercial buildings is implausible at best. The provision of curb bulbs is not yet approved by SDOT or the Fire Department and may not occur.

The rezone is not needed to meet Comprehensive Plan objectives. As stated in SMC 23.34:

In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly **where existing development is a good measure of the area's overall development potential.** (emphasis added.)

There are currently two residential projects within one block of 7009 under construction or in design review at the NC 2-40 foot height limits. One block south the Fini Condos were constructed under NC2-40. In the Updated September 2014 Seattle 2035 Development Capacity Report prepared by city staff, the Greenwood-Phinney urban village has the capacity to **add 2,295 residential units under current zoning**. There is no justification to upzone this parcel to meet any Comprehensive Plan goals.

Regarding the criteria that service capacities be considered when upzoning, this too is a problem with transit capacity. The route serving the area (Route 5) is already swamped in the peak hours and well into the evening on weeknights.

If the developers wish to take advantage of the potential increase in height to 55-feet under the yet unapproved MHA-R zone changes, they should postpone the project until the Council has acted on the final legislation authorizing that additional height. The EIS for those changes has not been published so analysis of environmental impacts that this project could have is unknown.

This apartment building will contain 33 units but only 20 are actually available for rent since the top two floors, where the referenced "family size" units will be, are to be occupied by the investor group. They pledge to comply with MHA but this means only 1 unit of "affordable" housing will be added. The rental units will not have access to the rooftop amenities which will be for the exclusive use of the owner-occupants. The petition states that they cannot create "family size" units unless the rezone is granted but provide no evidence why units with 2 or more bedrooms could not be built within the existing zoned height.

The primary reason for the rezone request is to make the project more financially attractive to the group of developer-owners. However, they could achieve their goal of creating a condo or cooperative with large unit sizes under the current zoning. Given that the NC-zoned parcel (over 12,000 SF) is unusually large for Phinney Ridge, the additional height and bulk will result in a looming, out of scale development. I was a member of the committee that prepared the Greenwood-Phinney Neighborhood Plan and a recurring (and present) concern of all participants was the future "canyonization" of the ridge with tall building on both sides of our narrow arterial casting long shadows on the sidewalk and neighboring properties.

Please do not recommend this rezone.

Sincerely,



Irene Wall
207 North 60th Street
Seattle, WA 98103

Herbaugh, Melinda

From: Erika Arthun <earthun@hotmail.com>
Sent: Wednesday, February 08, 2017 5:36 PM
To: PRC
Subject: re 7009 Greenwood Ave N

Hello,

As a homeowner near where the development will be at 7009 Greenwood Ave N, I want to express my concerns with the request to see an exception for the current 4 story zoning.

I would ask that you deny the request to extend beyond 4 stories. We will welcome a development in our neighborhood which fits within the current zoning requirements, and don't see a reason why exemptions would be made for this property.

Thanks you for the opportunity to comment.

Erika

*Erika Arthun
earthun@hotmail.com
(206) 962-0791*

Herbaugh, Melinda

From: Esther Bartfeld <ebartfeld@comcast.net>
Sent: Thursday, February 09, 2017 12:10 AM
To: PRC
Subject: comment letter for 7009 Greenwood (#3023260)
Attachments: ltr - 7009 contract rezone comments 2.8.17.pdf

Attached is my comment letter to DENY the proposed rezone of 7009 Greenwood.
Thank you.
-Esther Bartfeld

P.O. Box 31932
Seattle, WA 98103
February 8, 2017

To: Seattle Department of Construction and Land Use
(Transmitted via email to prc@seattle.gov and individual planners at SDCI)

Re: 7009 Greenwood Ave N (#3023260)
Proposed contract rezone and MUP application

Dear SDCI:

I urge you to **REJECT the contract rezone proposal** for 7009 Greenwood Ave N in the Phinney Ridge neighborhood. This parcel should NOT be upzoned to NC2-65 from NC2-40. This letter supplements my August 14, 2016 letter that was submitted before the first EDG meeting on this project, and reflects the new information.

This proposal meets NONE of the code requirements that authorize a contract rezone. Instead, this application is about greed: the applicant has stated at numerous community meetings that it "needs" the rezone to build the type of "nice" building it "desires." Rezones, however, are not granted for the economic benefit of the developer.

The misleading and inaccurate Rezone Application attempts to mask the fact that the applicant is asking to upzone one of the largest commercial parcels in Phinney Ridge, a parcel that lies in the middle of the uniquely narrow Greenwood / Phinney urban village where every single parcel along Greenwood Ave between 65th and 85th is zoned NC2-40, and every single parcel backs up to the SF5000 zone. The Code does not allow a single parcel to be plucked from the middle of a uniformly zoned area and upzoned simply to make a project profitable. To the contrary, to do so would render the Code meaningless, and it would signal that every commercial parcel in Phinney Ridge (and throughout the city) could be upzoned simply by asking.

Specifically, this application should be denied because:

- (1) it does not meet the rezone criteria in SMC 23.34.008 and SMC 23.34.009;
- (2) the proposal is for a 59 foot building, taller than would be allowed under HALA (if HALA ever actually passed) and has a FAR of 4.75, more than would be allowed by HALA ;
- (3) a rezone would eliminate the view-blockage analysis that is required in the NC2-40 zone (but not in NC2-65), and would destroy protected views from surrounding buildings;

(4) it violates the upper level setback requirements of SMC 23.47A.014.B.3 with a five-story, 55 foot wall on the rear property line that abuts the SF5000 zone.

The rezone should not be granted for the following reasons

I. Project Description and Background Information

The proposal is for a 59-foot, five story building on a 12,188 square foot lot on Greenwood Avenue in the single-block wide Phinney/Greenwood Urban Village.¹

The Phinney/Greenwood Urban Village is unique among the city's urban villages in that it is primarily a one block long strip of land running approximately 20 blocks along the arterial at the top of the ridge. See Urban Village map at the end of this letter. The 7009 site lies near in the middle part of the long southern strip. Nothing distinguishes this site from any other commercial parcel in this vicinity.

This parcel is more than 20% larger than the nearby parcel at 6800 Greenwood Ave N (Isola building), a mixed use building with approximately 28 units and onsite parking for almost all residents. That project did NOT request nor "require" a rezone to build large units and onsite parking.

The 7009 MUP application shows a massive building built right to the lot lines in almost all areas. This includes a five story wall right on the property line that separates this parcel from the SF5000 line that abuts the rear boundary. For an easy visual of the proposed height and mass of this building, look at the top of the highest elevator shaft of the Isola building, which stands at 60 feet (according to plans). The 7009 Greenwood project proposes a 59 foot building over virtually ALL of the 12,188 sq foot lot, with elevator shaft, mechanicals, greenhouse, etc rising even higher.

While the application acknowledges that the "owners will live in the project with their families over the long term," it does not disclose that the "owners" are a group of approximately 11 families who have reserved for themselves the entire top two floors, and likely rooftop access as well, according to Chad Dale, who has spoken at several community meetings. Only the lower two floors will be available to rent by members of the public. In other words, this would be a socially stratified building.

¹ Evidently, at the Phinney Ridge Community Council meeting on February 7, 2016 (which I did not attend because I was out of town), one of the owners claimed the building height would now be reduced to 55 feet. But there is no evidence in the record to prove this, and even if there was, that would not change my analysis.

The MUP application does not adequately address the concerns of the Design Review Board after the EDG meeting on August 15, 2016. First, the public park on 70th that was part of the original proposal and applauded by the Board, has been removed, and instead the applicant proposes to build a single family home in the future. Next, there is no thoughtful – or any transition between this structure and the SF zone at the rear property line because the proposal shows the five-story building built right on the property line (a violation of applicable code, as discussed below), and the proposal continues to violate the applicable Design Guidelines. The proposal does NOT comply with SEPA height, bulk, and scale provisions related to zone boundaries as claimed (p7), nor does the proposal address concerns about these issues raised at every community meeting.

II. The proposal does not comply with the requirements for a contract rezone

The proposal fails to meet the criteria for a contract rezone. The most glaring problems are highlighted below.

SMC 23.34.008 A (standards)

The number of units in this building (33, with only 22 available to the public) makes no meaningful difference to justify a rezone. More important, the application misleadingly suggests that the Greenwood/Phinney Urban Village is a Hub Urban Village (page 9-10). It is not.

SMC 23.34.008.C (Zoning History and Precedential Effect)

The applicant's statements that the business district of Phinney/Greenwood historically was zoned to 60' until citywide zoning changes in 1988, and that HALA may upzone urban villages to 55 feet is irrelevant (p10).

Every single parcel along the thin spine of the Greenwood/Phinney Urban Village is zoned NC2-40 (or less), with the exception of a handful of lots around 85th in the Greenwood Town Center, which is treated differently for neighborhood planning purposes. Upzoning the 7009 parcel would unleash a wave of individual parcel upzone requests in Phinney Ridge (and elsewhere) because nothing distinguishes this parcel from any other individual parcel surrounded in its entirety by similarly zoned NC2-40 parcels, all of which about the SF 5000 zone.

SMC 23.34.008E (Zoning Principals and Boundaries)

The applicants have employed a gimmick of acquiring the two SF5000 parcels that about the rear boundary of the NC240 parcel they want to upzone to claim that they have "created a 55-foot wide buffer along the entire western edge of the property..."(p11). Regardless of who owns those lots, they are separate and distinct lots in the SF5000 zone and there is no buffer whatsoever between the massive building proposed and the adjacent SF zone. There are no meaningful

setbacks from adjacent parcels and no gradual transition between zoning categories as required by the code and the applicable design guidelines.

SMC 23.34.008F (Impact Evaluation)

The application claims that the additional height will “not appreciably increase shadows.” (p14). The parcel is on top of Phinney Ridge. Every foot of additional height in a building increases the length of shadows. Whether this building is 55 or 59 feet, it will markedly increase the shadowing on surrounding areas.

The application claims that the recent cleanup of the site and the potential for a MHA city-wide rezone are somehow changed circumstances that justify this upzone. (p16). Building on a formerly vacant site does not justify an upzone. And neither does the potential for city-wide upzones under HALA. To the contrary, those upzones are becoming increasingly fragile as public awareness increases, and opposition increases, and developers threaten suit over a key component of the alleged “Grand Bargain.” In addition, this application seeks more than would be allowed under HALA, both in terms of height (59 feet instead of 55 feet under HALA), and FAR (seeking 4.75 FAR). There fact that someday every NC2-40 parcel in the city may be upzoned cannot justify a premature upzone of a site with no other compelling rezone characteristics.

SMC 23.34.009 (Height limits)

The application misleadingly claims that the additional height it seeks is “consistent with City policies to allow for density in Residential Urban Villages.” (p17). But this project isn’t about density. The building will have 33 units, of which only approximately 22 will be available to the public. In comparison, the Isola building a block away, on a site that is 2000 square feet smaller than this one, has 28 larger units and onsite parking using the NC2-40 zoning.

The application also claims, inaccurately, that it is “consistent with the scale of development that exists, is sensitive to transitions, and is also consistent with the new development proposed for the area.” (p18). To the contrary there is not a single other rezone request in the Greenwood / Phinney Urban Village; there is not a single five story (or 59 foot) building in the Urban Village, and every other new development proposed for the area is for a building in a NC2-40 zone. The 7009 building would loom over all of them.

Section 23.34.009D. requires compatibility with the surrounding area, including specifically a “gradual transition in height and scale and level of activity between zones . . . ” The application misleadingly claims that its oversized building “is consistent with the character of the existing area and provides a gradual

transition in height between the NC2-40 zone and the NC2-65 zone.” That is the wrong comparison. The “gradual transition” is between the NC zone and the SF zone, not the before and after heights of the NC zone. There are no transitions whatsoever between any of the zones as the proposal shows a five story building extending to all property lines.

III. Changing to NC65 zone changes the standard for view blockage from neighboring properties

Parcels that are zoned NC2-40 are only allowed additional height if they do not block the protected views including Greenlake, Cascade Mountains, Olympic Mountains, and Mt. Rainier. SMC 23.47A.012.A.1.c. If the 7009 parcel is upzoned to NC2-65, those protections will not apply because there are no such requirements in that zone. In other words, this building will be allowed to be substantially higher than any other building in Phinney Ridge and block the protected views of the NC2-40 parcels across the street. Their protected views would not be blocked if the parcel remained NC2-40.

IV. Building as presented in MUP violates applicable rear setback requirements

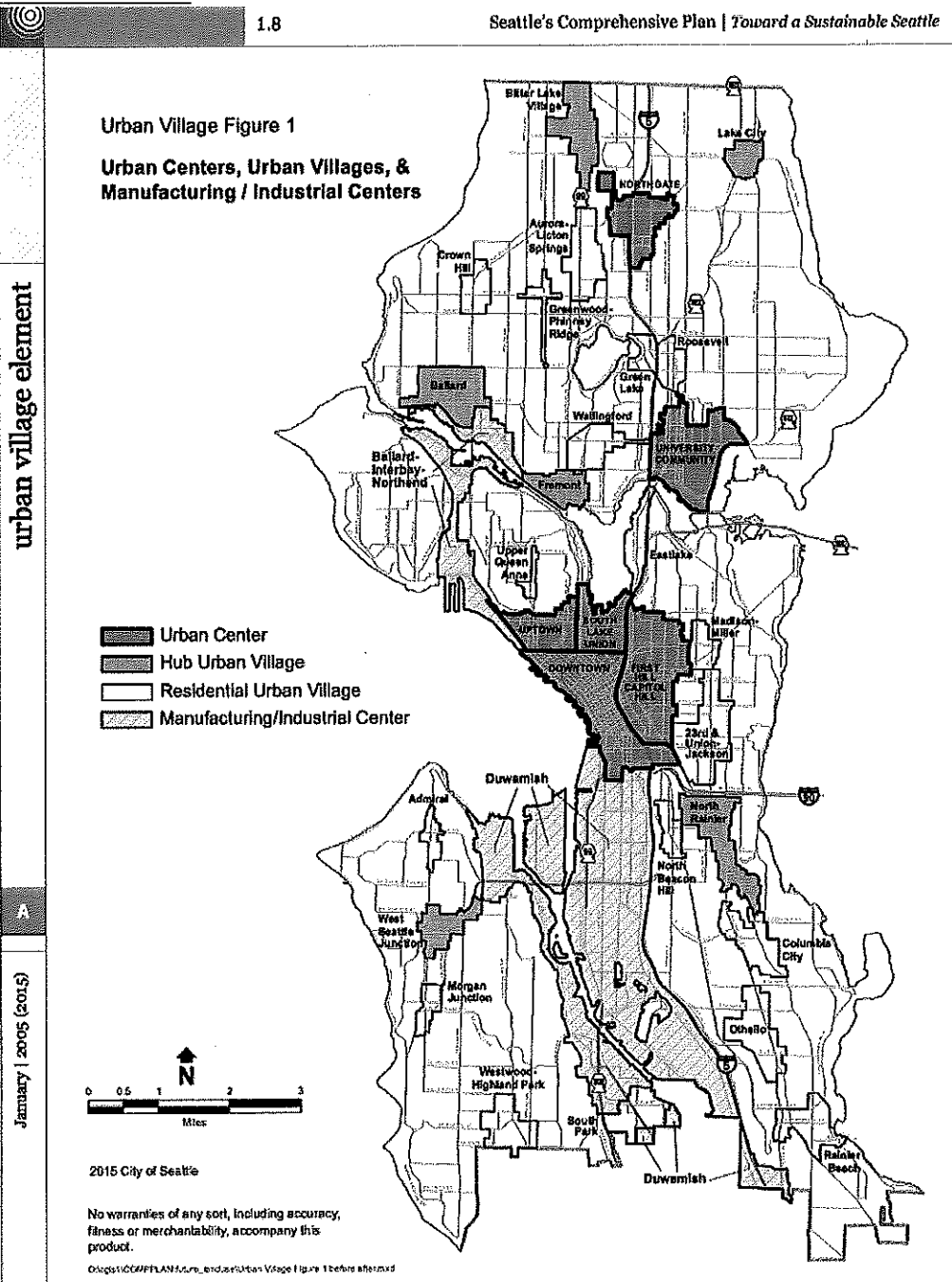
The MUP drawings show the building with five stories built right on the rear property line. This violates the upper level setback requirements in SMC 23.47A.014.B.3 that require 15 foot upper level setbacks when a commercial parcel abuts a single family zone. The gimmick of acquiring the SF5000 parcels that abut the NC parcel and calling the whole area the “development site” when in fact the two single family parcels will remain stand-alone SF parcels (including the option to build on one of them) does not wipe out the requirement for upper level setbacks.

For all of these reasons, this rezone should be denied.

Sincerely,

/via email

Esther Bartfeld
Phinney Ridge resident



From: Katy Hanson
To: PRC
Subject: Project # 3023260 - 7009 Greenwood Ave N
Date: Monday, February 06, 2017 4:46:45 PM

To whom it may concern,
I'm writing again to express my deep opposition to the proposed height increase from 4 stories to 6 in the development at 7009 Greenwood Ave N. The town center of the Greenwood/Phinney neighborhood is at Greenwood & 85th. The town center is zoned for buildings of this height and that is where they should stay. The lot in question backs directly against single family homes and a residential area. This is not the location for a building of this magnitude. Additionally, I'm concerned that a precedent would be set by allowing this height into an area that is only zoned for 4 stories. Future developers may see this and press for developments of 6 stories. This would greatly impact the charming feel of this stretch of Greenwood and increase the density past what the infrastructure can accommodate.

Thank you for your consideration,
Katy Hanson

From: Mannfried Funk
To: PRC
Subject: project # 3023260. The project address is 7009 Greenwood Ave N.
Date: Monday, February 06, 2017 5:30:28 PM

Dear Sirs,

I am writing as a home owner and community member in the Phinney Ridge neighborhood.
regarding project # 3023260. The project address is 7009 Greenwood Ave N.

It is disappointing that when developers find a place of beauty with a strong neighborhood identity it becomes to them an opportunity only to seek benefit and thusly damage the very thing they sell. There is certainly no reason to make exceptions in favor of height or size with this project, none to preserve the neighborhood's value. Increased size, especially any beyond current code, is ill conceived and I want to express my strongest opposition to that happening.

Respectfully,

Mannfried Funk
6706 Sycamore Ave NW
Seattle, WA 98119

Mannfried Funk
Cell and Text 206-235-2321

This e-mail was in whole or in part composed using speech recognition software and may contain missed typographical errors. If you find one that obscures meaning, please request clarification.

From: Jeffrey Camm
To: [PRC](#)
Subject: Project #3023260
Date: Monday, February 06, 2017 6:50:06 PM

I am writing to comment on Project #3023260 at 7009 Greenwood Ave. N.

I realize that we need residences that are affordable and that a city that is building is a city that is alive. I commend the developers for providing some parking for the occupants as this is becoming a problem within our city. I question waiving the current height restrictions on such building. This is still a "neighborhood" whose primary occupants are single family homes. Higher density living is inevitable- but changing the zoning goes beyond the interests of the current (tax-paying) population in that neighborhood.

Jeffrey Camm
7001 Sycamore Av NW
Seattle, 98117

From: marcia kuszmaul
To: PRC
Subject: Project # 3023260, 7009 Greenwood Ave N.
Date: Monday, February 06, 2017 7:05:56 PM

I'm writing with specific concern for the height of the project in development at 7009 Greenwood Ave. N. I am a property owner near this location (6706 Sycamore NW).

I understand that the developer is seeking an exception for the current 4-story zoning to be set aside in favor of a 6-story building.

The current zoning, no doubt, is in place to ensure that development is consistent and appropriate to the area. The need for such zoning restriction has not changed so there can be no rationale other than profit to start making exceptions merely because a developer seeks one.

One only needs to look at Ballard to see how taller buildings drastically change the character of a neighborhood. The Phinney Ridge neighborhood is a much sought after area exactly because it is a neighborhood with the scale of a neighborhood. As more and more tall buildings creep in, it will lose its distinction and desirability

Please do not suspend the zoning on this lot to help preserve our neighborhood.

Thanks for your consideration,

Marcia Kuszmaul
6706 Sycamore Ave NW, Seattle

From: Fstriegl@aol.com
To: [PRC](#)
Cc: [Fstriegl@aol.com](#)
Subject: Comments on Land Use Application - Project: 3023260, Bulletin date: 12/26/2016
Date: Monday, February 06, 2017 9:49:26 PM

I'm very concerned about the potential rezone and design of this property and hope the following specific points are considered:

- the ridgeline along greenwood ave is small scale with 40' max. This contributes to the character of the neighborhood as mixed urban and single family homes...the surrounding areas are predominately single family.
 - I don't believe the project has any accomodation for setbacks and for a building this size, butting directly up to single family homes, this is a huge impact
 - given the value of light in the city of Seattle, it is appalling to allow a building of this size on the top of the ridge, thereby reducing access to light to the entire hillside below...which are single family homes existing for over 100 years.
 - the precedence of approval of this project needs to be considered. Will then houses on its west slope apply to go beyond current restrictions? And then beyond that. It is a slippery slope.
- The height restriction of 45' is there for a reason and should be maintained. We can develop and continue to increase density and urbanization without totally abandoning the historical character of a small minimally commercial zone.

Thank you for considering. I urge you to restrict the height of this building to current zoned levels.

-

Herbaugh, Melinda

From: nhorman@comcast.net
Sent: Sunday, January 29, 2017 12:58 PM
To: PRC
Subject: rezone at N 70th and Greenwood

I thought the "self" rezone was set at 55 ft. But I agree with others - the top of Phinney Ridge is not the place for higher than four stories. And a rezone for one will be the start of a series along the ridge.

By the way - what happened to the requirement that rezone approvals required extra fees for low-income housing elsewhere in the city?

Nancy Horman

