

Dela Cruz, Jeff

From: Henry & Ava <henryava@comcast.net>
Sent: Monday, May 01, 2017 6:00 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 development design for the nearby property at 7009 Greenwood Ave N (SDIC Project # 3023260). I have commented previously on the project via the PRC.

I continue to be 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. This type of housing brings families and couples into Phinney Ridge with prospects for neighborhood integration and commitment to Phinney Ridge family atmosphere (in stark contrast for example with the proposed Phinney Flats development). would like to see tightened up a bit. I am pleased that the original design has been reduced in height, and is now self-limited to 55 feet.

My support for the project is consistent my expectation 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 4.0. This is slightly larger than the proposed HALA FAR of 3.75 for "NC-55" buildings. However a FAR of 4.0 lies below the line when interpolating between the current NC-40 and NC-65 SMC FARs, so I believe there is no problem with the design's FAR. I would like to see the DRC look at more architectural modulation on the west side and other consideration for transition to the occupied SF lots to the west.

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.

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

Dela Cruz, Jeff

From: Jen Picken <pickenjen14@gmail.com>
Sent: Monday, May 01, 2017 6:43 PM
To: PRC
Subject: Project: 3023260

Hello,

I am writing regarding Project 3023260, a proposed new development at 7009 Greenwood Ave N. My concern is the height of the development. The request is for a 65' building. Zoning in the area requires a 40' height limit. Please reduce the height of the building to meet the zoning requirements. Or move this development to an area north of 85th that is zoned for this height.

The Phinney Ridge neighborhood is so popular among people because of it's walkability, easy access and quaint feel. A 65' building would tower above the streets creating a canyon effect and loss of light. And it does not fit with the neighborhood aesthetics.

Thank you,
Jen Picken

From: [Annette Lund](#)
To: [PRC](#)
Subject: 7009 Greenwood proposed 65 ft height
Date: Monday, August 22, 2016 10:15:38 PM

6 stories is too tall for this neighborhood. Everything else on the ridge south of 85th St is no higher than 4 stories. Having 6 story buildings on this narrow ridge will cast shadows and change the character of the neighborhood. There are more suitable areas for 6 story buildings such as north of 85th, Ballard, Fremont, the University District, South Capitol Hill, and Downtown. Those areas are have a large land mass.

The Phinney Ridge Urban Village south of 85th is a VERY NARROW STRIP. Not good for a 6 story structure. Please listen to the people who live in the neighborhood and know it well. Thoughtful people are very concerned about the excessive height.

Thank you,
Annette Lund

From: Jen - Personal II
To: Gonzales_Cunneutubby, Reta; PRC
Subject: RE: City of Seattle DCI Notice #3023260 - December 26, 2016
Date: Tuesday, December 27, 2016 5:38:27 PM
Attachments: [image001.png](#)
[image003.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)

Yuck!!! 65 feet is shameful., Jennifer Boyce, greenwood/Phinney resident

From: Gonzales Cunneutubby, Reta [<mailto:Reta.Gonzales@Seattle.Gov>]
Sent: Tuesday, December 27, 2016 8:04 AM
To: Gonzales Cunneutubby, Reta <Reta.Gonzales@Seattle.Gov>
Subject: City of Seattle DCI Notice #3023260 - December 26, 2016

Please see attached Notice published on **December 26, 2016**.

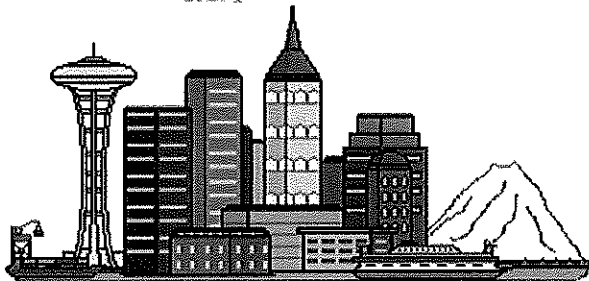
1 Notice attached

This notice is being sent as you are: an applicant; a board member; a SEPA agency; or a party of record (you attended and signed in at a meeting or emailed/mailed in comments) for this project.

Thanks,



City of Seattle [Department of Construction and Inspections](#)
Public Resource Center
700 Fifth Avenue, Suite 2000
PO Box 34019, Seattle, WA 98124-4019
PRC@seattle.gov



"As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities."

From: Matt Currey
To: PRC
Subject: Project 3023260 (7009 Greenwood Ave. North)
Date: Tuesday, December 27, 2016 8:58:39 PM

Hi there,

I only recently learned about the proposed project at 7009 Greenwood (project 3023260), and would like to write in **strong support** of this project.

I am unaffiliated with the project in any way, and am a homeowner in north Ballard, near Greenwood. I do know the Phinney Neighborhood Association is pretty conservative when it comes to density. I am unsure what their position has been on this development specifically, but please know they do not necessarily reflect the views of the majority of people in the area. I've spoken with many people who would like to see more "smart growth", with developments that strive to enhance the livability of the immediate neighborhood.

I'm keeping this brief, but in broad strokes, I'm pleased with:

- 1) This being a multi-family oriented development, with various unit sizes
- 2) (I believe) is owner-occupied development, not rentals, which I support
- 3) Placing density on an arterial, near transit, at the top of the hill

I'd personally like to see this building be done with concrete as opposed to wood frame. I've seen both 5 and 6 stories mentioned. I see 6 stories as still "human scale" and imagine 6 stories would increase the likelihood of concrete vs wood frame, which will increase the permanence and quality of the building. I'd rather see a taller building with setbacks from Greenwood Ave on upper floors rather than a less tall building with no setbacks.

Thank you,

Matthew Currey
Seattle resident and homeowner

Dela Cruz, Jeff

From: lee@destinationtiki.com
Sent: Wednesday, January 04, 2017 8:45 AM
To: PRC
Subject: Comments on Land Use Application - Project: 3023260, Bulletin date: 12/26/2016

I can't find renderings on the revised project online with the developer. I don't have any specific issue with the 65' rezoning request on the Greenwood side of the project however now that the parcel has been added off Palatine I have concerns. The rezoning request appears to be asking for a 65' height on all the parcels and a building of that size directly abutting a residential street seems inappropriate and significantly out a character with the neighborhood. The church down the street may be of similar size but has pleasing, interesting and neighborhood appropriate architectural details that would be in sharp contrast to the monolithic boxes modern developments tend to be.

Lee Storgaard
7029 Palatine Ave N, Seattle, WA 98103

Dela Cruz, Jeff

From: martin thenell <martin.thenell@gmail.com>
Sent: Sunday, January 01, 2017 12:07 PM
To: PRC
Subject: No 2-65

There are many other areas of Seattle, specifically Aurora Ave that could be used for this type of development. This rezone should be flatly denied. There is not adequate space for this type of development. Seattle city council is so far off base in their governing of this city ... lets not follow suit.

Dela Cruz, Jeff

From: martin thenell <martin.thenell@gmail.com>
Sent: Sunday, January 01, 2017 12:00 PM
To: PRC
Subject: NO 2-65

Greenwood Ave is not the place for this type of development.

Herbaugh, Melinda

From: Galen Ward <galenward@gmail.com>
Sent: Tuesday, November 01, 2016 3:52 PM
To: PRC
Subject: In support of Shared Roof project at 70th and Greenwood

Hi, I live in Phinney Ridge and I am very hopeful the shared roof project will be built. It will add a lot of much needed housing to the neighborhood and will be a great addition to the community.

Thanks!

-Galen Ward

(project number 3023260)

«ADDRESSEE»
«ADDRESSEE2»
«ADDRESS»
«CITYSTATE» «ZIP»

XX

If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Seattle Department of Construction and Inspections, 700 5th Ave Ste 2000, PO Box 34019, Seattle, Washington 98124-4019 or e-mail PRC@seattle.gov

Name: Shawn Baz Project #3023260 - Lindsay King, 22nd Fl

Address: 6407 Greenwood Ave N
Seattle Zip: 98103

Email Address: Shawn.M.Baz@gmail.com

Comment: I support the project design
except for one element
I object to allowing height increase.
I would like the height to remain
to our existing code limit.

Dela Cruz, Jeff

From: Shawn Baz <shawn.m.baz@gmail.com>
Sent: Sunday, January 01, 2017 4:44 PM
To: PRC
Subject: Comment on Project #3023260 Lindsay King
Attachments: Project 70th & Greenwood0001.pdf

Attached is the form provided to comment on the project. It has my support except the building height is too high. The height limit should remain as it is in the code right now.

Shawn Baz <<...>>

Herbaugh, Melinda

From: ronrobl@aol.com
Sent: Friday, December 02, 2016 4:36 PM
To: PRC
Subject: PROJECT AT 70TH AND GREENWOOD

prc@seattle.com

Project # 3023260

My wife and I as residents of 68th and Greenwood are writing to strongly support the Shared Roof project at 70th and Greenwood Ave North.

I believe this project offers an opportunity for the community to have a well-designed mixed-use building with distinctive design features that will complement the wide-ranging mix of buildings along Greenwood Avenue.

In particular the following are some of the reasons we strongly support this project:

- Developer is willing to work with and listen to the community.
- Developer agreed to reduce height to a 5-story building.
- Good access on both Greenwood Ave and North 70,
- Atrium concept in building.
- Superior quality building materials
- Family size units up to four bedrooms.
- Parking for approx. 30 automobiles.
- Support for affordable housing units.

As the former owners of Greenwood True Value Hardware, 72nd and Greenwood and present owners of a mixed use building further north on Greenwood Ave we laud the concept of Shared Roof project. With our background in retail we think the arrangement of the retail space a highly innovative and laudable idea. By thinking out of the box it may encourage a resurgence of some small businesses we and many neighborhoods across the city have lost.

Most communities around Seattle are and should be concerned about density and affordability. This looks to be by far one of the better project being proposed.

This project will be an excellent addition to Phinney Ridge neighborhood, blending the new with the old nicely. We hope it will be approved so we all can move forward.

Sincerely,
Ron and Robyn Lewis
6801 Greenwood Ave No #403
Seattle, WA 98103

Herbaugh, Melinda

From: Jeff Reibman <jreibman@weberthompson.com>
Sent: Sunday, December 04, 2016 4:32 PM
To: PRC
Subject: FW: MUP #3023260 Letter of Support

E-mail below bounced from PRC address. Trying again...

JEFF REIBMAN AIA, LEED® AP
Principal

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Monday, Dec. 26th - Monday, Jan. 2nd

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From: Jeff Reibman
Sent: Sunday, December 04, 2016 4:29 PM
To: 'prc@seattle.com' <prc@seattle.com>; 'lindsay.king@seattle.gov' <lindsay.king@seattle.gov>
Subject: MUP #3023260 Letter of Support

Dear Ms. King and other SDCI Staff

I am writing to express my support for the project at 7009 Greenwood Ave N, also known as Shared Roof. The project proposes a contract rezone to effectively comply with the proposed HALA zoning changes prior to their taking effect. I support the HALA proposals and hope to see them take effect soon.

As a neighborhood resident who lives 1 block from the project site, an architect specializing in urban multifamily housing and as a member of the Phinney Ridge Community Council board I hope you will consider my support to be well informed and highly relevant. I must stress however that I write as an individual and represent only my own opinion, not that of the PRCC Board or my firm Weber Thompson.

The development team has gone out of their way to engage the community and has proven themselves to be responsive to the feedback they have received. They are working with a top-notch consultant team and have demonstrated a commitment to a high quality, well designed project.

This building will be the first built to 55' on Greenwood Ave and will thus become an important part of the context for future development once HALA is in place. I believe we have an opportunity to set a high bar for design and quality with this project which will benefit the neighborhood for years to come.

The current zoning with its 40' height limit has proven problematic because the yield is too low to support the cost of underground parking with current construction costs and traditional apartment units. As a result all recent projects in the area have either been luxury condos which do nothing to improve housing access in the neighborhood or 100 % SEDU projects with no parking. Though I don't oppose either of these project types they do not represent the broad mix of housing our neighborhood needs. 7009 Greenwood by contract proposes a wide range of apartment sizes including much needed 3 bedroom units and appropriate levels of parking on site. In addition they have committed to providing affordable units on site rather than paying fees-in-lieu.

For these reasons I support the project and hope to see the Rezone and entitlement approved. I believe the project should be required to provide the affordable units on site and that they should be representative of the overall unit mix as a condition of the rezone and that the height should be limited to 55' as proposed.

There are also a couple of items I would support as conditions of the rezone if the applicant is willing to consider them. My support is not dependent on these items but hope that they might be incorporated:

- 1) A meaningful sustainability standard such as LEED Silver or better, Passive House, or equivalent.
- 2) Site specific height measurement limiting the project to 55' from sidewalk at Greenwood Ave to Roof Sheathing rather than measurement from avg. grade plane as typical.
- 3) High quality retail including a variety of sized spaces and a permanent requirement that required transparency be maintained.

Thank you for your time and for considering of my support for this project.

Jeff Reibman
7015 Palatine Ave N.

JEFF REIBMAN AIA, LEED® AP
Principal

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Herbaugh, Melinda

From: David Simons <davidpsimons@gmail.com>
Sent: Saturday, December 03, 2016 11:14 PM
To: PRC
Cc: info@sharedroofseattle.com
Subject: letter of support for project 3023260

I'm writing in support of the project (#3023260) under way for the development of 7009 Greenwood Ave in Seattle, in the heart of Phinney Ridge.

I live with my family less than a block away at 6753 Palatine Ave N, so this project will have a significant impact on our immediate vicinity.

I thought the earlier 6-story proposal was too high, so I was happy to see it reduced to 5-stories after meeting with neighbors. This wasn't the only change made in response to neighborhood input. It's so refreshing to have a developer who listens and responds to neighborhood feedback.

The project's planned mix of differently-sized multi-bedroom units with parking will work well in our neighborhood, in stark contrast to some other nearby developments with tiny rooms, shared kitchens, and no parking. Lack of parking is bad for businesses and a daily drain on residents and their visitors.

I know it's not a significant portion of the project, but I do appreciate that some of the units are set aside for low-income families.

Having seen the previous work that the the developer has been involved with, I'm sure this development will be an asset to our neighborhood. I just wish we could influence all the other developers to be so responsive & thoughtful in their approach to building here in Phinney Ridge — and whole city of Seattle.

Sincerely,
David Simons
Homeowner

Herbaugh, Melinda

From: Ellen Smith <smithem55@gmail.com>
Sent: Friday, January 13, 2017 10:50 AM
To: PRC
Subject: Project #3023260 Attn. Lindsay King, 22nd floor

Re. Project #3023260, email notice received Jan. 12, 2017, Revision to application.

I submitted written comments on this project by mail 1/3/2017.

I see no change in this Revised application, other than a new date for comments until 1/27/2017.

The Council Land Use Action has not changed: to rezone the parcel from Neighborhood Commercial 2-40' (NC2-40) to Neighborhood Commercial 2-65' (NC2-65) to allow a 5-story building with 33 apartments, ground level retail, and below grade parking for 28 vehicles.

I repeat my comments:

I strongly object to this proposed rezone to NC2-65 (5 stories). The entire Phinney/Greenwood corridor from 50th to 85th (except the Norse Home) is NC2-40, 4 stories, giving the neighborhood a uniform, livable character. I support increased density in this corridor and I applaud the inclusion of a reasonable number of parking spaces in this proposal. But -- please do not set a precedent for taller buildings that will change the character of this outstanding neighborhood.

Please incorporate my comments in your review. Thank you.

Ellen Smith
7116 Greenwood Ave N #402
Seattle, WA 98103
smithem55@gmail.com

Dela Cruz, Jeff

From: Patricia <pmak2@msn.com>
Sent: Sunday, January 22, 2017 12:27 PM
To: PRC
Subject: Project 3023260 Comment

Department of Construction and Inspections:

I co-own the 6817 Greenwood Ave N property which is utilized for commercial purposes. I object to changing the zoning of the 7009 Greenwood Ave N property to NC2-65' from NC2-40'. Currently, the neighborhood zoning benefits compatible use for both commercial and single family purposes. Density has increased over prior years via development of Greenwood Avenue with additional apartments and condominiums meeting the 40' height limit. Furthering density with additional 40' buildings does not change the character of the neighborhood and yet allows for single family residents to be respected as more residents are added to the area.

I was unable to find information on the public park space proposed as to who will maintain the area, who can use it and what will be done to prevent this area from becoming a neglected and misused lot. Regardless, my support would be for this lot to house a single family residence furthering the buffer zone for the 202 N 70th residence and the other single family residences on Palatine North.

Finally, I oppose any change of the zoning for 7010 Palatine Ave N from its existing single family zoning designation.

Thank you for considering my comments.

Respectfully,

Patricia Kalafus

Dela Cruz, Jeff

From: Patricia <pmak2@msn.com>
Sent: Sunday, January 22, 2017 1:10 PM
To: PRC
Subject: Project 3023260 comment

Seattle Department of Construction and Inspections

We are the owners of 7019 Palatine Ave North, a single family residence located one block west of the proposed 7009 Greenwood Ave N project. We only would support a revision of the NC2-40' zoning to the height limit of 55' measuring from the sidewalk to the roof sheathing. If not 55' then we want the zoning to remain at NC2-40'. The NC2-65' is simply too high for this area of Greenwood. We believe the NC2-40 is adequate for this area and the developer knew this at the time of purchase. We are sure they ran the profit numbers on the property at NC2-40 and purchased it with this in mind.

Adding density to the neighborhood with NC2-40' buildings has been ongoing and allows for a balance between density and single family residences. It retains and supports commercial purposes yet keeps the intimacy of a neighborhood. Having a balance of low, medium and high density use is already accommodated in the Phinney/Greenwood/Greenlake areas and does not need rebalancing. Increased height zoning and density is already allowed in the 85th/Greenwood corridor. Zoning variances on one property then spread to other nearby properties as permit agencies have little precedence to deny one property over another when giving variances. I am very concerned this zoning would encourage other near properties targeted for development to be given NC2-65' variances.

We are opposed to any change in the zoning for the 7010 Palatine Ave N property. It seems that this SF zoned property would be included in the zoning request for NC2-40 or NC2-65. Possibly we are in error on this, but if it simply is a "promise" by the developer, it could be easily changed in the future. Hopefully, the 7010 Palatine Ave N property designation as SF would be maintained in any written permit process associated with 7009 Greenwood N development.

Finally, we support the construction of a newly built single family residence immediately adjacent to 202 N 70th as a buffer to the single family homes on Palatine. This is the use designated on the existing permit signage on the 7009 property. If this is not the designation approved, clarity on whether the proposed park is for the general public or the use of the residents of the development at 7009 is needed. If approved as a park, then I support a public park specifically funded and maintained by the development owners since public funding is inadequate for existing public parks.

Thank you for considering our comments.

Sincerely,

Patricia Kalafus and Jan Chiles

Dela Cruz, Jeff

From: Rhonda Sable <rhondasable@gmail.com>
Sent: Sunday, January 22, 2017 2:54 PM
To: PRC
Subject: Homeowners comments on Project 3023260
Attachments: Project # 3023260.docx

To: Seattle Department of Construction and Inspections

Attention: Public Resource Center

Regarding: Project # 3023260, Address: 7009 Greenwood Ave N

Date 1/22/2017

We are Homeowners, located at 7027 Palatine Ave. N. and have owned and resided in this property for almost 40 years.

We have received a copy of the Revised Notice of Application for Project 3023260 located at 7009 Greenwood Ave. N.

It seems to indicate that the project now involves the removal of a single family house located at 7010 Palatine Ave. N, along with a zoning change to accommodate expansion of the 5-story 7009 Greenwood Ave. N project to include the 7010 Palatine Ave N. property.

This would be a gross intrusion of a 5-story mixed use commercial building into an all single family residential block. It is entirely out of place and will significantly and negatively impact the character of this block. In recent years, increased traffic and lack of on street parking has gotten consistently worse and dangerous on this once quiet street. We are dismayed and outraged that the city would allow the zoning of one single family home lot to expand in order to allow a 5 story project onto a residential block.

We have looked at the developers website and there is no information pertaining to the property at 7010 Palatine Ave N and the related proposal to re zone.

Sincerely,

Robert C. Hanson

Rhonda J Sable

206-783-3691

rhondasable@gmail.com

To: Seattle Department of Construction and Inspections
Attention: Public Resource Center

Regarding: Project # 3023260, Address: 7009 Greenwood Ave N

Date 1/22/2017

We are Homeowners, located at 7027 Palatine Ave. N. and have owned and resided in this property for almost 40 years.

We have received a copy of the Revised Notice of Application for Project 3023260 located at 7009 Greenwood Ave. N.

It seems to indicate that the project now involves the removal of a single family house located at 7010 Palatine Ave. N, along with a zoning change to accommodate expansion of the 5-story 7009 Greenwood Ave. N project to include the 7010 Palatine Ave N. property.

This would be a gross intrusion of a 5-story mixed use commercial building into an all single family residential block. It is entirely out of place and will significantly and negatively impact the character of this block. In recent years, increased traffic and lack of on street parking has gotten consistently worse and dangerous on this once quiet street. We are dismayed and outraged that the city would allow the zoning of one single family home lot to expand in order to allow a 5 story project onto a residential block.

We have looked at the developers website and there is no information pertaining to the property at 7010 Palatine Ave N and the related proposal to re zone.

Sincerely,
Robert C. Hanson
Rhonda J Sable
206-783-3691
rhondasable@gmail.com

From: NEAL M SHAY
To: PRC
Subject: Project #3023260
Date: Monday, December 05, 2016 5:54:17 PM

Hello,

My wife and I reside at the Fini Condominiums on 68th and Greenwood, 1 block south of the subject Project. I am sending this email to express our strong support for the Project to be built, as designed for five plus (5) stories.

I am, also, the current Board President of the Fini Condominiums.

After several presentations by the Developer, I find the concept of the mixed-use building to be innovative and distinctive with a lot of character that will fit in with the neighborhood. Not only that, but the Project as designed, is far and above some other projects that have been approved, or are in the approval process. The Developer has listened to the community and has made several concessions to the community.

Also, the concept of the Developer and partners living at the Project is a huge plus to the community.

As to the retail space, I am a retired Division Retail Manager for a chain of retail stores in three states. I find that their concept of a couple of Anchor Retail units and several smaller retail stores or office space to be innovative. The open air concept of the design would draw in customers and provide a vibrant retail space.

In closing, I want to express our whole hearted support for this project and hope, and anticipate an approval so that the Project can move forward.

Sincerely,

Neal and Joy Shay
6801 Greenwood Ave N #316
Seattle, WA 98103

Eric Hadden
318 N 71st Street
Seattle, WA 98103

December 5, 2016

To Whom It May Concern:

I am writing to show my support of the contract rezone and the proposed project at N 70th Street and Greenwood Avenue in Phinney Ridge (Project 3023260). My wife, twin sons, and I live at 318 N 71st Street, just across Greenwood Avenue from the site, so I know this corner well. I walk by it on my way to catch the bus in the mornings or on the weekends with my boys on our way to the Phinney Center. Our family loves living on this quaint stretch of Greenwood Ave, and we are happy to see the potential of this site unlocked with a thoughtful and creative project like the one being proposed by the project team.

I appreciate how engaged the project team has been with the community and how thoughtful they have been in responding to the concerns of their future neighbors. A good example of this is their working to find a solution to the concern over height. I also appreciate the proposed project's focus on neighborhood scale retail to enliven a gap on an otherwise active streetscape. I look forward to a vibrant retail experience similar to other successful projects this team has developed in similar neighborhoods around Seattle.

With upzones being evaluated for the Phinney-Greenwood Urban Village, this contract rezone has the potential to set a high standard for future developments along Greenwood and Phinney Ave. If the contract rezone is not approved, there will be others that will set a precedent – one that may not enrich the neighborhood in the same way this project can.

I am hopeful that the contract rezone is approved and the project can move forward. Thank you for your time and consideration.

Sincerely,



Eric Hadden

XX

If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Seattle Department of Construction and Inspections, 700 5th Ave Ste 2000, PO Box 34019, Seattle, Washington 98124-4019 or e-mail PRC@seattle.gov

RECEIVED
JAN 17 2011
REC'D
BY

Name: Rosemary Levasseur Project #3023260 - Lindsay King, 22nd Fl

Address: 7017 GREENWOOD AVE N; Apt 307
Seattle Zip: 98103

Email Address: Levasseur12@gmail.com

Comment: I object to a rezone. We
have already been subjected to
NON-STOP construction within a
2 Block radius for years. My
driveway is repeatedly blocked by
CARS desperate for parking. More
businesses on this block will make that worse.

Dela Cruz, Jeff

From: chris@hugginsandsons.com
Sent: Friday, January 20, 2017 1:05 PM
To: PRC
Cc: chris@hugginsandsons.com
Subject: Comments on Land Use Application - Project: 3023260, Bulletin date: 01/12/2017

My family has been a nearby resident for over 20 years and are STRONGLY opposed to the zoning changes being considered for this project. Development and zoning cannot become a piecemeal, favor-trading affair. We have perfectly clear and understood zoning, any developer is smart enough to know what they have to work with. We don't think the City should allow developer interests to sway policy, especially by preying on the cities political sensitivity around the lack of "affordable" housing. There are many examples of multi-story residential buildings on the street that seem to have been fine working within the development restrictions.

Dela Cruz, Jeff

From: tdonnelly727@gmail.com
Sent: Friday, January 20, 2017 5:53 PM
To: PRC
Cc: tdonnelly727@gmail.com
Subject: Comments on Land Use Application - Project: 3023260, Bulletin date: 01/12/2017

I would like to go back to the original point that a 65 ft building at this location is far, far out of scale for the neighborhood. It will shadow both the East and West sides of Phinney ridge.

I am sure the litany is that the developers will provide "X" units of affordable housing. The City Council and planning commission will promptly allow the developer to "buy out" of the commitment to provide affordable units in the building itself in perpetuity and the units will, if ever, be built along with the other "buy out" units in the Rainier Valley where we will have a collection of government housing reminiscent of the East Coast projects that have spawned such awful crime ridden conditions.

I am quite certain the ship has actually sailed on the up zone no matter what the area residents might say, but it is not too late to make the developer provide local affordable housing so people can remain near their jobs and services.

Herbaugh, Melinda

From: Jeff Boutel <jeffboutel@gmail.com>
Sent: Thursday, January 12, 2017 5:02 PM
To: PRC
Subject: DCI Notice#3023260

Dear Dept. of Construction,

i live at 6557 Palatine Av. N., which is on the corner of 67th St. and Palatine. I and my family moved to this location in 2006, and since 2011 we have been experiencing increasing difficulty finding a place to park in front of our house. My concern is that allowing developers to increase building heights on Greenwood Ave. will only make this problem worse. It should also be appreciated that Greenwood Ave.

is a one way street, going north and south, and traffic along this corridor is already becoming heavy, especially at rush hours. By maintaining building heights and density to current levels, we can save Greenwood Ave from gridlock and save the charming character of our neighborhood.

Sincerely yours, G. Jeff

Boutel

Herbaugh, Melinda

From: Tina Swenson <rask.swenson@gmail.com>
Sent: Wednesday, February 08, 2017 11:41 AM
To: PRC
Subject: Comments on Project #3023260

Project #3023260
Address: 7009 Greenwood Ave N

I am writing to ask you to DENY the request to extend the height of this project. The additional floors would ruin the ridgeline and take away the sunshine and feeling of openness that makes this such a wonderful place to live. There is already an issue with parking and this will only exacerbate the problem. The developer needs to abide by the zoning regulations just like everyone else in the community.

Tina Swenson
6710 Sycamore Ave NW

Herbaugh, Melinda

From: duncangriffinarch@gmail.com
Sent: Tuesday, February 07, 2017 10:39 PM
To: PRC
Cc: duncangriffinarch@gmail.com
Subject: Comments on Land Use Application - Project: 3023260, Bulletin date: 01/12/2017

I appreciate the ways that this project benefits the community in providing a carefully designed development with a diversity of unit sizes and parking spaces which are not required. However, to receive the added height associated with the anticipated future HALA limits, I believe this development should also serve our city's sustainability goals, as the height allowance will likely embed this building into our community for many generations. Therefore I believe that it should be required to meet the performance requirements associated with the next version of the Seattle Energy Code, which would be in force when the HALA agreement is finally settled. This would be equitable with other projects governed by HALA, and given that high performance has been represented as a goal of this project, should be an option available within their design parameters.

Herbaugh, Melinda

From: Irene Wall <iwall@serv.net>
Sent: Thursday, February 09, 2017 12:25 AM
To: PRC
Cc: King, Lindsay
Subject: Comment on Rezone Petition for 7009 Greenwood #3023260
Attachments: Wall Comment on Rezone Petition forProject No. 3023260.docx

Attached please find my comments for consideration when reviewing the rezone petition.

At the Phinney Ridge Community Council meeting yesterday evening, Chad Dale, reported his intention to amend this rezone application but had not done that yet.
When he does submit a new application, will that be noticed in the LUIB? Will there be an additional comment period to address changes in the proposal?

thank you

Irene Wall
207 North 60th

February 8, 2017

To: Lindsay King, SDCI 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 a 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 commerical buildings is implausible at best. The provision of curb bulbs is not yet approved by SDOT or the Fire Department and not 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 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 occupied by the investor group. They pledge to comply with MHA but this means one 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: Jon Westerman <jonathan.westerman@gmail.com>
Sent: Wednesday, February 08, 2017 11:41 AM
To: PRC
Subject: project # 3023260. 7009 Greenwood Ave N.

Hi, I live at 6746 Sycamore Ave NW. I am concerned with this height increase to 6 stories. This will set a precedent for other developers looking to building in our area of Greenwood/Phinney. Why can't it be kept at 4 floor which I understand the lot is zoned for? Placing this at the top of the hill will reduce natural lighting for all residents beneath the project.

Concerned resident,
Jonathan Westerman
206-390-6351
jonathan.westerman@gmail.com

Herbaugh, Melinda

From: Marvin Yamaguchi <marviny@yamarch.com>
Sent: Wednesday, February 08, 2017 3:33 PM
To: PRC
Subject: Project # 3023260

To whom it may concern,

There is a proposal to construct a new structure at 7009 Greenwood Ave North. I understand the zoning code allows for a neighborhood commercial 40' NC2-40 but the developer is seeking to rezone this parcel to allow for an increased height structure of 65' (NC2-65). This project currently is under LAND USE review and it appears that corrections are required by City Light, GEO SOILS, POTECH, TRANSPORT and ZONING.

Please reject this project as the proposed building height undermines the pedestrian scale factor in this neighborhood, increases shadow impact to the Phinney/Greenwood corridor and could promote future developers to seek similar building height variances.

Thank you for your attention to this message.

Marvin Yamaguchi, AIA
mYamaguchi Architect
206-682-1687
www.yamarch.com



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 rezone 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 rezone 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 a 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 leslesacha@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 leslesacha@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.

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 goods 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.

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Thank you

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

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: 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 Contract 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 on 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 <noahweid@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

Dela Cruz, Jeff

From: Andra Bell <mcbell@seanet.com>
Sent: Tuesday, November 15, 2016 4:48 PM
To: PRC
Subject: Project Number 3023260

Dear PRC,

I am writing to offer input for the project proposed at the NW corner of 70th Street and Greenwood Ave North in the Phinney/Greenwood area of Seattle. I live a few blocks away on N 68th Street and have lived here since 1986. Project # 3023260

Chad Dale (with the work of Miller Hull Architects and now Johnston Architects) has done a fine job of engaging the community in discussions from the very start. I believe most of the onus for development that enriches a neighborhood rather than scars it lies on the developers shoulders. The developers and Chad Dale specifically as their spokesman, have tried very hard to engage our community. I fully understand that growth and change is not always a smooth process, and given the contentious attitude and approach by other developers at the SE corner of 68th Street and Greenwood Avenue, it is indeed refreshing to engage with developers who are trying to promote sustainable growth and meld with what is already here along the Greenwood corridor.

Neighbors have been able to write letters, give thoughts at community presentations, ask questions and get answers. Possible rezoning ideas and 6,5 and 4 story plans have been presented in the early phases. It seems that there will remain an open avenue for discussions and input. The bottom line is helping the developer really become part of the neighborhood; build something that will be here for the next 100 years and compliment the diverse family makeup Greenwood and Phinney have always had.

I'm in support of not up zoning to 6 stories, but 5 seems reasonable, and 4 of course is more like what is already along Greenwood, but given that height will surely become more prevalent as development and density moves north along Greenwood, I believe looking at 4 and 5 stories is definitely an option. A parklike space was a nice idea, but it may not be feasible. Having an open courtyard and water element for the enjoyment of residents and retail customers and neighbors is a nice addition. I would encourage maximizing sustainable materials and energy options and the developers seem to be working along those lines already.

An important issue for my family and neighbors on 68th is traffic flow. Many folks already use our street as a main hook up to Aurora. It will continue to become an even bigger issue as multifamily projects go up on the ridge, so I suggest significant focus be put on DOT review of volumes & speeds and consideration be given to traffic calming options on the downhill streets to the east. The project's inclusion of resident parking is a very favorable aspect of their plans.

At this early stage I just wanted to compliment the developers on their ability to engage their future neighbors and let the city know it is greatly appreciated.

Thanks much,
Andra Bell

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

Herbaugh, Melinda

From: Dan Kamm <dkamm844@gmail.com>
Sent: Thursday, August 18, 2016 5:08 PM
To: PRC
Subject: Shared Roof, 7009 Greenwood Ave N, DPD 43023260 Comment

August 18, 2016

Daniel E. Kamm
6015 Phinney Ave North
Unit 306
Seattle, WA 98103

City of Seattle
Design Review Board

RE: Shared Roof, 7009 Greenwood Ave, DPD 43023260

Dear City of Seattle Review Board:

I am very concerned about the new project (Shared Roof, 7009 Greenwood Ave) being considered for Phinney Ridge.

Essentially we have one vehicle lane going each direction all along Greenwood and Phinney Ave. Trucks begin unloading using the middle turn lane starting as early as 5 AM now. They are often in this turn lane during the day blocking our ability to exit our building, except for going to the right, but still in heavy traffic. Adding more super structures in this neighborhood will only add to this congestion.

Now it is almost impossible for my guests to find parking when they visit. When you approve these new structures and related parking, you don't even consider the impact on parking by guests visiting these facilities. Whenever there is an event at the zoo, it is almost impossible for anyone visiting to find parking. There must be at least one underground parking spot for each unit in any new construction to minimize new parking issues as much as possible.

It is unrealistic to believe everyone moving into these facilities will always use public transportation. Due to my age and physical limitations, I can't ride a bicycle, but I do walk as often as possible to purchase minor amounts of groceries, volunteer or take care of other types of business. Everything seems to be for the bicyclists. Do you know how difficult it is now to cross the street at a marked crosswalk? You want to add more congestion! Often automobiles or bikes will not stop. I've had bicyclists come within a few feet of me while in a crosswalk.

This is a neighborhood, not downtown Seattle. Four story buildings are bad enough, but a six story building or anything above four stories cannot be allowed. In fact, in order to preserve our

neighborhood and not feel like you are walking or living in a narrow canyon only one building over two stories should be allowed in any block.

There is already a huge apartment facility being added across the street from Fred Meyer on 85th. I can only imagine what it will add to traffic congestion. If more growth is needed, try to add it along Aurora. More lanes for the traffic flow and more public transportation. On the morning of the parade for the Seahawk Champions downtown, many of my neighbors that were trying to catch a bus to go to work were passed by because of the number of people taking the bus to the event. Some gave up and stayed home. Will this become common in this area at some point?

So in closing, there should only be one structure allowed per block over two stories. All new construction should not exceed four stories and there must be parking allocated underground for each unit. If we cannot do this, in the end no one will want to live here and the quality of life will deteriorate. Alas, even with these requirements considerable growth can occur.

Thanks for reviewing my comments.

Sincerely,

Daniel Kamm

Herbaugh, Melinda

From: Samantha Maykut <samantha4trees@gmail.com>
Sent: Thursday, August 18, 2016 5:02 PM
To: Chris Maykut
Cc: PRC; O'Brien, Mike
Subject: Re: comments & concerns about project #3023260, 7009 Greenwood

I would like to second Chris Maykut's concerns. I heard the new development is only going to offer two low income units which is grossly inadequate and, if true, would be offensive if this costs us another level up of construction in our family neighborhood.

Also, I would request there is parking provided for each unit. Living in a neighborhood where residents have to have parking permits just to find a spot does not feel like a welcoming community.

Thank you for your time and consideration.

Samantha Maykut

Sent from my iPhone

> On Aug 15, 2016, at 4:28 PM, Chris Maykut <organicmaze@gmail.com> wrote:

>

> Hello there,

>

> I am a lifetime resident of Phinney Ridge, and currently live 100 feet from this proposed project at 7003 Palatine Avenue North.

>

> While I have concerns over the precedent that a 6-story building may present the community with, I am not at this time opposed to it, provided it actually creates permanent affordable housing (that is my understanding). If that is not the case, then I would oppose the current height restrictions being circumvented.

>

> I do oppose the meager amount of parking that is provided in the plan. Phinney is halfway to being the next Capitol Hill or University District when it comes to parking, and if we continue to add density with only 60-70% of the parking required, then longtime residents will have to have "zone x permits" to be able to park in front of our own houses. Already, many of us have to circle the block or park a block away from our homes, and I would hope that new development would not add to this small burden. My request is to have a commensurate number of parking created to the number of units; while some residents will not have cars, others will have multiple, and the anchor retail tenant will also draw many out-of-neighborhood vehicular traffic as well.

>

> Thank you,

>

> Chris Maykut

> (206)818-9778

Herbaugh, Melinda

From: Garrett, Tami
Sent: Thursday, February 01, 2018 1:25 PM
To: ebartfeld@comcast.net; Harris, Johnny; Putnam, Sue
Cc: Baker, Roberta; PRC
Subject: FW: Notice for 7009 Greenwood (#3023260) is inadequate
Attachments: RE: notice and signs for 7009 Greenwood (#3023260).eml

Importance: High

Hello Ms. Bartfeld:

Thank you for your observations and input concerning the public noticing aspects of project number 3023260.

The SDCI Public Resource Center (PRC) staff facilitates public noticing for applicable projects. You have correctly included the PRC manager (Sue Putnam) in the initial conversation. I've also added the PRC supervisor, Johnny Harris in the email conversation: as well as, the PRC email address in order to add your comments to the project's electronic file.

I am formally forwarding your observations to the PRC management team to investigate this concern and a request that you receive a response concerning the noticing adequacy and re-notice request.

Tami Garrett – Tami.Garrett@seattle.gov
P 206-233-7182 F 206-233-7902
City of Seattle, Seattle Department of Construction and Inspections (SDCI) Send me US Mail at:
PO Box 34019
Seattle, WA 98124-4019
Visit me at:
Seattle Municipal Tower
700 5th AV, #1900

-----Original Message-----

From: Esther Bartfeld [mailto:ebartfeld@comcast.net]
Sent: Wednesday, January 31, 2018 10:49 PM
To: Garrett, Tami <Tami.Garrett@seattle.gov>
Cc: Baker, Roberta <Roberta.Baker@seattle.gov>; Putnam, Sue <Sue.Putnam@seattle.gov>
Subject: Notice for 7009 Greenwood (#3023260) is inadequate

Dear Ms. Garrett:

I saw your name listed as the planner for the 7009 Greenwood rezone application (#3023260) in the Phinney Ridge neighborhood.

I am requesting that SDCI re-notice the decision and reschedule the public hearing because the public notice in the vicinity of the site does not comply with Code requirements of SMC 23.76.042 (Notice of Type IV applications).

I went by the site on Tuesday January 30, 2018 and was quite surprised by the placement of the signs, the lack of signs on Palatine, and the lack of any signs on the property itself even though there is ample space on the substantial fencing surrounding two sides of this site. I photographed the property, surrounding area, and all the SDCI signs on Tuesday January 30, 2018 to document how it looked at that time.

SMC 23.76.052.C.1.c requires "One land use sign visible to the public posted at each street frontage abutting the site. . . ."

The current sign placement does not meet that requirement. There is one notice sign posted on the street pole on the northwest corner of 70th and Greenwood. But the bright yellow "public meeting" announcement sign has been torn off and as of Tuesday afternoon it was lying on the ground on Greenwood Avenue.

On the property itself, there are no signs announcing the decision, appeal date, or public hearing. But the large original signs with dated information remain prominently displayed as they have been for the last year or more, both on Greenwood and on 70th. Why wasn't an updated notice sign placed near each of those signs? There are no updated signs at all on N. 70th even though this project involves all but the westernmost parcel of that block.

Even more surprising, there are no signs at all on the entire block of Palatine even though the applicant claims that the so-called development site includes a single family home on Palatine (7010 Palatine). Since Palatine is a street frontage of this project, it requires a sign abutting the site on Palatine. There is no sign that meets this requirement.

There is a sign posted on a street pole on the north side of N. 72nd street and Palatine, but that is a different block (the project site is south of 72nd). There is also a sign posted on the south side of N. 70th and Palatine, but that too is a different block (the project site is north of 70th). There is no reason why a sign could not have been placed properly on Palatine on the block that actually contains the project. The 7010 house itself is easily visible from the street, and its garage is right at the sidewalk. There are several street poles on Palatine in the immediate vicinity (directly across the street) of the 7010 Palatine house where SDCI has previously posted signs for this project, but it curiously omitted any such placement for this important decision, hearing and appeal deadline.

Furthermore, the only sign on Palatine in the proper block is placed at the corner by the single family house that is NOT part of this project. But that sign contains only the OLD notice sign dated January 16, 2017 that has the OLD appeal date. This project was re-noticed on January 25, 2018 but the only sign on Palatine that is anywhere near the proposed project was not updated as required.

SDCI's failure to place proper notice signs on Palatine is particularly surprising because SDCI made this same mistake in January 2017 during the comment period for this project. It failed to place a sign on Palatine and was forced to re-notice the project and place an additional placard on Palatine. See email correspondence below with Lindsay King, the planner who had been assigned to this project at that time.

This is a very controversial project in our community. SDCI's recommendation to rezone this parcel even though it is indistinguishable from every other NC240 parcel in that area and does not meet the criteria for a rezone, opens the door to rezone abuse throughout the City. Our community deserves proper notice of this decision, with signs placed as required by Code.

Please re-notice this project with proper sign placement, and re-schedule the public hearing to accommodate the timeframe required by the Code.

Thank you,

Esther Bartfeld

January 2017 correspondence with Lindsay King re inadequate notice for 7009 that required re-noticing:

Herbaugh, Melinda

From: King, Lindsay
Sent: Friday, January 06, 2017 2:59 PM
To: Esther Bartfeld
Cc: Harris, Johnny
Subject: RE: notice and signs for 7009 Greenwood (#3023260)

Hi Esther,

Thank you for your patience. It is my understanding that the large white sign has two date listed, the original end of notice and the date should the comment period be extended. Since the original notice did not include a sign on Palatine we will be renoticing the project on 1/22/16. There will be an additional land use placard placed on Palatine on 1/22 when the revised notice is issued. I hope this helps answer your questions.

Sincerely,

Lindsay King

-----Original Message-----

From: Esther Bartfeld [mailto:ebartfeld@comcast.net]
Sent: Friday, January 06, 2017 2:42 PM
To: King, Lindsay <Lindsay.King@seattle.gov>
Subject: Re: notice and signs for 7009 Greenwood (#3023260)

Lindsay-

Will you be able to accommodate my requests below?
As of 1:30p today, the signs were not changed from when I wrote my email below.

Given that today is January 6 and the signs currently say, inaccurately, that the comment period ends on Jan 8 (Sunday), I would appreciate if someone on your notice team would make the requested corrections today. Does this need to be elevated to ensure it happens?

Thank you.

-Esther

On Jan 4, 2017, at 2:49 PM, King, Lindsay <Lindsay.King@seattle.gov> wrote:

> Esther,
>
> Thank you for your email. I will consider your questions with our notice team and get back to you shortly.
>
> Sincerely,
>
> Lindsay King
>
> -----Original Message-----
> **From:** Esther Bartfeld [mailto:ebartfeld@comcast.net]
> **Sent:** Tuesday, January 03, 2017 2:43 PM

> To: King, Lindsay <Lindsay.King@seattle.gov>

> Subject: notice and signs for 7009 Greenwood (#3023260)

>

> Lindsay-

>

> I have some questions regarding the notice and signage for the 7009 Greenwood project that I hope you will address:

>

> 1. I understand the comment period has been extended to 1/22/16. The signs, however, do not reflect this, and therefore members of the public do not know this fact. Please have someone from your office update the signs on the project site to accurately reflect the new comment deadline.

>

> 2. The project purports to incorporate the parcel on 7010 Palatine, however there is no sign posted anywhere on Palatine. Shouldn't there be a MUP sign on the 7010 parcel on Palatine since that parcel is allegedly part of this project?

>

> 3. Please move the MUP sign on Greenwood closer to the corner with 70th where the old sign had been. That is a more prominent location where the sign is more easily noticeable by the public. The sign's placement now, near the north end of the parcel on Greenwood where it is partially blocked by street tree and almost always obscured from view by a parked car, does not adequately alert the public to this project and impending comment deadlines. If that sign can't be moved, then please add another sign at the corner.

>

> Thank you.

>

> -Esther Bartfeld

Herbaugh, Melinda

From: Rev. Jesse I. Card <revjessecard@gmail.com>
Sent: Wednesday, January 17, 2018 11:01 AM
To: PRC
Subject: Project 3023260

Hello,

I'm writing to submit my comments regarding project 3023260.

Considering the highly walkable nature of the area, bike lanes, access to transit and other transportation options (Car2Go, ReachNow, and ZipCar being merely the current options) I think it would be best if the garage areas were planned in such a way to be easily subdivided for residential or commercial use now or in the future. The area in the parking area could easily support more affordable living area both in providing more units as well as perhaps being less expensive for smaller windows or spaces.

We are building our buildings to last for decades. The age of the car is coming to a close now. We should plan for the future and not the past.

While I understand the desire to meet the needs of current transportation norms, we most understand they are coming to an end. This is even before we get into the issue of that many more cars on local streets that are already causing issues for pedestrian safety and clogged roadways during commute hours.

Please future-proof the parking area with interconnects for plumbing and electrical as well as openings for egress windows for living areas to make room for those that wish to live in our city in its near future.

Thank you,
Jesse Card

Herbaugh, Melinda

From: Tom Donnelly <tdonnelly727@gmail.com>
Sent: Thursday, January 18, 2018 1:40 PM
To: Minnerly, Denise; PRC
Subject: Re: Notice of Decision & Recommendation of the SDCI & Public Hearing - 3023260

It always amuses me when local groups actually believe their input is valued by the City of Seattle when it comes to resisting oversized buildings in their neighborhood. I have lived here 37 years and have yet to see a developer not eventually get what they want.

Latest view of Seattle from Elliot bay (Seattle Times magazine) is looking more like Manhattan every year. This is not necessarily progress.

Tom

On Tue, Jan 16, 2018 at 1:22 PM, Minnerly, Denise <Denise.Minnerly@seattle.gov> wrote:

You are being sent this notice as you either submitted comments or requested to be a party of record.

Please direct any comments to prc@seattle.gov or the Land Use Planner listed on the notice.

Thank you.



Denise Minnerly

Administrative Specialist III

City of Seattle Department of Construction and Inspections

P: [206.386.0098](tel:206.386.0098) | denise.minnerly@seattle.gov



"As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities."

Dela Cruz, Jeff

From: ronrobl@aol.com
Sent: Friday, April 28, 2017 4:32 PM
To: PRC
Subject: Shared Roof Project 709 Greenwood Ave north.

Project # 3023260

My wife and I are longtime Phinney residents, presently residing at 68th and Greenwood Ave. As past owners of a nearby business near this development and owners of a mixed-use building on Greenwood Ave we are supportive of this development.

Over the years we have been involved in many planning groups and committees, including the committee that worked on the Phinney/Greenwood neighborhood plan (urban village). We are very well aware that any development has an impact on the neighborhood, i.e. parking, views, shadows, etc.

With this particular project we have been impressed with the developers willingness to work with the community by holding a number of public meetings then accepting ideas and incorporating changes that have been suggested by the community at large.

As far as this proposed building is concerned, yes it is large but well thought out. The following are some of the reasons we endorse this project.

- Support for affordable housing units.
- Includes family size units, up to 4-bedrooms
- Underground parking for approx. 30 cars
- Superior quality building materials
- A unique design with an interior atrium which is retail friendly
- Good access on Greenwood Ave and 70th Street
- Reduced height from proposed 65 feet to 55 feet
- Lastly and again most importantly the developer has been willing to listen to the community
- Incorporated changes suggested by community

We believe that this project looks by far to be one of the best developments being proposed for the Phinney/Greenwood area. It will be an excellent addition to the Phinney Ridge neighborhood, blending nicely with the new and old and not so old.

We hope you will consider what we have said and that approval of the project will proceed so we can all move forward.

Sincerely,
Ron and Robyn Lewis
6801 Greenwood Ave North, #403
Seattle, WA 98103

Dela Cruz, Jeff

From: Diane Duthweiler <dduthweiler@comcast.net>
Sent: Monday, May 01, 2017 9:34 AM
To: PRC
Subject: Comment on 7009 GREENWOOD AVE N. Seattle/Project # 3023260

Hello,

I would like to comment on the lack of traditional Phinney Ridge design on the building proposed for 7009 Greenwood Avenue North. It is a large, boxy building with modern windows and balconies and few architectural details traditional to Phinney Ridge. Most brick apartments in the Phinney/Greenwood neighborhood have architectural accents around the windows, normally contrasting brick in a pattern. Some of the neighborhood's traditional brick apartments also have large or ornate outdoor entry ways; architecturally interesting lobbies with seating; individual unit entries with steps or landings; and individual patios or landscaped areas. I would urge this building's design to incorporate more of those types of things, and some design and decorative features that aren't all 90 degree angles.

Sadly, so many similar buildings have been built in the neighborhood, that developers are now saying buildings like this, "fit the character of the neighborhood." Please know I am among the residents who have continued to object on record to these big, flat, bulky buildings that create noise canyons and light deserts for shoppers and neighbors. The Phinney Ridge neighborhood is mostly low-rise buildings finished in a wide variety of styles. Too many new buildings look alike—cardboard boxes with windows cut out of them. Architectural variety is part of our neighborhood character.

I do appreciate that this design includes some multi-family units, parking, a courtyard, as well as indoor trash and mailbox areas. Please keep those design features.

Best,
Diane Duthweiler
5116 Greenwood Ave. North
Seattle, WA 98103
dduthweiler@comcast.net

Dela Cruz, Jeff

From: Jan Weldin <janweldin60@gmail.com>
Sent: Monday, May 01, 2017 4:23 PM
To: PRC
Subject: Project 3023260

I am writing concerning the proposed development at 7009 Greenwood Ave N. There are many things that are admirable about this building such as the open retail spaces that dissect the building, good materials, green factors, some units for affordable housing, but I am concerned that it has been changed in significant ways since the earlier DR meetings I attended.

The issues that concern me the most are building right up to the lot line on the west side. There are minimal set backs on the upper floors and this is going to block light to the single family residences to the west. They will lose backyard privacy. This is a big building and it should follow the neighborhood guidelines about transitions into residential areas. Also there are a number of significantly tall constructs on the roof, and the 5th floor is very tall. The height of this building will add to a canyon affect along the Greenwood arterial.

Another change that has been made it that the number of units has increased to 35 and the number of parking spaces has decreased to 28. This is a significant issue to the community.

The lot looks to have been reconfigured to show it all as some lot, but really, the single family lot that faces on Palatine is a separate lot and should not be conjoined with the 7009 lot.

The issues are height, bulk and scale, lack of transitions, shadows, greater density, less parking. I request the Design Review Board to consider these issues

Thank you,

Jan Weldin
504 N 68th St

XX

If you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Seattle Department of Construction and Inspections, 700 5th Ave Ste 2000, PO Box 34019, Seattle, Washington 98124-4019 or e-mail PRC@seattle.gov

Name: Morris Mannfried Funk Project #3023260 - Lindsay King, 22nd Fl

Address: 6706 Sycamore Ave NW

Seattle, WA Zip: 98117

Email Address: mannfried@gmail.com

Comment: I am so against this build up and certainly do not want it made even worse by enlarging it! There is no regard for the beauty, livability, property values of those who actually live in the neighborhood. These contractors see only personal profit with complete disregard for real living conditions. Talk about using public transportation is a smoke screen to what the situation will truly be. Deny this please.

Herbaugh, Melinda

From: Irene Wall <iwall@serv.net>
Sent: Sunday, February 04, 2018 3:48 PM
To: PRC; Garrett, Tami
Cc: alice poggi
Subject: #3023260 Why no bright sign on whiteboards for the upcoming hearing on rezone?

Hello,

I just took advantage of our little sunbreak for a walk today and went by the project site at 70th and Greenwood. I am aware of the upcoming Hearing Examiner hearing for public testimony on the proposed rezone, however many residents are not. Unfortunately there were no bright yellow signs posted on the obvious places on the property-- the large original whiteboards seem like the best place for such notice. There is only an inconspicuous smallish white notice partly flapping in the wind on the utility pole at the corner on Greenwood.

Please post bright yellow signs on the original sign boards mounted to the fences along Greenwood and along North 70th Street where people will actually notice them.

Thank you

Irene Wall

c Alice Poggi, Phinney Ridge Community Council

Herbaugh, Melinda

From: Ellen Smith <smithem55@gmail.com>
Sent: Saturday, February 24, 2018 9:40 AM
To: PRC
Subject: Attn. Tamara Garrett Project #3023260

Re. Project #302360 - 7009 Greenwood Ave N

I received a revised application dated 2/20/2018. Please provide a summary of what has changed in this application compared with the previous submission. Thank you.

I still object to a 5-story building in a neighborhood limited to 4 stories along Greenwood Ave N.

Ellen Smith
7116 Greenwood Ave N #402
Seattle
smithem55@gmail.com

Herbaugh, Melinda

From: Irene Wall <iwall@serv.net>
Sent: Monday, February 26, 2018 8:14 PM
To: Garrett, Tami; PRC
Subject: Project 3023260 request for extension of comment period

Please extend the comment period for this contract rezone application for an additional 14 days as provided for in the notice to Monday, March 19th. This is a project of keen interest for its precedent in our urban village and additional time will allow for thoughtful comments.

Thank you.

Irene Wall

REVISED NOTICE OF APPLICATION

The notice of the application for the project described below has been revised from what was previously published.

Area: North/Northwest **Address:** 7009 GREENWOOD AVE N **Project:** 3023260 **Zone:** SINGLE FAMILY 5000, ARTERIAL WITHIN 100 FT., URBAN VILLAGE OVERLAY, NEIGHBORHOOD COMMERCIAL 2-40'

Contact: DAVID FUCHS - (206)523-6150 **Planner:** Tamara Garrett - (206) 233-7182

Date of Application: 12/09/2016 **Date Application Deemed Complete:** 12/20/2016

Council Land Use Action to rezone a 12,185 sq. ft. portion of land from Neighborhood Commercial 2 with a 40 ft. height limit (NC2-40) to Neighborhood Commercial 2 with a 55 ft. height limit and a mandatory housing affordability suffix of "M" (NC2-55(M)) to allow a 5-story building containing 35 apartment units with ground level retail and below grade parking for 26 vehicles. Single Family 5000 (SF 5000) zoned portion of land to remain the same zoning designation. Existing single family residence and detached garage to remain.

Comments may be submitted through: 03/05/2018

All other land use approvals listed below are subject to an initial 14-day comment period. A 14 day comment period may be extended an additional 14 days provided a written request to extend the comment period is received by this Department within the initial 14-day comment period as published in this bulletin. .

Harris, Johnny

From: Harris, Johnny
Sent: Tuesday, February 27, 2018 6:49 AM
To: Garrett, Tami; alice poggi
Cc: PRC; Garrett, Tami
Subject: RE: 7009 Greenwood Contract Rezone (3023260)

Hello Alice,



The comment period has been extended to 3/19/2018.

Thank you,

Johnny Harris
Land Use Permit Specialist Supervisor
Land Use Division
City of Seattle Department of Construction and Inspections
700 5th Avenue, Suite 2000, P.O. Box 34019, Seattle, WA 98124-4019
P: 206.684.8194 | F: 206.233.7866 | johnny.harris@seattle.gov



"As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities."

From: Garrett, Tami
Sent: Monday, February 26, 2018 3:47 PM
To: alice poggi <phinneyridge.ccouncil@gmail.com>
Cc: PRC <PRC@seattle.gov>; Harris, Johnny <Johnny.Harris@seattle.gov>
Subject: RE: 7009 Greenwood Contract Rezone (3023260)
Importance: High

Hello Alice:

The new zoning designation being sought is identified in the Land Use Code - SMC 23.47A.017.

Two public notices were issued on 2/20/18 for this project in the SDCI Land Use Information Bulletin (LUIB) found here: <http://web6.seattle.gov/DPD/LUIB/NoticeSearch.aspx>. The comment period is identified on the "Revised App" notice explaining that "Comments may be submitted through 03/05/2018".

I believe that this current public comment period can be extended. To be certain, I am going to forward your request to the PRC supervisor (Johnny Harris) and PRC email that the comment period for application #3023260 be extended.

I apologize for the confusion that has been caused to the neighbors concerning the series of notices that have been issued for this project in the recent months.

Tami Garrett – Tami.Garrett@seattle.gov
P 206-233-7182 F 206-233-7902
City of Seattle, Seattle Department of Construction and Inspections (SDCI)
Send me US Mail at:
PO Box 34019
Seattle, WA 98124-4019
Visit me at:
Seattle Municipal Tower
700 5th AV, #1900

From: alice poggi [<mailto:phinneyridge.ccouncil@gmail.com>]
Sent: Monday, February 26, 2018 1:54 PM
To: Garrett, Tami <Tami.Garrett@seattle.gov>
Subject: 7009 Greenwood Contract Rezone

Hello Tami,
There is some confusion as to what process is going on judging from the questions I am receiving.
1) The new CZ app refers to a new NC 55 but this has not been adopted for Greenwood Phinney Urban Village. How is it possible to rezone to something that does not yet exist?
2) The new notice refers to a comment period, but makes no reference to whether or not it can be extended by request. Given the number of notices and renotices, it has sufficiently been confusing to neighbors and when and what to comment on.
3) We will want to request an extension so that a more coherent explanation can be provided to the community, whose has already submitted 150 letters during the course of this project.
I've pasted your previous communication regarding this.
Alice Poggi, President
Phinney Ridge Community Council

Garrett, Tami

to me

Hello Alice:

Last Friday while I was out of the office, SDCI received a request from the land use attorney for this project indicating that they would like for SDCI to withdraw our rezone recommendation, explaining that the project applicant will revise their application to request a rezone for a different zoning designation-specifically NC2-55(M). This zoning designation is identified in the Land Use Code, SMC 23.47A.017.

Consequently, SDCI swiftly provided notice that the previously scheduled public hearing with the Hearing Examiner's office is canceled. Also, directions concerning written comments in that notice are no longer applicable.

SDCI will also provide another public notice explaining the withdrawn recommendation and the revised application in the next week or so. This notice will also include a new two-week public comment period.

In the future after SDCI has reviewed the applicant's revised materials which are available for public viewing and consider public comment, SDCI will send another notice for the rezone recommendation which will again include detailed information about the new rezone hearing date. SDCI has reserved another rezone hearing date with the Hearing Examiner's office for April 9th. Please understand that this date is tentative and could be subject to change.

I apologize for the confusion.

Tami Garrett – Tami.Garrett@seattle.gov

P 206-233-7182 F 206-233-7902

City of Seattle, Seattle Department of Construction and Inspections (SDCI)

**Send me US Mail at:
PO Box 34019
Seattle, WA 98124-4019**

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