

Ku, Tiffany

From: Bolser, Shelley
Sent: Wednesday, November 18, 2015 2:52 PM
To: Examiner, Hearing
Cc: King, Lindsay
Subject: CF-314127 & MUP-15-027 (DR); MUP 3016024 - comments

More public comment received by DPD.
Thanks,
Shelley

RECEIVED BY
2015 NOV 18 PM 2:55
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HEARING EXAMINER

From: MaryLou Pederson [<mailto:ml.pederson@yahoo.com>]
Sent: Wednesday, November 18, 2015 11:41 AM
To: PRC
Subject: Project #3016024

Re project #3016024 at 2203/9 Eastlake Ave

We request that when reviewing this project the Growth Management Act will be the guide. The context of all other proposals and the cumulative effects need to be recognized when examining this proposal for a rezone variance.

Thoughtful planning that respects our neighborhood comprehensive plan is needed. Eastlake is a unique neighborhood that has already absorbed a higher amount of density development than was set out in our neighborhood comprehensive plan. We know and accept that Seattle is growing rapidly thus growth planning that is consistent with our neighborhood's character, scale and size is highly important and necessary. We expect DPD and all hearing examiners to be willing to support the needs of the neighborhood and its many residents in strong balance with the desires of the developers. The process must not be weighted for the benefit of the few (developers). The residents of Eastlake deserve and require your fair and balanced inquiry and examination of this and all projects.

We do not accept that this project request for a variance is an improvement or positive addition to current zoning guidelines/rules. A height limit of thirty (30) feet is consistent with the current zoning guidelines and needs to be respected. We strongly urge this project not be approved as currently submitted.

The residents of Eastlake deserve to have a review process that is not confusing and is done without errors (see Eastlake Community Council submission for details) in order to have a fair permitting process for this project. We think this project has not been done according to city guidelines. We ask for this project to be rejected at this time.

Sam and MaryLou Pederson
2727 Fairview Ave East #8
Seattle

Sent from my iPad
Not responsible for autocorrect adaptations

Ku, Tiffany

From: Bolser, Shelley
Sent: Wednesday, November 18, 2015 10:23 AM
To: Examiner, Hearing
Cc: King, Lindsay
Subject: CF-314127 & MUP-15-027 (DR); MUP 3016024 - comments

Here are some comments received by DPD, related to this record which is open until the end of the week.

Thanks,
Shelley Bolser, AICP, LEED AP
Land Use Planning Supervisor

City of Seattle
Department of Planning and Development
700 5th Ave, Suite 2000
PO Box 34019
Seattle, WA 98124-4019
Tel: (206) 733-9067
Fax: (206) 233-7902

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2015 NOV 18 AM 11:11
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HEARING EXAMINER

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

From: PRC
Sent: Wednesday, November 18, 2015 10:09 AM
To: Bolser, Shelley
Subject: FW: Project 3016024 - comments

Do not scan, thanks.

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

From: kaprice@speakeasy.net [mailto:kaprice@speakeasy.net]
Sent: Monday, November 16, 2015 5:19 PM
To: PRC
Subject: Project 3016024 - comments

RE: Project 3016024
Address: 2203 Eastlake Ave E

To Whom It May Concern:

The proposal to allow a 5 story building at the above referenced address makes me wonder exactly what type of design review process is in place. A building that high is utterly out of scale with the surrounding neighborhood and goes

against the concept of my understanding of Eastlake as an "urban village". I've lived in Eastlake since 1974 and have seen a lot of changes over the years. Density has increased tremendously, but by and large most of the offices, apartment buildings and condos are to scale and complement the neighborhood, but I am concerned that re-zoning to allow a 5 story building in this location is the start of a slippery slope. One of the attractions of Eastlake is the fact that it is a real neighborhood on the edge of Lake Union with a long and unique history and a degree of charm. My concern is that a building this high on the corner of Boston and Eastlake essentially cuts the neighborhood in half and opens the way for more of these tall buildings. It's important to remain a cohesive neighborhood, not a corridor between downtown and the U district shaded by towering condos. Cities like Portland have learned how to increase density and remain liveable, but the lack of aesthetics in Seattle's planning and development is beginning to seem like your department should simply be the Department of Development. I suspect that the developers behind this project could make plenty of money with a three to four story building, but 5 stories is just too tall. I own a home on E. Boston street and this building directly impacts my view of the lake, but a more important concern is the impact on the overall sense of community. The impact on parking should also be considered as it is already extremely difficult and the 39 proposed parking spots are inadequate.

Thank you for the opportunity to comment.

Kathy Price

Don Gulden

2624 W Viewmont Way W

Seattle, WA 98199

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10/28/15

Seattle: A City "At War" With its People?

Is Seattle "at war" with its people with divide-and-conquer initiatives? Who wins? Who loses? One would have hoped that adverse effects on the people would be openly discussed, on an overall and overlapping basis, so the citizens would understand the whole picture.

We all know that Seattle has unique issues with its hour-glass shape. We have the 2 lake bridges, ferry boats, and 6 bridges/corridors across the ship canal (only 2 high rise & with more than 4 lanes). Less talked about is the in-city street-ends. With its 2 lakes and 7 hills with steep slopes, many areas have limited access (no continuous street grid). A solution in other Cities may not be appropriate here. The only ray-of-light is the light rail project, which provides another critical north/south corridor.

Some of the Win/Lose conflicts:

Spot rezones on view slopes that will result in blocking views that have been previously protected by zoning code.

Elimination of driving lanes - choosing one mode over another.

Distain for automobiles, while ignoring the need for service and delivery trucks, for rental cars, for hotel shuttles, etc.

New apartments with no parking requirements, resulting in an overload on street parking.

General upzone of low-rise zoned property to allow more height (maybe 50 to 100% more development), which makes older development properties much more valuable. This will result in sale of the older (lower rent/value) properties, and replacement with new/larger (higher cost). This is gentrification in place of preservation.

We should have an open discussion of how much we need to destroy, and what can we save, as we face future needs.

I recently had an opportunity to visit Amsterdam for a couple of days. This is another City with unique issues. It has a grid work of canals to allow the pumping out of water at low tide, because it is mostly below sea level. Streets and blocks of buildings fit in between the canals and bridge over them. The canals, while not used for transit, have many sight-seeing boats, as well as parking for houseboats and pleasure boats. Canals are lower than streets & have side walls. The many street bridges are very low, so the boats have to be low and they are also narrow. We arrived at the river front with its main (railroad) station. There are large areas of bicycle parking at the station (we even saw a 3 story bicycle parking garage). The cyclists ride on the streets beside the car lanes, just like many areas of Seattle. The City core transportation is mainly by automobile and by Tram (our rail streetcars). They run in half a dozen loops, rather than 2 ways on one street. At some point they chose between Trams and buses - no buses are allowed in the City core. The bicyclists seemed to be different. I didn't see any going fast; there were more older people using bikes than I see here; they don't run red lights; they don't run to the front of a line of cars at a stop light. So, here is another City with unique issues and unique solutions.

The City seems to be moving to approve a spot rezone at Boston & Eastlake Ave. If approved, this would result in a 120 ft long apartment building, two stories taller than the current zoning allows. This would block views from the nice condo building across the street (& many other buildings). The Condo owners had the right to expect that the 3 story zoning would protect their views. The new building plan looks like the construction at SLU & the south end of Dexter Ave, where you now drive thru a canyon between tall buildings. Should the City compensate for the loss of views as a "taking"? Should the City protect the view property by not doing the spot up-zone? The developer's property would probably gain 50% in value. The property owners paid a higher price for their view units. Who will Seattle choose to be the winner? Who will Seattle then choose to be the loser?

I have had some involvement with the Eastlake neighborhood (residential village), where I own a rental property. In some ways, Eastlake is like a mini Seattle. It is only 5 block-ends wide at the widest place. It has Lake Union on one side and the I-5 wall on the other. There is only one street that runs thru from end to end. Unlike other neighborhoods, you can't walk several blocks to find parking. It is also a west-facing hillside with views of the lake and City, and it is mostly zoned for low-rise apartments. My building is a 3 story brick built in 1928 (there are thousands of these 1920's buildings in Seattle & then almost nothing was built during the depression or WW2). Zoning in the 1920's required 40% (of units) parking. So 60% of the renters have depended on street parking for the last 90 years. As the City is allowing new apartments to be built without parking, parking availability is now critically short. Service & delivery trucks need parking. I don't see renters without cars. There are losers here already.

Now Seattle wants to "improve" the Eastlake/Roosevelt corridor to carry more people in the future. The old 4 lane bridge with its pedestrian/bicycle side-lanes is fixed. There is a street branch just south of the bridge, going up the hill to 10th E. Eastlake has 3 traffic lanes, with 1 lane switching direction with the rush hour. It has one parking lane, also switching sides with the rush hour. Several blocks have an extra center left turn lane, which also provides critical unloading space for the business

delivery trucks (again no available parking on the side streets, because of new-apartment parking). So, what changes should the City make? Seattle would like dedicated bus lanes, preferably 4 feet wider. The bicycle people would like their own dedicated lane. Eliminate parking and many of the businesses will have to close, because their customers can't stop. What is the answer for a street/corridor that is now very heavily used? Any change of lane assignment by the City will create a class of losers.

Seattle has proposed that the City up zone all low-rise zoned property (will generally be in neighborhood villages, and along arterials). In Eastlake again, most of the property is zoned low-rise apartment. Note that the current 30 foot height zoning is the same as for single family homes. Indeed there are many older homes in the neighborhood, although a number have had townhomes added at the alley side of their lots. For example, if developers can build 50% more apartment units or condo units on a property, they can pay 50% more for lots with older (low rent) structures on them (note: 50% was selected for example purposes). Other than the developer, who wins and who loses? The home owner may decide to sell for the newly higher price - condition of the structure doesn't matter, since it will be torn down. That home owner will feel he is a winner, and he is getting out ahead of the Assessor catching up with the new value. The neighborhood may have preferred the quieter feel of the older homes, so the neighborhood may feel they are the loser. There will be a parking impact (a very substantial impact with the current City policy of no parking required with new apartment construction). This will impact every home, business, and existing apartment in the area. In Eastlake, parking is already in critical supply (the Community Council has done a recent survey and can provide the facts). Overall, this Seattle initiative will vastly accelerate gentrification, create much taller building construction, eliminate lower rent units, exacerbate the parking shortage, and reduce the value of existing view units that will be blocked.

Each separate initiative seems somewhat innocent and doable, until you look at the whole picture and consider all of the losers. Changes today will impact Seattle for the next 100 years. Do the roads, the street parking, the zoning choices belong to the current City administration, or to the people? Shouldn't there be an effective outreach explaining the trade-offs. Shouldn't the neighborhood organizations be consulted to determine if there are special issues to be considered. A "one size fits all" approach doesn't accommodate the differences, and would create many more losers than necessary.

The City has converted a large number of 4 lane arterials to 2 lanes, and more conversions are planned. Redundant traffic lanes have been eliminated, so now any adverse occurrence is causing gridlock. Seattle says people will have to give up their cars, and use the provided transit. I think citizens will act in their own best interest, and also keep their cars. It is more likely they will give up going to the Seattle core. Restaurants, night life, shopping, and medical are available in the neighborhoods. How long before some employers move out of the core, to make it easier for their employees to commute?

Another example of removal of redundant capacity is 2nd Ave thru downtown. Giving bicycles preference with special left-turn lights has put 2nd Ave into the gridlock pattern. Another person (recognizing the left turn problem with bicycles passing left-turning cars) would have directed the bicyclists to dismount at the half dozen corners involved, and walk across with the pedestrians. To accommodate a few dozen bicycles during rush hour, vehicles are now adversely impacted 24/7.

Are we considering better answers for the future than we are now seeing? Street width is a problem and very expensive to change. The 4 low-rise canal bridges are a limiting factor. Hopefully maximum value will be accomplished from the new underground light-rail with up-zoning around stations.

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TJ Gallo
1906 Franklin Place E. #202
Seattle, WA 98102
tjgallo@premierfinance.net

RECEIVED BY
2015 NOV 17 PM 3: 25
OFFICE OF
HEARING EXAMINER

Seattle Hearing Examiner
Department of Planning and Development
P. O. Box 94729
Seattle, WA 94729
hearing_examiner@seattle.gov
2035@seattle.gov

Date: November 16, 2015
Attention: Seattle Hearing Examiner (DPD), Seattle City Council
Re: Project # 3016024 – Eastlake rezoning of height restriction request, proposed granting to developer allowing the rezone of the NW corner (lots 2203 and 2209) of Eastlake Ave.

Dear Hearing Examiner and Seattle Council Members,
I am an Eastlake resident and I am sending you this communication to contest the building code amendments, particularly the proposed height rezone request being done by Project # 3016024). As a 20 year Eastlake resident, I have seen much new development in our neighborhood. I have corresponded with many of our Eastlake community members whose general sentiment to new development is not negative. Real estate acquisition with healthy development or re-development projects can improve the quality of existing land or real estate as well as improve the safety and overall appeal of a neighborhood. However, the current proposed request (Project # 3016024) to rezone the height restrictions does not fall within that objective.

The residents of Eastlake have historically desired our neighborhood for many reasons. Eastlake is a charming neighborhood, offering great freeway access, close distance to downtown including restaurants, shopping and business. However, a primary attraction is that Eastlake offers these amenities while maintaining a friendly suburban feel, similar to more distanced communities, further away from the city's core. This particular feel and desire is a vital part of maintaining the attraction to Eastlake, while continuing to conserve initiatives for families that care about safety, limited traffic congestion, freeway access, appeal and values of our neighborhood and respective real estate. This particular proposal to rezone (and increase) the current height restrictions is precisely where the disruption of vital neighborhoods begins. Current code height restrictions were originally mandated to protect the vitality of our neighborhood in all the ways that have already been mentioned. It is critical to our Eastlake residents that we continue to maintain these covenants (and the associated benefits).

I speak for myself as well as my friends and neighbors of the Eastlake neighborhood when I say that we **firmly** object to allowing developers to simply bypass these quality code initiatives in an effort to further capitalize on their land investment. The single-focused benefit to the developers is money. Developers can lower their fixed costs for construction across multiple floors and ultimately yield a higher volume of units on the same piece of land. That is their exclusive objective, **not** staying in the neighborhood and ensuring that it maintains its vitality. This particular developer knew very well what the current height restrictions were when they purchased the land. Further, they had ample opportunity during their feasibility and pre-development stages to make educated decisions on the land acquisition and its buildable viability, **under the current code**. Requesting a rezone today, (particularly after their acquisition) is simply a capitalistic tactic, which is not taken kindly. This effort is clearly being done in hopes that the developers can reach higher profitability than they originally penciled into their financial analysis, while hoping that the neighbors of Eastlake might not catch this rezone request and have the chance to object to it. This transparent agenda is not to be taken lightly.

Some (but not all) of the negative impacts of a rezone would include:

- Further traffic congestion (which is already becoming significantly worse over the last 10 years) and associated risks of accidents and obstruction.
- Negatively growing concerns of “commercialization impact” to existing Eastlake neighborhood residents, whom already share a meticulously balanced blend of residential and commercial real estate interests.
- Loss of views of the city, which are highly desired, and are reflective in the prices that homeowners have paid for, when originally purchasing their homes.
- Decreases in property values for many Eastlake neighbors (many of whom have fought very hard to keep their homes during the most recent great recession). Further, value decreases (due to lost views, traffic, etc.) are measurable damages that can clearly be articulated and supported by strict appraisal guidelines, such as those listed in the Uniform Standards of Professional Appraisal Practice (USPAP).
- Increase in crime rates due to increased density, via excessive urbanization.

The Eastlake neighbors feel that we have already participated in giving our input on the tolerable building codes, as previously expressed when zoning regulations were originally and recently finalized. Further, as clearly outlined in design planning definition of Seattle's Residential Urban Villages, "The Plan designates 18 residential urban villages, including places like Columbia City, Admiral, Upper Queen Anne and Wallingford. These are places expected to experience primarily residential growth. They have capacity for some commercial growth within their smaller business districts."

This design philosophy was done with significant purpose, as to ensure that the "village" communities were specifically planned to continue promoting residential community living areas, which is directly conflicts increasing higher-density multi-family inventory. That inventory type belongs within the proper downtown Seattle districts, as already exists within those interior areas (i.e. Belltown, Pioneer Square, etc.) and is further articulated in the 2035 planning.

In conclusion, we ask you to continue to adhere to the existing code mandates on height restrictions. We further ask that you listen to our serious objections to this type of change and overall concerns to protect our Eastlake neighborhood today. Communities are best maintained and ultimately strengthened by the collaborative voices of the residents of that community. As Eastlake community members, we all have significant investments into our community (financial, emotional, building families, etc.) and we are asking for your help today to continue protecting what we have worked so hard to build and maintain. If the council has any trepidation about adhering to today's existing building codes, I ask that you put forth additional efforts into obtaining further community input and opinions, before making a decision. I would also ask that you keep me personally involved in this process, ensuring that myself, and my fellow neighbors have ample time and opportunity to voice our concerns and/or respond to any requests for information on the matter, before a final decision is made.

Sincerely,



TJ Gallo
Founder & CEO



The Premier Companies, Inc.

Email: tjgallo@premierfinance.net

Ku, Tiffany

From: TJ Gallo <tjgallo@premierfinance.net>
Sent: Tuesday, November 17, 2015 2:51 PM
To: Examiner, Hearing
Cc: 2065@seattle.gov
Subject: Project # 3016024 - Eastlake Avenue Development
Attachments: Gallo, TJ - Letter to Seattle City Council and Hearing Examiner (Planning Dept.) - Rezoning Request and Covenant Removals for Eastlake (11-16-2015).pdf

Hello,

Please see the attached communication, concerning the rezoning consideration that is underway for the developers on Eastlake Avenue (Project # 3016024). I am an Eastlake resident for 20+ years and I am sending you this communication to contest the building code amendments, particularly the proposed height rezone request, currently in process on Project # 3016024.

Sincerely,

TJ Gallo
Founder & CEO



The Premier Companies, Inc.

Phone: (206) 501-6700

Email: tjgallo@premierfinance.net

LinkedIn: www.linkedin.com/in/tjgallo

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117 E. Louisa St. #1
Seattle, WA 98102-3278

OFFICE OF
HEARING EXAMINER

November 17, 2015

Hearing Examiner, City of Seattle
700 Fifth Avenue, #4000
PO Box 94729
Seattle, WA 98124-4729

REASONS WHY THE HEARING EXAMINER MUST REJECT DPD'S RECOMMENDED REZONE FOR THE PROJECT PROPOSED AT 2203 AND 2209 EASTLAKE AVENUE (MUP # 3016024)

To the Hearing Examiner:

The Department of Planning and Development was seriously in error in recommending a rezone for the project proposed at 2203 and 2209 Eastlake Avenue East (MUP #3016024). In this letter, we lay out the important ways in which DPD is mistaken, and why we believe that the Hearing Examiner has no choice but to recommend that the City Council reject the rezone.

ECC has carefully reviewed Sarah Armstrong's excellent document, "A Neighboring Homeowner's Perspective" and supports its analysis and conclusions in every respect. We understand that Ms. Armstrong will be submitting this document at this morning's hearing.

Eastlake Community Council (ECC). Founded in 1971, ECC is the neighborhood association for Eastlake; its membership is open to anyone who lives, works, or owns property in the Eastlake neighborhood (defined as the area between the Ship Canal and Mercer Street, and between I-5 and Lake Union). Extensive background about ECC, including the official purposes, the by-laws, and a list of the ten current board members, can be found on its web site, <http://eastlakeseattle.org>.

Original rationale of the City Council for the current NC and L2 zoning. The current zoning for the lots at 2203 and 2209 Eastlake Avenue was adopted in the citywide commercial areas mapping process of the mid-1980s. At that time the Mayor had proposed NC2 (40 foot height) for both lots (the very zone that the applicant again proposes), but instead the City Council unanimously adopted the current NC1 (30 foot height) for 2203 Eastlake Avenue and L2 (30 foot height) for 2209 Eastlake Avenue and adjoining lots.

Reasons for City Council adoption of the L2 zone for the lot at 2209 Eastlake Avenue. In agreeing with the ECC request for the L2 zone for the mid-block east and west sides of Eastlake Avenue E.

between E. Lynn Street and E. Boston Street, the City Council acted on the basis of the May 31, 1985 NCA Mapping Staff Report, Map Issue EL 11. This report gave the following summary of ECC's reasons for the request (quoted here verbatim):

- to downzone strip commercial areas which have not been extremely developed in commercial use
- lack of edges or buffer between residential and commercial uses
- insufficient parking in commercial zone results in parking spillover in residential streets, particularly Franklin and Yale
- concentrates commercial activity at several nodes along arterial to help eliminate the "strip" character of Eastlake
- provides for a more suitable pedestrian environment

The staff report, which the City Council evidently followed in adopting the recommended zoning, had the following analysis and recommendation (quoted here verbatim):

To rezone from RM to L2/RC fits the following RC function statements: As a means to downzone small commercial areas which have not been extensively developed in commercial uses and where commercial services are available nearby. The area meets the criteria for physical factors favoring designations as RC, "lack of edges or buffer between residential and commercial uses and streets with adequate access and circulation." An RC designation would also break up the strip commercial areas on Eastlake. Staff recommends L2/RC for mid-block east and west of Eastlake Avenue E. between E. Lynn Street and E. Boston Street.

Reasons for City Council adoption of NC1 zoning for the lot at 2203 Eastlake Avenue. In a January 14, 1986 request (a letter to City Council land use committee chair Jim Street from ECC president Carol Eychaner and vice president Lynn Howell), ECC stated: "The four corners of Boston [are] the one area along Eastlake that legitimately qualifies for NC1 as it is characterized by very small scale, neighborhood serving businesses. The ECC believes that the scale of construction allowed by NC2 would destroy the character of this corner." The City Council evidently agreed with this reasoning, because it adopted NC1 zoning for the lots at this corner, despite the fact that the Mayor had recommended NC2.

Citywide commercial remapping, 1985-86. As just recounted, the land parcels at 2203 and 2209 Eastlake Avenue East received their current zoning as a result of a citywide exercise in remapping of Seattle's commercial areas. That this remapping exercise was conducted citywide was an excellent alternative to the piecemeal or spot rezones that had been common in previous decades.

Eastlake was fortunate that spot rezones were rare to nonexistent, because with the lack of a Seattle comprehensive plan, they still could have happened. The Eastlake Community Council shared a concern with many people inside and outside of City government that a comprehensive plan was needed, in part to discourage spot rezones. The Washington legislature in 1990 passed the Growth Management Act (GMA) which required each city and county to have a comprehensive plan and required them to conduct their zoning decisions consistent with that plan. Although some cities and counties protested this new requirement, it received no resistance from Seattle.

An important feature of GMA was and is to allow each comprehensive plan to be amended only once a year, making it more likely that zoning decisions will be consistent with one another and with the overall plan. Again, this new provision of state law was not resisted by the City of Seattle.

Eastlake Neighborhood Plan, 1998. The 1990 Growth Management Act encouraged neighborhood planning, and Seattle had already done some neighborhood plans in the 1970s and 1980s. Thus when Seattle adopted its first true comprehensive plan in 1994, that plan designated Eastlake and 36 other neighborhoods as being eligible to develop a City-funded neighborhood plan.

The Eastlake Neighborhood Plan was completed in 1998 by consultants and volunteers under a City contract with a broad-based coalition of stakeholders that included the Eastlake Community Council as managing partner. The executive branch report to the City Council regarding the Eastlake Neighborhood Plan judged it unexcelled among neighborhood plans for the quality and extent of its outreach efforts.

Seattle's neighborhood plans were an ideal opportunity, if desired by landowners and the community, for land parcels to be remapped amidst the neighborhood planning focus. However, no proposals were received for remapping land parcels in Eastlake, including those at 2203 and 2209 Eastlake Avenue. The Eastlake Neighborhood Plan and its implementing ordinance 119322 continued the zoning then in place.

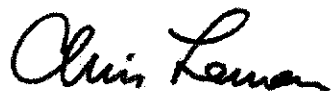
A comprehensive plan amendment is the best venue to consider remapping these parcels, but one has never been proposed for the 2203/9 Eastlake Avenue land parcels. Ever since Seattle's comprehensive plan was adopted in 1994, the City has had an annual process for considering amendments to it, including remapping proposals from landowners. Such an amendment would allow the proposal to be considered in the context of the neighborhood and of similar properties across the city. Unfortunately, the current owners (and any prior owners) of the parcels at 2203/9 Eastlake Avenue have never submitted such a proposed remapping amendment for consideration in the Comprehensive Plan amendment process, even though they had ample time to do so.

DPD's silence on this matter is deafening, in the rezone analysis of its Sept. 10, 2015 Analysis and Recommendations. On page 27 of that document, DPD only states that "The Comprehensive Plan is subject to updates and is currently in the process of being updated to guide the next 20 years of growth in the City of Seattle." There could not be a better time in the public interest for a possible remapping of these parcels to be considered as a Comprehensive Plan amendment, and yet DPD does not even consider such an amendment as a possibility.

Conclusion. The Hearing Examiner should advise the City Council not to accept the rezone for 2203/9 Eastlake Avenue that DPD has recommended. The rezone proposal is so far from meeting the Land Use Code's rezone criteria that it should not have been proposed by the developer or considered by DPD. The Eastlake Community Council encourages DPD and the applicant to go back to the drawing board, designing a project that does not require a rezone—that is, to build within the existing zoning envelope. A vital and well-designed building can and should be built there—one that does not require a rezone.

This letter was authorized by unanimous vote of the Eastlake Community Council board of directors.

Sincerely,



Christopher K. Leman, President
Eastlake Community Council
info@eastlakeseattle.org
<http://eastlakeseattle.org>
(206) 322-5463

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2015 NOV 17 AM 11:12
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2015 NOV 17 AM 11: 12

OFFICE OF
HEARING EXAMINER

Sandra C. Wheeler
201 E Boston St. #2200
Seattle, WA 98102

November 16, 2015

RE: Rezone - 3016024

Dear HE Tanner,

As you know, I have passionately opposed the rezone of the corner of East Boston Street and Eastlake Ave. That corner was the subject of many conversations, reviews, and compromises during the last comprehensive plan. The present zoning was established because it is the correct zoning for that corner given its topography, urban village status, and appropriate for the neighboring low-rise buildings.

Presently Seattle is in the process of reviewing its comprehensive plan to prepare for future growth. So let's not recommend this rezone until the current process is completed. Denying the proposed rezone would allow the Eastlake neighborhood to participate in the discussion, permit the Eastlake residents to express the type of neighborhood they would like to live in, and empower the Eastlake community to contribute to this new grand plan for Seattle's growth.

I have reviewed over 100 pages of public comment letters on the DPD website. While the objections to this rezone are numerous, there is a common thread – the commenters want the proposed rezone to be denied so they can actively participate in the current efforts of drafting a new comprehensive plan.

Sincerely,

Sandra C. Wheeler

Ku, Tiffany

From: Lydia Brennan <lydiafbrennan@hotmail.com>
Sent: Tuesday, November 17, 2015 11:10 AM
To: Examiner, Hearing
Subject: 3016024 Eastlake Rezone

RECEIVED BY
2015 NOV 17 AM 11:12
OFFICE OF
HEARING EXAMINER

To the Hearing Examiner,

My name is Lydia Brennan. I am a resident and property owner on Eastlake.

This spot rezone for this particular building is very troubling. I attended a meeting presented by the developer and had asked how did they get away with designing outside the current building height code. I was told that the special rezone was because they were going to provide affordable housing and that the developer was on the Mayor's housing affordability committee. Well, now there is no affordable housing connected with this project. Does that mean that anyone can just design and not follow building codes? For example, would a builder not use structural earthquake building code requirements because there hasn't been a significant earthquake in years? Would the DPD approve of that design?

My father built our apartment building over 20 years ago per the Seattle building code as did his friend who built the building next door as did all Eastlake residents and developers. This rezone is a blatant disregard to the city wide neighborhood plan and will destroy Eastlake's unique neighborhood.

The city has been allowing big developers special exceptions to the rule in Seattle neighborhoods. The politicians have continually pledged to increase affordable housing but yet let the developers create out of scale luxury apartments that displace the older affordable housing. Seattle is growing and needs more housing but developers should not be allowed to construct buildings that don't provide adequate parking, greenery and block large stretches of light to neighboring residences. The result is that the infrastructure of Seattle neighborhoods is crumbling. Allowing one developer to obtain a rezone after they have designed a building outside of the code is a travesty to Seattle residents.

Under the Seattle 2035 plan, there are included two provisions that are used to preserve the public views. Land Use Element LU 48 uses land use regulations, zoning policies and the application of environmental policy to preserve public views. The comprehensive plan lists the Space Needle, Olympic mountains, Lake Union, Seattle downtown skyline. It is designed to address the impact of building height, bulk and access to views on public views. Seattle municipal code 25.05.675.p states that it is the city's policy to protect public views of significant natural and man-made structure.

This rezone will impact public views by blocking the views for Eastlake residents on the north, south and east of this building. Please consider that the current comprehensive city-wide building codes were written with neighborhood participation. This special interest rezone only benefits the developer and not the eastlake residents.

Respectfully submitted,
Lydia Brennan,
the Brennan and Huang families,

and residents of 2228 Eastlake ave east.

Sent from my iPhone

Ku, Tiffany

From: Ramras Specialty Company <dramras@comcast.net>
Sent: Tuesday, November 17, 2015 8:02 AM
To: Examiner, Hearing
Subject: Project #3016024 - 2203-2209 Eastlake Ave. E.
Attachments: Microsoft Word - Support Letter 3-19-15.docx.pdf; ATT00001.htm

Hearing Examiner,

As a former resident of Eastlake, I continue to support the proposed project.

This project has addressed the intent of the land use code and the developer has been responsive to community input.

See my attached support letter dated 3/19/15.

Best Regards,

Daniel M. Ramras
Ramras Specialty Company
206.619.0560

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Ramras Specialty Company
Real Estate Consulting

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OFFICE OF
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March 19, 2014

Lindsay King
Department of Planning and Development
700 Fifth Avenue, Ste. 2000
P.O. Box 34019
Seattle, WA 98124-4019

Re: Rezone Support Letter for Project 3016024 – 2203 and 2209 Eastlake Avenue East.

Dear Ms. King,

I am writing in support of the proposed mixed-use 45-unit development on the corner of Boston Street and Eastlake Avenue at 2203 and 2209 Eastlake Avenue East – project #3016024. I also support the proposed rezone of the project to NC2P-40. The rezone is necessary to make this project a reality.

The project as proposed advances the Eastlake Community's goals, vision and neighborhood plan. Currently, the immediate neighborhood lacks some crucial amenities and community-oriented retail activity with a few exceptions, office users largely occupy many commercial spaces along Eastlake Avenue and Eastlake in general is in dire need of more engaging retail activity. The developer, John Links, whom I have know for decades, is committed to energizing the streetscape along Eastlake Avenue with retail activity and an open-air atmosphere between the sidewalk and commercial spaces; and, consistent with the Seattle's overall plan to increase urban density, creating more residential apartment homes. I look forward to seeing more local neighborhood retail and expect the project's planned streetscape will contribute to the revitalization of the Eastlake corridor.

A rezoning of this property will not change the charm, character and eclectic nature of the mostly single family, apartment inventory on Fairview, Minor, Yale, Franklin and Boylston Avenues and their East/West connecting side streets.

I was a long term resident of Eastlake and have continuing relations with residents and developers in this area. I developed the East Boston Townhomes project across the street and am still keenly interested to witness the evolution of this vibrant and unique community.

Sincerely,

Daniel M. Ramras
President

9032 –42ND Avenue N.E.
Seattle, Washington 98115
(206) 619-0560
Fax (206) 402-6848
dramras@comcast.net

Ku, Tiffany

From: outlook_d09cc5f51371d338@outlook.com on behalf of Gail Jensen <gail6005@gmail.com>
Sent: Monday, November 16, 2015 11:30 PM
To: Examiner, Hearing
Subject: Spot Rezone

DPD # 3016024

Hearing Examiner:

Please hear my opinion that I am AGAINST Spot Rezoning in Seattle.

I live in the Eastlake neighborhood and I protest the allowance to go from a 3 story zone to a 5 story zone for the apartment building to be constructed at Eastlake Ave E and E Boston Street.

What gives this developer the right to design a building that doesn't meet zoning restrictions with the expectation that the oversize will be allowed? Shouldn't the design be guided by the code from the start of the design?

Spot zoning means to me that anyone can, at will, break a code, and then get special favor. So what's the point of the code?

If this building is granted special permission then others will ask for the same and soon Eastlake will no longer be a homey neighborhood with character but one of mixed height and bulk.

Sincerely,
Gail Jensen

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Ku, Tiffany

From: Wendy Miller <wm22203@yahoo.com>
Sent: Monday, November 16, 2015 6:12 PM
To: Examiner, Hearing
Subject: Eastlake / Boston 45 Unit

As I work and can't attend the meeting, I want to go on record to say I'm against allowing the developers to build something outside current zoning. Eastlake has a multitude of new buildings going up.

We have yet to see if they'll even find renters/buyers. There are currently apartments for rent. This isn't a need, just a developer that wants to maximize profit by getting around current zoning. Developer was aware of zoning when property was purchased.

Thanks.

Wendy Miller
2821 Franklin Ave E, Apt 4
Seattle, WA. 98102

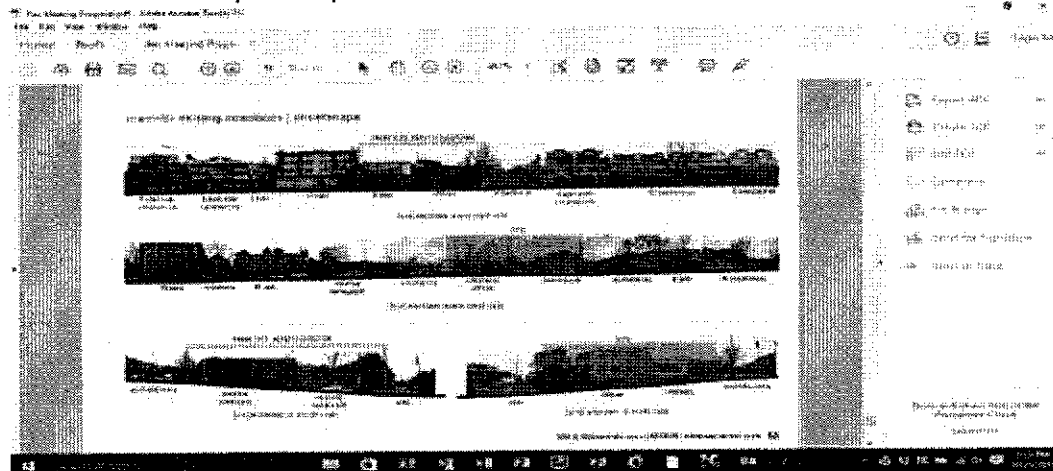
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Ku, Tiffany

From: Charles Wheeler <cbw@charleswheeler.net>
Sent: Monday, November 16, 2015 2:21 PM
To: Examiner, Hearing
Cc: 'Sandra Wheeler'
Subject: Public Comments
Attachments: 2203 Eastlake Ave.JPG

Ms. Tanner, please look at first 10 pages of "Director's Recommendation" that is on the web site. This summarizes the comments from the three design meetings. Please note they do not change and stress size. 1) The building does not fit into the neighborhood and was never intended too as it is designed for TWO lots. 2) no matter the DPD procedures they did not listen to any of the public comments, as seen from the consistent repeats.



Thank you
Charles Wheeler
201 E Boston St
Resident

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Ku, Tiffany

From: Kathy Jendrick <kwjendrick@yahoo.com>
Sent: Sunday, November 15, 2015 6:09 PM
To: Examiner, Hearing
Subject: rezone request

November 15, 2015

Hearing Examiner
P.O. Box 94729
Seattle, WA 98124

Re: 3016024 - Barrientos rezone application

Dear Hearing Examiner:

I am hoping the letter to which I refer was received by you. Even if it was not, the points I wish to make are clear here. We know that there will be development in our area. Our request is that it be reasonable and not infringe on the quality of life in our wonderful neighborhood. The current zoning laws must be upheld to accomplish this.

I am writing to ask you to read and attend to the points made to you in the correspondence sent to the East Design Committee on behalf of the residents on 201 East Boston Condominiums. The letter was prepared by Jeffrey M. Eustis. Mr. Eustis has given you a detailed account of why this rezoning application should not be considered, let alone considered for approval. He cites the various zoning details. The members of my condominium associations, 2020 Yale and 2348 Yale, support his points.

The proposed design is not in line with the established zoning requirements that exists for the neighborhood. Nor does it fit into the feel of the neighborhood. We believe new construction should be bound by the zoning rules; that is why they exist, to fit into the neighborhood feeling.

Eastlake is already a traffic nightmare much of the day. Most of the new designs presented, including this one, do not provide adequate, if any, parking to accommodate the residents of said building. By permitting a building that is much larger than should be allowed, this problem is compounded. The quality of life of the residents of our neighborhood has been reduced by the stress involved in navigating the congestion in the neighborhood and loss of the aesthetic appeal of the area. This building would unfairly compound these problems.

Again, please read Mr. Eustis communication carefully and thoughtfully, as if you were a resident in our neighborhood.

Kathleen Jendrick 2022 Yale Avenue E #202 Seattle WA 98102 Karen Appelman 2020
Yale Ave E #201 Seattle WA 98102 Laurie Kohli 2020 Yale Avenue E #301 Seattle WA
98102 Paula McKinnon 2022 Yale Ave E #302 Seattle WA 98102

Dannette Sullivan 2348 Yale Ave E #302 Seattle WA 98102

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Ku, Tiffany

From: Ray <raybetsy@charter.net>
Sent: Sunday, November 15, 2015 1:26 PM
To: Examiner, Hearing
Subject: Project 3016024

We are writing to ask you to reject the request for rezoning by Project 3016024. The developers' request for rezoning results from their outsized design, not from any inherent need caused by the property itself. An apartment complex could certainly be built on that site in a way that respects current zoning laws. Such a structure would be in line with all the other construction projects that have complied with zoning regulations. Zoning exceptionalism should be reserved for cases in which no reasonable development would be possible without it.

Thank you for your consideration.

Sincerely,

Raymond and Elizabeth Baalman
201 East Boston unit 3200

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Jules James & Alex

FILED

2616 Franklin Ave. E
Seattle, WA 98102

CITY OF SEATTLE

(206) 329-1885

2015 OCT 16 AM 10:25

Hearing Examiner
City of Seattle
P.O. Box 94728
Seattle, WA 98124

CITY CLERK

September 24, 2015

RE: MUP #3016024, 2203 Eastlake Avenue East

I write to support the re-zone of this property from NC-30 and LR- to NC-30 for the purpose of constructing 45 residences over ground-floor commercial with on-site parking for 39 vehicles. It is a neighborhood victory 30 years in the making.

In 1985, Eastlake was besieged with 8 proposed office structures along Eastlake Avenue between the Steam Plant and the University Bridge. Our concern was a canyon of office buildings with parking garage streetscapes. As Eastlake Community Council President Carol Eychaner wrote: "1985 will be noted by Eastlake historians as the "Year of the Urban Office Park."

City Council Land Use Committee chairman Jim Street, sympathetic to Eastlake's plight, helped shepherd the step-down for the vulnerable Eastlake and Boston intersection from 40' to 30' -- from prime commercial office building height to one more conducive to residential re-development. The existing commercial structures on the four corners retained their commercial zoning, yet the properties were encouraged toward residential re-development.

2203 Eastlake is the 2nd Boston corner to be re-developed primarily residential. The Balloonist site, a single family house converted to retail, was re-developed into a six unit condo on the Southeast corner in 1989. The 40' to 30' is halfway to accomplishing a 30 year old goal - residential re-development.

The imminent threat to the Eastlake neighborhood is now Transit Oriented Development (TOD). The 2203 Eastlake project precedents 40' at a time when City Hall insiders are advocating for a streetcar-justified 65' along Eastlake Avenue. 2203 Eastlake precedents a .87:1 parking ratio at a time when Eastlake is trying to reverse the existing ordinance exempting any structure from on-site parking requirements within ¼ mile of a well-served transit stop.

As a neighborhood activist, I have known developer John Links for roughly 25 years. I've watched him build the Remi Apartments at 2727 Eastlake, the 3100 Fairview Condominium, renovate the Mara Bella at 2634 Franklin and the Riva at 1550 Eastlake from apartments to condos. All these projects were proposed and built with respect to our neighborhood and have been positive additions ever since.

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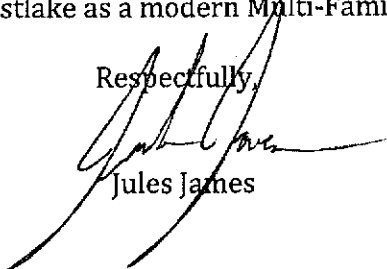
I believe spacious balconies humanize buildings, entrances accommodating leisure grow communities, and parking per unit encourages tenant stability. This project offers nearly all three. Additionally, the northwest corner of Boston and Eastlake re-developed with a strong retail presence likely hastens the replacement of the adjacent Eastlake Motel with something less crime-infested.

I believe 2203 Eastlake provides neighborhood-valuable precedents for parking and height for the up-zoning political conversations now swirling.

I expect 2203 Eastlake to quickly become a positive neighborhood landmark.

Accordingly, I believe the re-zones at 2203 Eastlake are justified by fulfilling the original residential intent of our zoning map activism, and generally contributing to the betterment of Eastlake as a modern Multi-Family urban neighborhood.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jules James', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Jules James