

## Herbaugh, Melinda

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**From:** Barbara Meyer <ellardmeyer@gmail.com>  
**Sent:** Wednesday, January 25, 2017 10:21 AM  
**To:** PRC  
**Subject:** Comment on project 3023260, 7009 Greenwood Ave. N

As a community member who has been living less than one block from this site for 35 years, I oppose the upzone to 65 feet. While the developer says this one will be "only" 55 feet, it will set a precedent encouraging others to "go for 65". The 40 foot buildings that we currently have on the arterial--Phinney and Greenwood--still have human scale. They do not make a pedestrian feel like an ant in a canyon. The walkability of the neighborhood is a great part of its appeal. Walking around neighborhoods with 6 story buildings like First Hill and West Seattle, it is a completely different experience with that type of height.

There is no reason to put so much height and density on the top of Phinney Ridge. Aurora Avenue North, just a few blocks away, could benefit enormously from some of the development that is being proposed here. There are great locations near Green Lake and further north, great views of Mount Rainier and the Cascades near 135th St N. The irony is that the developers want to build in PhinneyWood for walkability, and then they want to spoil it.

I think that exceptions to the 40 foot height limit on Phinney Ridge should be deferred until the HALA rules are determined.

I also suggest that if height limits are raised, developers should be asked to do something that will seriously help the availability of affordable housing for people who work in the city and want to live here. The affordable units should be affordable to teachers, health care workers in lower paid positions and so on. I believe that a developer who gets two extra floors on the top of his/her project (with great views above the 40 foot buildings nearby) should provide the equivalent of one of those floors as affordable housing. By that I mean, if the extra floors provide another 4000 square feet of space, the building should provide 2000 feet of space devoted to affordable housing. No buy out. A buy out is a cop out. We want the affordable housing spread around the city, not concentrated in a few areas.

Thank you for listening.  
Barbara Meyer  
6717 Palatine Ave N  
Seattle



## Herbaugh, Melinda

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**From:** Jen Picken <pickenjen14@gmail.com>  
**Sent:** Wednesday, January 25, 2017 10:33 PM  
**To:** PRC  
**Subject:** Comment on Project 3023260

Hello,

I would like to voice my concern/comment regarding Project 3023260 (7009 Greenwood Ave N).

My concern is the proposed 65' building height. I'm not sure why this proposal is even being considered based on the already established 40' zone regulation for this area.

A 65' building would affect the light within the greenwood/phinne corridor, creating a canyon affect. It would also set a precedence for future building and change the quaint aesthetic of the neighborhood (which is the reason why this area is so attractive and desirable in the first place).

The Greenwood corridor to the north on 85th allows for buildings at the larger height, as does Ballard. This particular plan should be developed in those areas rather than at the 7009 Greenwood Ave N. Site.

Please take my comments into account and keep me posted on next steps.

Thanks,  
Jen Picken  
206-228-5713



**Dela Cruz, Jeff**

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**From:** Marilyn Smith <mssfrankfurt@yahoo.com>  
**Sent:** Friday, February 03, 2017 1:03 PM  
**To:** PRC  
**Subject:** Re: Project #3023260

I am opposed to allowing the rezone at 70th & Greenwood to allow greater height. One of the selling points of "urban villages" is that they are pedestrian-friendly. I walk Greenwood Ave. a lot, and it is becoming an unattractive tunnel. The pedestrian views of the Olympics are almost gone, and the corridor is becoming darker and grimmer.

I marched in the Women's March on January 21st. After we got to about 4th Ave. and Cherry St., the walk became noticeably colder and darker, though it was sunny. Downtown Seattle is already a dark, windy area with blocked views for pedestrians, and I do not want the same for Phinney Ridge.

Marilyn Smith



**Dela Cruz, Jeff**

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**From:** Mary McCann <MaryMcCann@msn.com>  
**Sent:** Tuesday, February 07, 2017 12:12 PM  
**To:** PRC  
**Subject:** Comments about Project # 3023260

Greetings,

I'm writing to comment about the proposed project at 70th & Greenwood Avenue North, although this applies equally to all development along Phinney and Greenwood Avenues.

SUNLIGHT MATTERS! Sunlight improves people's moods, which positively impacts our interactions with neighbors, developers, construction workers and city employees. Sunlight enables us to grow flowers in our back yards and front porches. Sunlight adds warmth to reduce the resources consumed to heat our homes. Sunlight hastens the melting of snow and ice on our streets and sidewalks. SUNLIGHT MATTERS! Obviously there's a lack of it in Seattle and at the top of the ridge every extra foot of height increases the shade in our neighborhood. It's bad enough to have 1- and 2-story structures replaced with bulkier 4-story buildings, and I am opposed in the strongest possible way to granting any height variances to any buildings along Phinney & Greenwood Avenues for any reason.

There are many other issues that concern me about the development of ever-larger buildings and increased density in this area and all residential neighborhoods throughout Seattle. Traffic congestion, the burden on utilities infrastructure... I could go on and on. But specific to the issue of height variances at the top of Phinney Ridge, this bears repeating: SUNLIGHT MATTERS!

Mary McCann  
206 North 60th Street





**Dela Cruz, Jeff**

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**From:** Peter J Farnung <peterfarnung@yahoo.com>  
**Sent:** Tuesday, February 07, 2017 1:18 PM  
**To:** PRC  
**Subject:** Project # 3023260

Hi - I'm against allowing the developer to increase the height of this building to 6 stories when the approved limit is 4 stories. Please do not approve anything beyond 4 stories. Thanks,

Peter Farnung



**From:** Zachary Howard  
**To:** [PRC](#)  
**Subject:** Comment on Project #3023260  
**Date:** Thursday, February 02, 2017 7:16:58 AM

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Hello,

Housing prices in this neighborhood are inflated and impossible for middle income families. Please continue to permit tall, multi-family structures, and provide height bonuses for buildings with affordable units.

Thank you,

Zachary Howard  
Phinney Ridge



**From:** Laura Wharton  
**To:** [PRC](#)  
**Subject:** Project number 3023260  
**Date:** Thursday, February 02, 2017 9:31:16 AM

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I am writing to Voice opposition to the proposed re-zone for the former Oroweat property at 70th and Greenwood. Adding an additional 15 feet height allowance along Greenwood will create canyon-like permanent shade corridors along the thorough fare. In addition, it begs the question, when will we stop rezoning to meet the demands of greedy developers? It comes on the heels of zoning that has allowed apartments without parking in the same area. I have not been active on these issues before, but enough is enough. Transportation needs are not being met that allow for these types of development. I am not an opponent to more density, I understand the need for that. But the transportation and infrastructure needs are not being met that to accommodate some of the density and the types of changes that are being proposed.

Sent from my iPhone



**From:** Peter Krystad  
**To:** PRC  
**Subject:** Comment on Project #3023260  
**Date:** Thursday, February 02, 2017 12:14:11 PM

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Hello -

I would like to comment on the developers request for a contract rezone to NC2-65 for this project.

The city should not allow this rezone, there is no valid reason to grant a exception to the existing zoning. Existing redevelopment in the immediate area conforms to the existing NC2-40 zone and this project should as well. The Greenwood/Phinney linear corridor does not need to become a deep canyon of shadow that 65 foot buildings would create, and granting this change would only create precedent for future exceptions. NC2-40 already allows for significant redevelopment of the existing 1 and 2 story storefronts without completely ruining the neighborhoods character.

In addition the City of Seattle has struggled and is struggling with the zoning process, and allowing arbitrary exceptions to agreed-upon zoning will create mistrust regarding existing and future agreements. Profitable redevelopment is occurring all over the city within existing zoning rules and this should be the case on this project as well.

Regards,

Peter Krystad  
515 N 60th St  
Seattle, WA 98103  
206-412-0684





**From:** fryhlecb@plu.edu  
**To:** PRC  
**Cc:** fryhlecb@plu.edu  
**Subject:** Comments on Land Use Application - Project: 3023260, Bulletin date: 01/12/2017  
**Date:** Saturday, February 04, 2017 5:02:09 PM

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The city should not approve a contract rezone on Project: 3023260. Standards in our society are built on precedent, and this contract rezone above the current 40 foot limit (NC2-40) to a "self-limiting" 59 feet (within a 65 foot rezone), will set a precedent that zoning laws are not important. If I were a developer wanting to build on another property along Phinney Ridge, I would request the same rezone based on the precedent this project would establish if granted. Our society runs on precedent, and our zoning laws have been established with great care and deliberation. Zoning laws provide the public with a measure of assurance and faith that agreed-upon norms will be respected. Deviations should not be allowed from settled zoning regulations unless health and safety are at stake, and that is not the case here. Precedent matters.

The developer should either build to the current NC2-40 zone or, if HALA is approved, then build to the proposed 55 foot limit once new zoning is in place. Amenities that the developer is offering in exchange for breaking the zoning regulations do not warrant breaking established precedent. The developer claims that the contract rezone height is necessary on the grounds of economic factors resulting from providing larger unit sizes, parking, etc. But economic decisions are subjective. (Economics is a social science.) What someone says they can afford is an arbitrary decision based on their personal decisions about financial means and limitations. Many things in life could become affordable if rules and settled decisions are allowed to be bent or broken. If a developer has deep enough financial resources to consider building a project of this scale in the first place, then those resources are very likely deep enough to accommodate building something less affordable from the developer's personal perspective, yet still something that is attractive and of benefit to the community. The developer should recalibrate their project to fit within the existing law. There is undoubtedly some design for a building that is affordable to them without asking for an exception. Build to the existing NC2-40 law, or wait and build (without requesting exceptions) to the proposed 55 foot zoning, if such new zoning is approved through HALA.



**From:** Sara Benveniste  
**To:** PRC  
**Subject:** Project #3023260.  
**Date:** Sunday, February 05, 2017 8:25:49 AM

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To Whom It May Concern:

This project has come to my attention recently thanks to another Phinney neighbor.

Although I appreciate building improvements and additions to Phinney, I do not think the developers should be allowed to rezone without thinking of how it impacts others around.

The character of Phinney needs to be preserved, as well as fairness. I do not think certain people should be granted higher ceilings/heights when others not.

A small public green space (as mentioned in the initial proposal) would be great instead of allowing another undefined private home allowance.

Thank you for your attention and consideration.

Sincerely,

Sara Benveniste  
127 N. 59th St  
Seattle 98103

Proud Phinney neighbor since 2003



**From:** Jo Eike  
**To:** [PRC](#)  
**Subject:** Project #3023260  
**Date:** Sunday, February 05, 2017 12:02:06 PM

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To whom it may concern:

I'm writing to express my extreme displeasure at the news of the proposed rezoning of 7009 Greenwood. Nothing about that parcel meets the rezone criteria, and the proposal is far too large and completely inappropriate for that part of Phinney/Greenwood. It will be an eyesore and mislead our children about neighborhood planning and where they live. Please, in a world going mad right now, let us preserve the integrity of our neighborhood and community.

Many thanks,

Jo Eike.



**From:** Katy Hanson  
**To:** PRC  
**Subject:** Project 3023260 - 7009 Greenwood Ave N  
**Date:** Monday, January 09, 2017 6:41:09 PM

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Here are concerns I have about the project at 7009 Greenwood Ave N

- 1) I strongly oppose the proposed increased height from 4 stories to 5. The commercial area of the Greenwood/Phinney neighborhood is designated at Greenwood and 85<sup>th</sup> street. It is zoned for higher buildings. 7009 Greenwood Ave N is not the commercial center and there should not be buildings higher than what zoning calls for here. 7009 Greenwood Ave N backs directly against a residential area. It is not suited for the increase in traffic and density a higher building would bring.
- 2) I'm concerned about the increase of traffic on 70<sup>th</sup> st. As a 18 year resident of the street, I've seen around 2 accidents a year at the intersection of 70<sup>th</sup> and Sycamore. It is an unmarked intersection. The neighbors on NW 70<sup>th</sup> have talked about getting a roundabout installed at that intersection. We've contacted the city a handful of times to no avail. I would like to see a detailed traffic analysis of the street and would like Shared Roof to work with the city to adopt traffic calming measures on 70<sup>th</sup>. The enormous increase in traffic we will experience will, after all, be the direct result of their development.
- 3) I'm not sure this is the appropriate place to mention this but such a place likely doesn't exist. The developer of Shared Roof is a restaurant developer who has had a hand in the development of some very popular restaurants here in Seattle. It is not a stretch to assume he'll be bringing one of those to the commercial area of Shared Roof. The restaurants the developer, Chad Dale, has previously been involved with have NOT been directly against residential neighborhoods. I fear he will not consider this factor. This area of Phinney Ridge is a residential area. We live, sleep and raise our kids here. I would like Phinney to stay the sleepy, quiet, unhip place it is. I do not want the traffic (late night, at that), commotion and density that come along with a restaurant of the caliber he's involved with. My home is a place to get away from the pretense and crowds of Ballard (where this project is much better suited) and Capitol Hill. I don't want all that it brings 3 blocks from my house.
- 4) Parking. Many neighbors I've heard from seem thrilled that Shared Roof will have 23 parking spots. The neighbors seem to view the 23 spaces as a huge victory for the neighborhood (another manipulation). The parking spots are intended for the investors who will live there. They are not at all a gesture of goodwill to the neighborhood. **The parking will not accommodate the patrons of the businesses in the commercial spaces, guests of the residents or employees who work in the businesses. Chad Dale is counting on the space in front of our houses for all of that.**

Lastly, I would like to add that I feel Chad Dale and the Shared Roof project have manipulated the neighborhood from the beginning about their plans. They first told us they were planning a 4 story building with a green space in the back (where the single family lot is) for building residents. That sounded great. What was presented at the first design review was vastly different – 6 stories with a public, pocket park. Now they've come back after "listening to the neighborhood" to propose a 5 story building. Neighbors are so happy it's 5 not 6 and that "their

voices were heard" they are willing to accept the 5 stories. This is a classic bargaining technique (read: manipulation), all done with a big smile and a desire to "keep Phinney Ridge a great place to live." When faced with setbacks and dealing with the 2 homes and families to the west of their property, Shared Roof tried to buy them out. They succeeded in one case. They clearly don't want neighbors in the way of their vision.

Additionally, Shared Roof cannot be trusted to keep the interests of the neighborhood in mind during the planning of this project. This project is completely self-serving. The investors of Shared Roof will be its residents. Investors who, I assume, want a return on their investment and a fabulous place to live. Their concern is not traffic in front of our houses nor us not being able to park in front of our houses. They likely aren't thinking of us at all. There is a complete conflict of interest with this project.

In closing, we, the neighbors who surround the Shared Roof development, are essentially being asked (more like being forced) to accommodate Shared Roof's need for great views (gotta have that 5<sup>th</sup> floor), fancy restaurants and their imposed vision for the neighborhood. We are being asked to give up the quiet street and neighborhood we specifically chose all so Chad Dale and his investors can "have it all." We'll have to accommodate the parking overflow, the traffic, the density and the change in the neighborhood they dearly love. Chad Dale and his investors will be above the din, sipping a craft cocktail, enjoying their view and toasting their good fortune.



**Dela Cruz, Jeff**

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**From:** alice poggi <phinneyridge.ccouncil@gmail.com>  
**Sent:** Wednesday, January 18, 2017 5:04 PM  
**To:** PRC  
**Subject:** 7009 Greenwood Ave N

Pursuant to SMC 23.76.012 - Notice of application D. Comment Period

**On behalf of the Phinney Ridge community, we request that the comment period shall be extended by 14 days.**

Thank you for your attention to this request.

Phinney Ridge Community Council



**Dela Cruz, Jeff**

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**From:** Michelle Whelan <michelle@virtualmw.com>  
**Sent:** Wednesday, January 18, 2017 5:49 PM  
**To:** Larsen, Shauna; PRC  
**Cc:** Herbold, Lisa  
**Subject:** RE: Master Use Project(s): 3022260, 3025585, 3025587, 3022589, 3022590  
**Attachments:** 20170118\_174005.jpg; 20170118\_084753.jpg

Ms. Larsen & Co.,

Please see attached photographs. These were taken at the location of the proposed development associated with the above-referenced Master Use project numbers. These photographs illustrate my exact concern regarding drainage control and zero impact.

The slope of the area directs water down Hudson to two drains that frequently clog during heavy rain; adding mud and construction site debris to the already overloaded drains will result in an even bigger ponding issue on Delridge.

Please let me know if you have any questions.

Thank you,  
~M

**Michelle Whelan**

MW Consulting  
[michelle@virtualmw.com](mailto:michelle@virtualmw.com)  
P: 206.566.5362



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**From:** Larsen, Shauna [mailto:Shauna.Larsen@seattle.gov]  
**Sent:** Tuesday, January 3, 2017 11:03 AM  
**To:** Michelle Whelan <michelle@virtualmw.com>; PRC <PRC@seattle.gov>  
**Cc:** Herbold, Lisa <Lisa.Herbold@seattle.gov>  
**Subject:** RE: Master Use Project(s): 3022260, 3025585, 3025587, 3022589, 3022590

Michelle-

Thank you for this information. I have shared with our staff. I have also forwarded on to SDOT since you have questions about street and sidewalk issues. I get back to you by Friday to give you a status report.

Thanks.

Shauna

**From:** Michelle Whelan [<mailto:michelle@virtualmw.com>]

**Sent:** Sunday, January 01, 2017 8:58 PM

**To:** PRC <[PRC@seattle.gov](mailto:PRC@seattle.gov)>

**Cc:** Herbold, Lisa <[Lisa.Herbold@seattle.gov](mailto:Lisa.Herbold@seattle.gov)>; Larsen, Shauna <[Shauna.Larsen@seattle.gov](mailto:Shauna.Larsen@seattle.gov)>

**Subject:** Master Use Project(s): 3022260, 3025585, 3025587, 3022589, 3022590

Master Use Project #s: 3022260

Addresses: 4860, 4862, 4864, 4868, 4870, 4872 Puget Blvd SW

Dear PRC Representatives,

I am writing in regard to a new construction project on my street – see above-referenced Master Use numbers and addresses. My comments incorporate images and video. To detail properly, I have formatted my comments into a PowerPoint deck – see attached. In short, I am asking for several requests listed by order of importance.

1. Safety
  - a) Sidewalk on Hudson (north or south side)
  - b) Sidewalk on Puget Blvd (from Hudson traveling north to 22<sup>nd</sup>)
  - c) Prohibit Parking on Hudson
2. Drainage
3. Site Grading
4. Retaining Wall Review
5. Repairing Street from Construction Activity

It is my belief that an in-person site visit would be most illuminating to your permitting staff. I believe a brief visit up Hudson and along Puget Blvd will help representatives understand my requests better. I am more than happy to accompany any representatives at any time.

Also, I will be the first to admit that I have been a very squeaky wheel to your department since Fall of 2015. This is due to how the property next to me was permitted and developed. I have significant issues with how the property was handled and while I have no other choice than to accept what has been done, I feel it my duty to provide comments in hope of preventing similar circumstances from happening again.

I am hopeful that the City can learn from its mistakes on the project next to me and improve its review process. Keeping in mind how developers try to sidestep rules, build without permits, and avoid simple obligations such as Street Improvement Plans (SIP), I need to know my street is not going to be subjected to additional rounds of developer abuses.

Development in Seattle has to keep the existing residents in mind; new construction should not come at the sacrifice of its neighbors. We all understand new housing will be built. All

we ask is that the City makes accommodations to grow the infrastructure accordingly and protect its citizens. The current climate being what it is, we need our voices heard and we need to know that our needs won't be shunted aside for multi-million dollar profits.

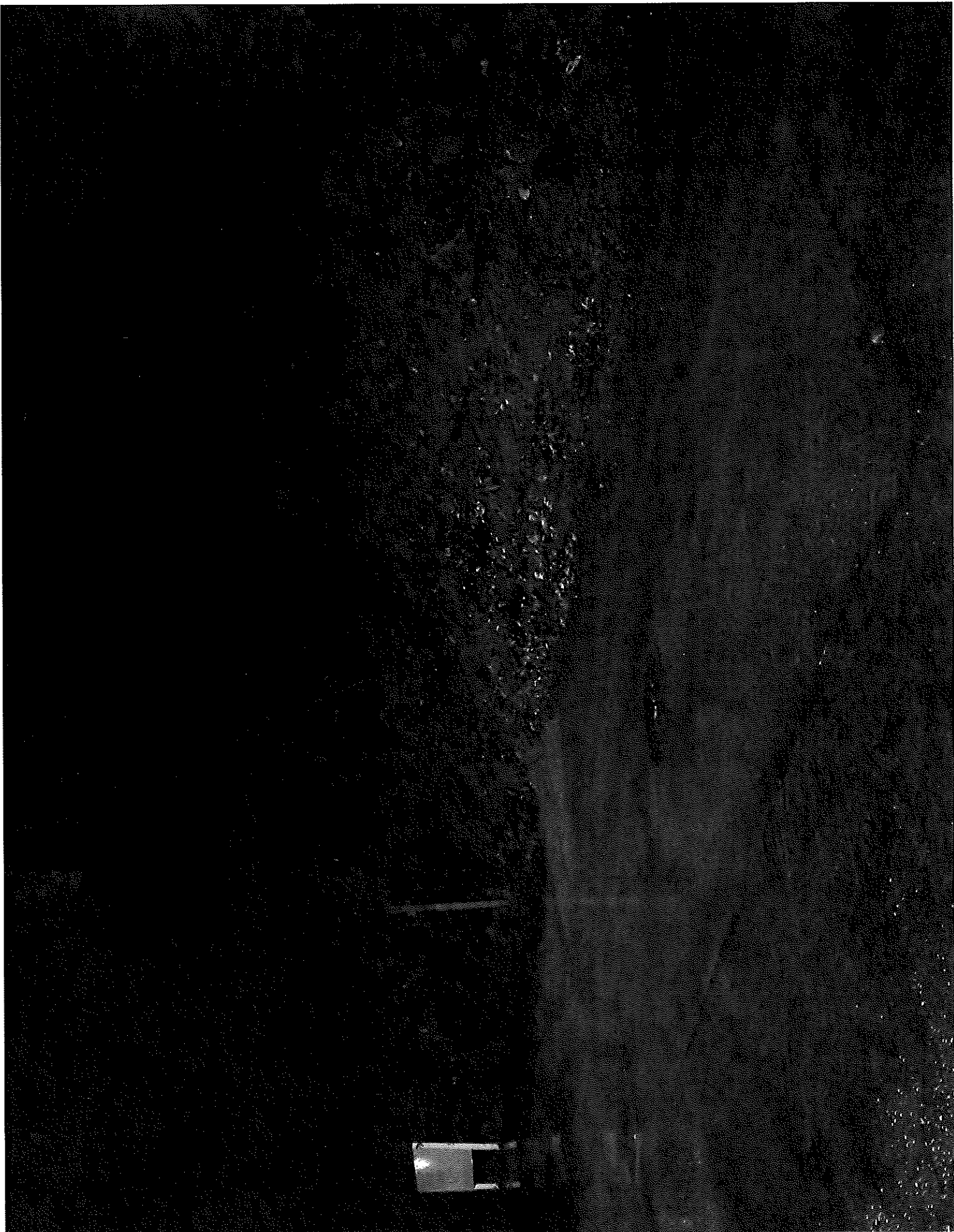
If at any time you have questions or concerns, please do not hesitate to contact me.

Sincerely,  
Michelle Whelan  
Cell: 206.226.1982

**Michelle Whelan**

MW Consulting  
[michelle@virtualmw.com](mailto:michelle@virtualmw.com)  
P: 206.566.5362











**Herbaugh, Melinda**

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**From:** Danielle McArthur <danielle.mcarthur@gmail.com>  
**Sent:** Wednesday, December 28, 2016 12:23 PM  
**To:** PRC  
**Subject:** Re: Project 3203260

We live at 78th and Greenwood and do not want to see Greenwood suffer the loss of its neighborhood feel by increasing building heights.

Thanks you,

Danielle McArthur



**Herbaugh, Melinda**

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**From:** alice poggj <phinneyridge.ccouncil@gmail.com>  
**Sent:** Thursday, December 29, 2016 3:47 PM  
**To:** PRC  
**Subject:** 7009 GREENWOOD AVE N project# 3023260

Pursuant to SMC 23.76.012 - Notice of application D. Comment Period

**On behalf of the Phinney Ridge community, we request that the comment period shall be extended by 14 days.**

Thank you for your attention to this request.

Phinney Ridge Community Council



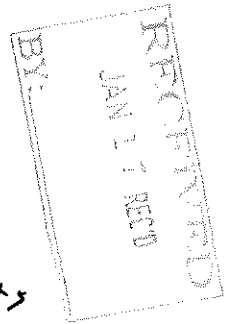
if you wish to file written comments and/or receive a notice of the decision, please return this completed form with any written comments you have to: Seattle Department of Construction and Inspections, 700 5th Ave Ste 2000, PO Box 34019, Seattle, Washington 98124-4019 or e-mail [PRC@seattle.gov](mailto:PRC@seattle.gov)

Name: James Simpson Project #3023260 - Lindsay King, 22nd Fl

Address: 7720 Greenwood Ave N., Apt #203  
Seattle, WA Zip: 98103

Email Address: simpsonjrj@aol.com

Comment: 40' is high enough. Recent projects  
have been successful @ 40' & we can increase  
density without destroying the feel &  
look of our residential community. No Change  
to current zoning - it meets the needs  
of the citizens already!





**Dela Cruz, Jeff**

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**From:** brian.gerich@gmail.com  
**Sent:** Tuesday, January 24, 2017 9:29 AM  
**To:** PRC  
**Cc:** brian.gerich@gmail.com  
**Subject:** Comments on Land Use Application - Project: 3023260, Bulletin date: 12/26/2016

From an earlier design review presentation this project proposed to provide a park on the west portion of the lot portion of the lot adjacent to SF zoning to mitigate the impact of the new height. While the height increase may seem appropriate and in congruity with the proposed HALA increases to NC-40, the impacts of this project on the adjacent SF zone are not clearly articulated. Neither are the benefits to the neighborhood of permitting this increase. If we are to assume that the HALA recommendations as accepted by the city are the proposed path forward, then we should be seeing increases in NC-40 (Urban Villages) associated with adjacent increases in SF zones to lowrise in order to mitigate the difference in scale between the zones. Basically, it seems that the increase should not be allowed until the proposed HALA changes have been fully reviewed and, potentially, accepted because they don't meet the intent of current zoning and it isn't clear what the additional benefits to the neighboring community would be that would mitigate this change in zoning. If there is proposed mitigation associated with this height change, I would like to know what they are. On the face of it, they should be required to include a substantial (i.e, >10%) amount of affordable units or provide a truly public amenity, like the earlier proposed park. The height increase should also not be permitted to extend into the SF lot associated with this project (the one which fronts Palatine).





## **Herbaugh, Melinda**

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**From:** Roberta Zook <roberta.zook.2014@gmail.com>  
**Sent:** Wednesday, February 08, 2017 11:08 AM  
**To:** PRC  
**Subject:** project #3023260

re 7009 Greenwood Ave.N.

**The increased height for this project must be denied.**

This project needs to conform to the 4 story maximum allowed.

Please DENY the extra 2 stories they are asking for this project.

There is no need and no justification for making a spot rezone for an oversized building in this location.

**Everyone needs to abide by the same zoning regulation.**

Roberta and Rod Zook  
6717 Sycamore Ave.N.W.



**Dela Cruz, Jeff**

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**From:** Roberta Zook <roberta.zook.2014@gmail.com>  
**Sent:** Sunday, January 08, 2017 4:52 PM  
**To:** PRC  
**Subject:** project 3023260: 7009 Greenwood Ave.N.

We are nearby residents who will be directly affected by this project.

We OPPOSE a rezone. The current height limit of 40 feet is adequate for any project and we strongly object to an exception being made for this or any other project.

Zoning rules are meant to be followed by everyone.

We OPPOSE incorporating a single family home into this project. Single family zones must not be violated to meet the desires of a project.

We further OPPOSE cutting off comment on the impact of this project with only 12 days notice, only 7 days of which were business days and border one of the major holidays of the year.

Adequate opportunity to comment on a rezone MUST be given to the interested parties.

We are interest parties. We insist the project built on this site conform to existing zoning.

We received notice of this comment period on 12/27/16, with a notice our comments would only be allowed through today, Sunday 1/8/17.

We request this comment period be extended.

Roberta and Rod Zook



**From:** Jessica Dixon-Horton  
**To:** PRC  
**Subject:** 7009 Greenwood Ave N. Project Contract Rezone  
**Date:** Wednesday, February 01, 2017 5:35:11 PM

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Dear Council Members;

We are writing to express our concern that the contract rezone proposed for the former Orowheat site from NC-40 to NC-65 and proposal to build a 5-story (65 foot) structure directly adjacent to a single family zone is out of scale with the existing neighborhood and is not supported by the Greenwood/Phinney Neighborhood Design Guidelines. Our family has lived on 71st Ave N. for over 20 years. We walk along Greenwood everyday. The "Ridge" is a unique natural geological feature that defines our neighborhood. Greenwood Ave N. is a lively mix of one, two and even 4-story buildings that allow for light and sun to fill the street, for views of mountain vistas to the east and west to predominate, and for the street trees to thrive. It supports a high volume of pedestrian activity.

The Greenwood/Phinney Neighborhood Design Guidelines (2013), which were referenced throughout the early guidance Design Review Meetings, are organized into elements that "help to reinforce the existing character and protect the qualities that the neighborhood values most in the face of change (Page i)."

Context and Site, or CS1 is titled Natural Systems and Features (p. 1)

- A 65 foot tall building does not enhance or support the experience of the unique natural character of the Ridge or fit with the existing built character of the neighborhood

CS2 Urban Pattern & Form; Streetscape Compatibility (p. 2)

- A 65 foot tall building is not compatible with the existing urban pattern and streetscape of Greenwood until you get to the Greenwood Town Center at 85th and Greenwood N.

CS2 Urban Pattern & Form; Height, Bulk and Scale (p. 3) & DC2 Architectural Concept (p.12)

- At 65 feet tall, the building does not, as suggested in the Design Guidelines effectively "reduce it's dominance on the street..by reducing the impact and scale of large structures by modulating upper floors...". It will cast shadows on both sides of the street during most of the year and permanently decrease the available light and sun in the immediate neighborhood surrounding it.

We urge the Council to reject the contract rezone which would allow for 5 or more stories, and to keep the height of the proposed project building to 4 stories so that the project fits the scale and character of this truly unique place that is the Ridge.

Sincerely,  
Jessica Dixon  
Bard Horton



**Dela Cruz, Jeff**

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**From:** John L Smith <johnsmith20@johnsmith20.com>  
**Sent:** Wednesday, January 18, 2017 2:13 PM  
**To:** PRC  
**Subject:** project #3023260 public comment

Dear Planning Department

I am a nearby neighbor of this property. While I want to see it developed I do not support the up-zoning requested by the developer. It would be too large for our arterial streetscape. If you DO allow the re-zone, please require the developer to set aside 3 units for low-income housing.

John Smith





**Dela Cruz, Jeff**

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**From:** Patty Kreemer <pattyjk@comcast.net>  
**Sent:** Monday, August 15, 2016 11:07 PM  
**To:** PRC  
**Subject:** rezone on Greenwood Ave North

August 15, 2016

City of Seattle Director of Planning:

I am writing to you to ask you to reject the proposed rezoning of Greenwood Avenue in order to allow a 65 foot high building. I live with my family at 328 N 77th, and the Ridgemont Condominium Building at 78th and Greenwood throws a good deal of shade at 4 stories. Six stories would be terrible for the light in several neighboring houses and yards, as well as for all the pedestrians who walk the neighborhood. We live in a neighborhood, not downtown! Please don't allow this rezoning - we want our neighborhood to have light and remain pleasant.

Also, it it isn't realistic to provide parking for half of the units. Yes, we would like people not to drive, but the reality is, they are still driving. We need to address the needs that are here now, not what we would like the needs to be. Please note I would like to be recorded as a Party of Record.

Thank you,  
Patricia Kreemer



**Dela Cruz, Jeff**

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**From:** Aaron Smith <aasmith6@fastmail.com>  
**Sent:** Monday, August 15, 2016 4:31 PM  
**To:** PRC  
**Cc:** O'Brien, Mike  
**Subject:** Regarding the proposed 65' 'tower' at 70th and Greenwood N.

Dear 'Seattle Planners' -

I am writing to express my extreme concern and unhappiness regarding the possibility of a sixty-five foot structure being allowed at the peak of the Phinney Ridge residential neighborhood at 7009 Greenwood N. This area is almost exclusively residential and this very lot is surrounded by houses only, no businesses!

The current height limit on the ridge is, and has been for decades, 40 ft. Being permitted to go another 25 feet higher will certainly serve as an irrevocable precedent for others to do the same. In addition, the proposed structure will have 43 units, certainly many of them housing more than one driver, and they will provide only 27 parking spaces. This is, and has always been, primarily a residential neighborhood, with some few businesses mixed in. If this building plan is allowed to go through, it will be the first step in an increasingly negative impact on this wonderful old Seattle residential neighborhood.

~ PLEASE INCLUDE ME AS A PARTY OF RECORD ~

Thank you -  
Aaron Smith  
7013 Greenwood Avenue North  
Seattle 98103



**Dela Cruz, Jeff**

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**From:** Bob Morgan <bmorgan5@comcast.net>  
**Sent:** Monday, August 15, 2016 6:36 PM  
**To:** PRC  
**Subject:** #3023260 – Lindsay King

There is only one appropriate answer for this proposed rezone: no.

No matter how you condition the project, or dress it up, or "mitigate" it's impacts, a 65 foot height limit is simply not appropriate for our neighborhood plan and the character of the area, even without all of the potential rooftop additions up to 80 feet.

We have lots of recent development showing that the current zoning is quite develop-able.

Amenities should be required for this kind of development without the plan busting rezone. The community accepted the up-zone to the current zoning understanding it was part of the City's long-range Comprehensive Plan and it should not be changed now.

Bob Morgan  
559 N 74th Street  
Seattle, WA 98103  
[bmorgan5@comcast.net](mailto:bmorgan5@comcast.net)



**Dela Cruz, Jeff**

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**From:** Maykut <maykut@serv.net>  
**Sent:** Tuesday, August 16, 2016 1:08 AM  
**To:** PRC  
**Subject:** Property development at 7009 Greenwood Ave N

Director of Planning  
City of Seattle

Dear Sir:

I am writing to express my concerns about plans for the new building at 7009 Greenwood Ave N. I've lived on Phinney Ridge for nearly 50 years and have watched it transform to a vibrant neighborhood filled with joggers, dog walkers and kids playing on the sidewalk. I own 2 houses nearby on Palatine Ave N and my grandkids live about 100 feet from the proposed building. I fear that this new development will not only reduce property values on Palatine Ave N, but also adversely affect the quality of life in our neighborhood.

A major concern is the parking and traffic that will be generated. My home is near 67<sup>th</sup> & Palatine and I already can see the problems to come. Here, Palatine Ave has become the parking lot for businesses on Greenwood Ave. Rarely can I find a parking place near my house between 5 PM and midnight, and the street is filled with cars slowly cruising around looking for a parking spot. Parents don't want to take their children outside much less jog in all the carbon monoxide. Now a giant new building with totally inadequate parking is on the horizon. Even if tenants bus or bike to work, they are still likely to have a car (probably a couple of them) which will have to be stored somewhere. Where? The streets are already full. Does the city have plans for multistory parking garages along Greenwood Ave? What will the people who already live here do with their vehicles?

The developer now wants to compound this problem with a rezone request to add 2 more stories of apartments with no parking. Great! It will certainly mean lots more profit for the developer at the expense of our community. Is it the vision of the City that exiting single-family neighborhoods should be destroyed so that they can become like those on Capitol Hill or the University District? Not a pretty picture for the future of Seattle! The City should be more concerned with preserving neighborhoods than with lining the pockets of wealthy developers. It seems like the City too often tries to apply a single solution everywhere without adequate regard to all the ways that communities differ. I don't even want to comment on the crazy idea that people will get rid of their cars if you don't provide parking for them. One solution might be to only rent these apartments to people who have already forsaken their cars.

Regardless of the ultimate design of the new building, Palatine Ave N is going to become a much less desirable place to live. Families wanting to live on Phinney Ridge will certainly be reluctant to buy a home on this part of Palatine Ave N. This means that property values will have to be less than they would have otherwise been. Does the City have plans to compensate property owners for these losses? Oh, that's right, it's all about providing affordable housing everywhere without regard to who has to pay or who gets really, really rich doing it.

I would like to be listed as a Party of Record. Thank you.

Gary Maykut

6552 Palatine Ave N  
Seattle WA 98103



**Dela Cruz, Jeff**

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**From:** Lara Sukol <lara.sukol@shorelineschools.org>  
**Sent:** Monday, August 15, 2016 4:35 PM  
**To:** PRC  
**Subject:** Design comments re: 70th & Greenwood

Dear Director of Planning,

I am writing to express my support for the proposed redesign and height easement for the proposed building on 70th and Greenwood. Unfortunately, I am unable to attend the meeting tonight at the Ballard Community Center (due to my kid's soccer practice) . I am afraid that only those who are opposed to this (and every other development) will get their comments heard.

The reason that I support the proposed plan and increased height is that I like the vibrancy that increased density brings. I also am excited about the idea of having a multi family building with possibly a restaurant on the street level. As I understand it, the project will be better with the increased 2 floors. The other reason why I support this proposal is that vertical development is better for the environment. Ideally, if we can build up, then there is less development out. I am more concerned about the impact on the environment in rural areas such as Maple Valley.

Thank you so much for reading my comments. Having talked to many people in my neighborhood, they are very supportive of this project. Those who are opposed, however, will likely scream a bit louder.

All the best,  
Lara

**Dela Cruz, Jeff**

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**From:** Lara Sukol <lara.sukol@shorelineschools.org>  
**Sent:** Monday, August 15, 2016 4:39 PM  
**To:** PRC  
**Subject:** full name

Sorry...in my previous message, I left off my full name and address.

Lara Sukol  
7015 Palatine Ave N  
Seattle, WA 98103  
206-948-2415

**Dela Cruz, Jeff**

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**From:** Stephanie Roche <jumpforjoy2day@hotmail.com>  
**Sent:** Monday, August 15, 2016 7:36 PM  
**To:** PRC  
**Subject:** Site Planning and Design Issues - Phinney Ridge

Monday, August 15, 2016  
7:33 p.m.

As a resident of Phinney Ridge for 15 years, I have many concerns about the rezone proposed by the owners of the old Orowheat lot at 7009 Greenwood Avenue N.

Current zoning permits a 40 foot high building and proposed zoning would allow a 65 foot high building.

I do not want Greenwood and Phinney Avenue to become a canyon of tall buildings, reducing our already limited sunlight on this currently pleasant walking arterial. The wind already whip up the Ridge from the Sound. Creating higher buildings will only intensify this unpleasant walking experience. Neighbors with homes on the back of these lots will have these extra tall buildings in their back yards.

I understand the extra height is being requested in return for provision of some affordable housing. I have already read about how much affordable housing is actually built into these developments and it is not nearly enough for the tradeoff. Make it ALL affordable housing of the current 40 feet high limit and now you are talking! We've had enough units built that are not affordable and I've read about the mistakes the council has made in not requiring funding from all the recent and approved building projects for affordable housing.

Also, having 43 units and only 27 parking spaces is not acceptable. At least there are parking spaces! But every unit should have a parking space - and a large space at that. I read that the council's acceptance of no parking spaces provided in many other building projects is based on studies that people don't use building parking. But did anyone find out WHY they don't use it? Personally, I hate taking my mini-SUV into most parking lots because they spaces provided are small, tightly packed together, with hardly any space to maneuver. I dread having my car damaged in these garages. Additionally, most garages are dark, scary places often with loud HVAC systems going on. I wouldn't want to park in them either. But I definitely would want a large, well-lit parking space if I were looking for a building unit in Seattle.

I do not want this rezone approved. I do not want this set as a precedent for Phinney Ridge. I am much more in favor of mother-in-law type building approvals. Let's provide funding to help homeowners create more equity of their own instead of these large developers that take more than they give.

Thank you.

Stephanie Roche  
District 6



**Herbaugh, Melinda**

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**From:** Jen - Personal II <jpboyce@comcast.net>  
**Sent:** Saturday, August 13, 2016 9:15 AM  
**To:** O'Brien, Mike; PRC  
**Cc:** Jen Boyce  
**Subject:** opposition to 65 foot tall buildings on Phinney Ridge

I am writing to express my opposition to the proposed rezone of the 7009 Greenwood Ave N. lot as well as any other lots in the Phinney Ridge area. I have been a resident here for 16 years and my daughter goes to Greenwood Elementary. We love this neighborhood! It's bad enough that more 40 foot tall buildings are taking over, obstructing light for those of us who have beautiful gardens. 65 feet would be like living downtown! Keep the height downtown and leave our single family homes neighborhood out of it. Thank you for your attention to this matter—Jennifer Boyce

I am happy to be a party of record if appeal should be necessary



**Herbaugh, Melinda**

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**From:** Irene Wall <iwall@serv.net>  
**Sent:** Monday, August 15, 2016 12:53 AM  
**To:** PRC; Freeman, Ketil; King, Lindsay; O'Brien, Mike; Johnson, Rob; Bagshaw, Sally; Herbold, Lisa; Burgess, Tim; Harrell, Bruce; Sawant, Kshama; Juarez, Debora; Gonzalez, Lorena  
**Subject:** Public Comment Project 3023260 - Reject Contract Rezone at 7009 Greenwood Ave North

August 14, 2016

City Council members

Ketil Freeman, City Council Central Staff Legislative Analyst

Lindsay King, SDCI Staff

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

Tomorrow evening, August 15<sup>th</sup> the Early Design Guidance session for this project will take place and the proponents will present in most favorable terms, their preferred alternative which "requires" legislative action to change the parcel's zoning from NC2-40 to NC2-65. However, the contract rezone being requested should **not be approved** and the design review process should not be hostage to it.

The request to rezone this parcel to a 65-foot zone (in reality 69 feet) does not succeed in meeting the rezone criteria in SMC 23.44 on every significant account.

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

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

The rezone would set a precedent and create the expectation that other parcels should be similarly increased in height. The Greenwood-Phinney Neighborhood Plan did not designate any changes in

zoning that would favor this significant deviation in the character of future development along the ridge.

The rezone is not needed to meet Comprehensive Plan objectives. As stated in SMC 23.44:

In general, permitted height limits shall be compatible with the predominant height and scale of existing development, particularly **where existing development is a good measure of the area's overall development potential. (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 design review until the Council has acted on the final legislation authorizing that additional height. The EIS for those changes has only just begun scoping as you are aware and the focus groups have not made any final recommendations.

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 encourage the developer to prepare alternatives under the current NC2-40 zoning and reject any contract rezone to 65 feet.

Sincerely,



Irene Wall  
207 North 60<sup>th</sup> Street  
Seattle, WA 98103



**Dela Cruz, Jeff**

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**From:** Frank Striegl <fstriegl@carmelpartners.com>  
**Sent:** Friday, July 29, 2016 10:35 AM  
**To:** PRC  
**Subject:** Comments on 7009 GREENWOOD AVE N (#3023260)

I don't see how this is even legal to upzone one lot in an area that is currently zoned 40 feet. 65 feet! This will stick out like a sore thumb and I feel it constitutes a taking from the whole Phinney Ridge community. Before long Phinney Ridge will just be a row of 65' high buildings. No more views, no more light. Under what code / law do they have a right to do this?



**Dela Cruz, Jeff**

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**From:** Rosalie Ramsden <roseram@nctv.com>  
**Sent:** Monday, August 15, 2016 10:12 PM  
**To:** PRC  
**Subject:** Building Height Rezone - Greenwood Avenue North

To: The City of Seattle Director of Planning

We, living in the Greenwood Phinney neighborhood have recently become aware of the proposal to rezone future apartment buildings from 40 feet high to 65 feet high. I strongly feel the city should have provided more information with a longer time period to submit comments regarding this very important zone change.

As one who loves living in this neighborhood I strongly oppose this proposed zone change!! The 40 ft height of existing condominiums and apartment buildings along Greenwood Avenue has contributed greatly to the overall ambience that makes people want to live here. We are well aware of what building heights can do as we have witnessed the great loss of character that once was Ballard.

We are already out of parking space on our side streets and this zone change will make it much worse. Again think of Ballard. I am lucky enough to live in a 40 foot high condominium on Greenwood Avenue North with a parking space for all tenants in our below street level garage. The fact that the city of Seattle does not require builders to provide a parking space for ALL tenants in their buildings has also contributed to the parking problem. No matter the city's efforts to encourage people to rely on bus transportation only.

I understand the extra height is requested in return for some affordable housing but feel this should instead be a planned effort by the city planners to accommodate low priced housing in the towers in downtown Seattle without ruining our family populated neighborhoods.

Thank you for the opportunity to express my feelings on this very important issue which threatens the neighborhoods we love. I will be following this zone change closely - as will my neighbors.

Rosalie Ramsden  
7116 Greenwood Avenue N, Apt 404  
Seattle, 98103  
206-789-1724



**Dela Cruz, Jeff**

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**From:** clara burnett <claraburnettemail@gmail.com>  
**Sent:** Monday, August 15, 2016 10:21 PM  
**To:** PRC; O'Brien, Mike  
**Subject:** Request to be a Party of Record against rezone to lot at 7009 Greenwood Avenue N

I understand that there is a proposal to rezone lot at 7009 Greenwood Avenue N on Phinney Ridge to increase the height allowance to 65 feet. This is totally unacceptable for the impact it will have to the neighborhood in a multitude of areas, but especially loss of light and open space along the street. 40 is already too high and should never have been zoned at that height. It's dark cold and windy there now from the buildings that have gone in at 40 feet. This will significantly increase that.

I also strongly object to any new construction that doesn't provide a minimum of one parking spot for each unit. It's unrealistic to expect people not to have cars ( or to want to pay the extra cost they may be charged for one of the few spots provided. The neighborhood will have to absorb the extra parking required by residents. It's often very difficult now to find parking for shopping at the small businesses or enjoying the restaurants on the "Ridge" that are a big part of the unique and appealing character of neighborhood. This will make it even more difficult to shop in the neighborhood.

Please record my strong objection to this rezoning.

I am requesting to be a Party of Record against it.

Clara Burnett

102 N 62nd St.

Seattle, WA 98103

206-478-0478

[claraburnettemail@gmail.com](mailto:claraburnettemail@gmail.com)





**Dela Cruz, Jeff**

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**From:** emily flanagan <emilylaron101@hotmail.com>  
**Sent:** Monday, August 15, 2016 10:38 PM  
**To:** PRC  
**Subject:** 7009 Greenwood Ave N

I am writing to express my concerns for the development of 7009 Greenwood Ave N and the proposed rezoning of the neighborhood to allow 65 foot tall buildings. This neighborhood is already facing major densification with the development of several 40 foot high buildings. These building back right up against single family homes, and are drastically changing the feel of the neighborhood. I strongly oppose the proposed rezoning to increase the allowable build height. I understand this is a City, and we need to densify to grow, but please let's do it smartly. Let's not loose what makes our neighborhoods great now. Please let's not turn Phinney Ridge into the next Ballard.

I am also concerned about the lack of available parking spaces. The developers is proposing only 27 parking spaces to 43 units! This neighborhood has no east-west transit within 15 blocks. We have a transit score of only 48. Realistically this is not a neighborhood that people can easily get by without a car, thus most people in that building will have one. There should be at least as many parking spaces as units in the building to help reduce the impact on the neighborhood. The reduction of available street parking will have a negative impact on businesses, and make it more dangerous for walkers and bicyclists to negotiate the neighborhood.

I am also concerned about downstream sewer/stormwater analysis has been done on the pipes accepting the increase waste from this facility. I know the aging infrastructure downstream from the ridge experiences SSO and CSO problems during heavy rain events. What is the developer doing to keep from increasing these events?

- Please keep the zoning height limit to 40 ft along Greenwood Ave North and Phinney Ave North.
- Please require at least one parking space for each unit.
- Please make developers pay to improve the sewer/stormwater infrastructure that is already struggling to meet service.

Sincerely,

Emily Flanagan

206-550-5227



**Herbaugh, Melinda**

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**From:** Andrew Sapuntzakis <asapuntz@gmail.com>  
**Sent:** Friday, August 12, 2016 6:28 PM  
**To:** O'Brien, Mike; PRC  
**Cc:** Mills, Joanna Elizabeth  
**Subject:** Greenwood rezone meeting

Dear Council member O'Brien and Seattle Public Resource Center

I just received a notice about a meeting at the Ballard Community Center regarding the rezone of the "old Oroweat" lot at 7009 Greenwood Ave N

Given the short notice, I will not be able to attend, and there doesn't seem to be any indication of who authored it. The notice seems strongly opposed to this development due to height and number of parking spaces.

As a long-time renter in the neighborhood, I feel that I appreciate both its character and its affordability. Given the affordability challenges, I feel that rezoning the main arteries while preserving the side streets is reasonable, esp if the new buildings make significant contributions to affordable housing. The extra height and lower parking allowances should be leveraged to ensure a maximum of affordable units.

I also would also like to see emphasis on supporting a vibrant mix of businesses to serve the needs of new and existing residents. I am concerned that the new buildings can only host a few business types, and we already have many banks, exercise studios, and hair/nail salons. As older buildings are replaced, I would like to see existing businesses receive assistance in moving to the new ones.

The more complete the spectrum of businesses, and the more their staff can afford to live in the neighborhood, the less demand I expect for automobile ownership and street parking.

My limited experience with neighborhood development committees suggests that these opinions may not be getting much voice. I would appreciate any information about additional organizations I should be contacting.

Thank you for your consideration,

Sincerely,

Andy S



**Herbaugh, Melinda**

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**From:** Mary Sebek <mamasebek@yahoo.com>  
**Sent:** Friday, August 12, 2016 6:59 PM  
**To:** PRC; O'Brien, Mike  
**Subject:** Orowheat site 65' height rezoning request

Dear PRC & Council Member O'Brien,

I strongly oppose rezoning the property at 7009 Greenwood Ave. N. to allow a building height greater than 40 feet. In our residential neighborhood, we value sunlight, open space, trees, and community. Having 65-foot tall building with many units and very limited parking negatively impacts all of that.

The density created by 40-foot high buildings is more than sufficient, and using the excuse that adding height will allow for some affordable units is both disingenuous and short-sighted. Greenwood Ave. N. is a two-lane street that is already very slow and busy during commute hours. Adding more people and cars with the added height will negatively impact the livability of our neighborhood.

I strongly support building more affordable housing, but it seems that can be required of builders without having such a negative impact on the community. Please do not rezone!

Thanks!

Mary Sebek, 331 N. 78th St., Seattle, WA 98103



## Herbaugh, Melinda

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**From:** Gloria Sodt <gmsodt@gmail.com>  
**Sent:** Sunday, August 14, 2016 9:29 PM  
**To:** PRC  
**Subject:** Comment on proposed rezoning 3023260, 7009 Greenwood Ave N

Hi,

I do not think the City of Seattle should allow this rezone. The zoning is a neighborhood wide plan. Changes to zoning can and should be made for entire areas, not for one or two specific buildings at a time on one street. Rethinking building height on a case by case basis whenever a developer requests it leads to a strange mix of buildings and density, in effect ending up as if there was no area wide development plan or vision.

If zoning exemptions stay common or get more common, then whoever has the most money and influence is most likely to get whatever zoning they want. Not a very fair way for regulation to go. Large developers have an advantage over smaller ones when lobbying often case by case.

If this developer wants to change the zoning plan for the entire Greenwood/Phinney area, for instance to make another urban village center near N 70th and Greenwood Ave N and then proceed with their taller larger building, that would make sense and I would support that. That way, it's more likely the 70th and Greenwood corner would get more larger buildings grouped together along with services for the future residents. It's not a village center now, with services fairly far away (more of a drive away rather than walking distance away).

Thanks for accepting comments!

Gloria Sodt  
326 N 79th St  
Seattle, Wa 98103  
[gmsodt@gmail.com](mailto:gmsodt@gmail.com)





**Herbaugh, Melinda**

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**From:** martin thenell <martin.thenell@gmail.com>  
**Sent:** Sunday, August 14, 2016 9:59 PM  
**To:** PRC  
**Cc:** O'Brien, Mike  
**Subject:** Phinney Ridge rezone

Dear Director of Planning,

I am writing to express my strong opposition to a proposed rezoning plan for Phinney Ridge along Greenwood Ave N and specifically, 7009 Greenwood Ave N. It is my belief that core values of the Phinney neighborhood support single family oriented housing and small upscale condominiums.

As a resident of the Phinney neighborhood for 18 years I've watched its rapid growth and am witnessing all the growing pains associated with this type of growth. Congestion, noise, crime to name a few. I believe there are areas more appropriate for increased density in Seattle. Some areas include Ballard along areas of 15th Ave NW, Greenwood (85th st and North) and along Aurora Ave.

The rezoning of Greenwood Ave for high density, using the caveat of affordable housing is the wrong direction for the neighborhood and does nothing to preserve the Phinney neighborhood, its small feel and isn't taking current single family property values into consideration.

The families who live on Phinney consciously bought homes and not apartments for a reason. Commercializing the neighborhood is a mistake on many levels and I strongly urge you to not allow this rezoning to happen. The city may have affordable housing requirements they would like to achieve as part of overall density initiatives but rezoning this small area is a bad idea.

Finally, The Phinney Ridge neighborhood was the affordable area 20 years ago and should be allowed to follow a normal development cycle.

I am available anytime to provide addition input should you be open to further comment.

Respectively,

Martin Thenell  
206 915 8099



**Dela Cruz, Jeff**

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**From:** clara burnett <claraburnettemail@gmail.com>  
**Sent:** Monday, August 15, 2016 10:21 PM  
**To:** PRC; O'Brien, Mike  
**Subject:** Request to be a Party of Record against rezone to lot at 7009 Greenwood Avenue N

I understand that there is a proposal to rezone lot at 7009 Greenwood Avenue N on Phinney Ridge to increase the height allowance to 65 feet. This is totally unacceptable for the impact it will have to the neighborhood in a multitude of areas, but especially loss of light and open space along the street. 40 is already too high and should never have been zoned at that height. It's dark cold and windy there now from the buildings that have gone in at 40 feet. This will significantly increase that.

I also strongly object to any new construction that doesn't provide a minimum of one parking spot for each unit. It's unrealistic to expect people not to have cars ( or to want to pay the extra cost they may be charged for one of the few spots provided. The neighborhood with have to absorb the extra parking required by residents. It's often very difficult now to find parking for shopping at the small businesses or enjoying the restaurants on the "Ridge" that are a big part of the unique and appealing character of neighborhood. This will make it even more difficult to shop in the neighborhood.

Please record my strong objection to this rezoning.

I am requesting to be a Party of Record against it.

Clara Burnett

102 N 62nd St.

Seattle, WA 98103

206-478-0478

[claraburnettemail@gmail.com](mailto:claraburnettemail@gmail.com)



**Dela Cruz, Jeff**

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**From:** emily flanagan <emilylaron101@hotmail.com>  
**Sent:** Monday, August 15, 2016 10:38 PM  
**To:** PRC  
**Subject:** 7009 Greenwood Ave N

I am writing to express my concerns for the development of 7009 Greenwood Ave N and the proposed rezoning of the neighborhood to allow 65 foot tall buildings. This neighborhood is already facing major densification with the development of several 40 foot high buildings. These building back right up against single family homes, and are drastically changing the feel of the neighborhood. I strongly oppose the proposed rezoning to increase the allowable build height. I understand this is a City, and we need to densify to grow, but please let's do it smartly. Let's not loose what makes our neighborhoods great now. Please let's not turn Phinney Ridge into the next Ballard.

I am also concerned about the lack of available parking spaces. The developers is proposing only 27 parking spaces to 43 units! This neighborhood has no east-west transit within 15 blocks. We have a transit score of only 48. Realistically this is not a neighborhood that people can easily get by without a car, thus most people in that building will have one. There should be at least as many parking spaces as units in the building to help reduce the impact on the neighborhood. The reduction of available street parking will have a negative impact on businesses, and make it more dangerous for walkers and bicyclists to negotiate the neighborhood.

I am also concerned about downstream sewer/stormwater analysis has been done on the pipes accepting the increase waste from this facility. I know the aging infrastructure downstream from the ridge experiences SSO and CSO problems during heavy rain events. What is the developer doing to keep from increasing these events?

- Please keep the zoning height limit to 40 ft along Greenwood Ave North and Phinney Ave North.
- Please require at least one parking space for each unit.
- Please make developers pay to improve the sewer/stormwater infrastructure that is already struggling to meet service.

Sincerely,

Emily Flanagan

206-550-5227



## Herbaugh, Melinda

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**From:** Andrew Sapuntzakis <asapuntz@gmail.com>  
**Sent:** Friday, August 12, 2016 6:28 PM  
**To:** O'Brien, Mike; PRC  
**Cc:** Mills, Joanna Elizabeth  
**Subject:** Greenwood rezone meeting

Dear Council member O'Brien and Seattle Public Resource Center

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As a long-time renter in the neighborhood, I feel that I appreciate both its character and its affordability. Given the affordability challenges, I feel that rezoning the main arteries while preserving the side streets is reasonable, esp if the new buildings make significant contributions to affordable housing. The extra height and lower parking allowances should be leveraged to ensure a maximum of affordable units.

I also would also like to see emphasis on supporting a vibrant mix of businesses to serve the needs of new and existing residents. I am concerned that the new buildings can only host a few business types, and we already have many banks, exercise studios, and hair/nail salons. As older buildings are replaced, I would like to see existing businesses receive assistance in moving to the new ones.

The more complete the spectrum of businesses, and the more their staff can afford to live in the neighborhood, the less demand I expect for automobile ownership and street parking.

My limited experience with neighborhood development committees suggests that these opinions may not be getting much voice. I would appreciate any information about additional organizations I should be contacting.

Thank you for your consideration,

Sincerely,

Andy S





**Herbaugh, Melinda**

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**From:** Mark Schiller <mark.schiller@stanfordalumni.org>  
**Sent:** Monday, August 15, 2016 8:45 AM  
**To:** PRC; O'Brien, Mike  
**Subject:** Oppose the Proposed Rezone of Building at 7009 Greenwood Ave N

Hello,

I strongly oppose the rezone of the proposed building at 7009 Greenwood Ave N from 40' to 65'. This will be the beginning of end of the Phinney/Greenwood corridor's neighborhood character. Even in Tokyo with 40 million people they don't build buildings this tall outside the city center. This will block sunlight on both sides of the ridge and the single family homes immediately nearby will then have what appears to be a skyscraper next to them. Do we destroy everything about what makes our City pleasant and enjoyable to live in in the name of affordability? Let's figure out a better way to make that happen than building monstrosities in our single family zones.

I wish this to be made party of record.

Sincerely,

Mark Schiller  
523 N 64th st, seattle



## Herbaugh, Melinda

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**From:** Mary Sebek <mamasebek@yahoo.com>  
**Sent:** Friday, August 12, 2016 6:59 PM  
**To:** PRC; O'Brien, Mike  
**Subject:** Orowheat site 65' height rezoning request

Dear PRC & Council Member O'Brien,

I strongly oppose rezoning the property at 7009 Greenwood Ave. N. to allow a building height greater than 40 feet. In our residential neighborhood, we value sunlight, open space, trees, and community. Having 65-foot tall building with many units and very limited parking negatively impacts all of that.

The density created by 40-foot high buildings is more than sufficient, and using the excuse that adding height will allow for some affordable units is both disingenuous and short-sighted. Greenwood Ave. N. is a two-lane street that is already very slow and busy during commute hours. Adding more people and cars with the added height will negatively impact the livability of our neighborhood.

I strongly support building more affordable housing, but it seems that can be required of builders without having such a negative impact on the community. Please do not rezone!

Thanks!

Mary Sebek, 331 N. 78th St., Seattle, WA 98103



## Herbaugh, Melinda

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**From:** Gloria Sodt <gmsodt@gmail.com>  
**Sent:** Sunday, August 14, 2016 9:29 PM  
**To:** PRC  
**Subject:** Comment on proposed rezoning 3023260, 7009 Greenwood Ave N

Hi,

I do not think the City of Seattle should allow this rezone. The zoning is a neighborhood wide plan. Changes to zoning can and should be made for entire areas, not for one or two specific buildings at a time on one street. Rethinking building height on a case by case basis whenever a developer requests it leads to a strange mix of buildings and density, in effect ending up as if there was no area wide development plan or vision.

If zoning exemptions stay common or get more common, then whoever has the most money and influence is most likely to get whatever zoning they want. Not a very fair way for regulation to go. Large developers have an advantage over smaller ones when lobbying often case by case.

If this developer wants to change the zoning plan for the entire Greenwood/Phinney area, for instance to make another urban village center near N 70th and Greenwood Ave N and then proceed with their taller larger building, that would make sense and I would support that. That way, it's more likely the 70th and Greenwood corner would get more larger buildings grouped together along with services for the future residents. It's not a village center now, with services fairly far away (more of a drive away rather than walking distance away).

Thanks for accepting comments!

Gloria Sodt  
326 N 79th St  
Seattle, Wa 98103  
[gmsodt@gmail.com](mailto:gmsodt@gmail.com)



## Herbaugh, Melinda

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**From:** martin thenell <martin.thenell@gmail.com>  
**Sent:** Sunday, August 14, 2016 9:59 PM  
**To:** PRC  
**Cc:** O'Brien, Mike  
**Subject:** Phinney Ridge rezone

Dear Director of Planning,

I am writing to express my strong opposition to a proposed rezoning plan for Phinney Ridge along Greenwood Ave N and specifically, 7009 Greenwood Ave N. It is my belief that core values of the Phinney neighborhood support single family oriented housing and small upscale condominiums.

As a resident of the Phinney neighborhood for 18 years I've watched its rapid growth and am witnessing all the growing pains associated with this type of growth. Congestion, noise, crime to name a few. I believe there are areas more appropriate for increased density in Seattle. Some areas include Ballard along areas of 15th Ave NW, Greenwood (85th st and North) and along Aurora Ave.

The rezoning of Greenwood Ave for high density, using the caveat of affordable housing is the wrong direction for the neighborhood and does nothing to preserve the Phinney neighborhood, its small feel and isn't taking current single family property values into consideration.

The families who live on Phinney consciously bought homes and not apartments for a reason. Commercializing the neighborhood is a mistake on many levels and I strongly urge you to not allow this rezoning to happen. The city may have affordable housing requirements they would like to achieve as part of overall density initiatives but rezoning this small area is a bad idea.

Finally, The Phinney Ridge neighborhood was the affordable area 20 years ago and should be allowed to follow a normal development cycle.

I am available anytime to provide addition input should you be open to further comment.

Respectively,

Martin Thenell  
206 915 8099





**Herbaugh, Melinda**

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**From:** Michael 141 <RTW\_141@hotmail.com>  
**Sent:** Friday, August 12, 2016 2:23 PM  
**To:** O'Brien, Mike; PRC  
**Subject:** NO Phinny Ridge rezoning

Good day,

As a Greenwood Ave resident, I am absolutely **AGAINST** changing the zoning from 40 feet to 65 feet.

The **ONLY** changes to the zoning that should be made: All new building should be limited to **two stories** in height, and no more than **eight units** in size, and **every unit should be required to have at least two parking spaces!** Or simply no more multi family buildings of any kind. There is enough here already! We don't need any more population added!

Please do not change our neighborhood!

Thank you,

Michael



**Herbaugh, Melinda**

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**From:** erin levon <erinlevon@hotmail.com>  
**Sent:** Monday, August 15, 2016 12:26 AM  
**To:** PRC  
**Subject:** Re-zoning on Greenwood Ave N

To the City of Seattle Director of Planning,

I request to be a Party of Record. I wish that you deny the re-zoning proposal which allows for a 65 foot tall building at 7009 Greenwood Ave N. A building with that height will take away from the neighborhood's attractive appearance, it's residential quality, the quaint appeal of the area. The proposal for a 43 unit building with only 27 parking spaces will make the highly trafficked, largely sought-out area for evening and weekend activities even more busy and difficult to find parking for non-local people. It will also impact the ease of parking every day for those who live within a block or two of the proposed building.

Please keep this area of Greenwood Avenue free of buildings of this height. I would at least recommend that no building with more units than parking spaces be allowed.

Thank you for your thorough consideration on this issue.

Erin LeVon  
425-753-7573  
354 N 72nd St  
Seattle, WA 98103

Sent from Outlook



## Herbaugh, Melinda

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**From:** Michael Marsh <swamp@blarg.net>  
**Sent:** Sunday, August 14, 2016 9:14 AM  
**To:** PRC  
**Cc:** O'Brien, Mike  
**Subject:** rezoning of a lot at 7009 Greenwood Ave., Seattle

We are strongly opposed to any rezoning of this lot to a height limit of 65'.

We moved to the Greenwood neighborhood from the 3400 block of 14th Ave W because we wanted to live in a neighborhood where people can see the sky from their homes, work in their gardens and speak to each other. Greenwood Avenue itself is a thriving business community of small shops where proprietors know their customers, welded together by organizations like the Phinney Neighborhood Association (PNA). Greenwood and Phinney Avenues and their neighborhood are enlivened by events such as an art fair, an auto show, goodies on Halloween for the kids, and even a fix-it-yourself evening at the local hardware store (See the PNA Review, for many other events and services provided in this neighborhood). While families with children of all ages live here, a special effort is being made to make it possible for older people to continue living in their homes by PNA Village, a program at the Greenwood Senior Center, which provides volunteer services ranging from driving members to medical appointments to fix-it services around their homes. This program, and others like it will be endangered if a change in zoning brings on the inevitable rise in valuation, and hence in property taxes, forcing some home owners to sell their property.

We foresee the kind of tectonic shift to canyons of tall buildings that occurred in Ballard, where we used to shop, if this change in zoning is permitted. Please don't let this happen.

Tall buildings belong downtown, not in the outer suburbs .

Michael Marsh  
Jane Marsh  
329 N. 80th St., Seattle 98103  
206-281-8976



**Herbaugh, Melinda**

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**From:** Boyd Morrison <boydm@hotmail.com>  
**Sent:** Sunday, August 14, 2016 10:35 PM  
**To:** PRC  
**Subject:** proposed rezoning 7009 Greenwood

Dear City of Seattle Director of Planning,

My wife and I are long-time residents of Phinney Ridge and would like to voice our strong opposition to the rezoning of 7009 Greenwood Avenue North to permit a 65' building at that location. We believe this would irrevocably damage the charm of the Greenwood business corridor as well as the surrounding neighborhood. We agree providing affordable housing is important but destroying our neighborhood in order to do so is not the answer.

We respectfully request that you do NOT approve this rezoning request. We are unable to attend the August 15th public design review meeting but request that we be made party of record in this process.

Sincerely,

Boyd Morrison





**Herbaugh, Melinda**

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**From:** alice poggi <phinneyridge.ccouncil@gmail.com>  
**Sent:** Friday, August 12, 2016 5:13 PM  
**To:** PRC  
**Subject:** 7009 Greenwood Av N project # 3023260

The Phinney Ridge Community Council appreciates the developer's interest in engagement and we remain open to future discussions regarding concepts for this project.

**We have preliminary feedback from members of the community and our own Council Board expressing opposition to the NC 65 Contract Rezone proposal** which upzones the property from the current NC 40.

While at our encouragement the developer did host an introductory meeting it was only was publicized a few days before Friday July 27, which is very short notice especially during mid summer. Because the actual design packet was only published this week, there has been insufficient time to consult with the greater community about this proposal and associated issues prior to the EDG this coming Monday. We request that there should be **a separate meeting with the community publicized with sufficient notice dedicated to review the**

- 1) proposed design**
- 2) proposed contract rezone**
- 3) requested departure for setbacks**

We appreciate the City keeping us informed on the Design Review, requested Departure and Contract Rezone process.

Sincerely,

Phinney Ridge Community Council  
Board of Directors



## Herbaugh, Melinda

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**From:** Karen Pooley <pooleykaren@yahoo.com>  
**Sent:** Saturday, August 13, 2016 4:55 PM  
**To:** PRC; O'Brien, Mike  
**Subject:** Rezoning Proposal for 7009 Greenwood Ave N.

Dear Mr. Nathan Torgelson, Director of Planning and Mr. Mike O'Brien, Seattle Councilmember,

I am commenting in opposition to the proposed zoning change relating to 7009 Greenwood Ave N, Seattle, WA.

I have lived in Greenwood/Phinney for over 20 years. It is a family-oriented walkable area of the city. I am opposed to this City making Phinney now look like the disasters that happened to both Capital Hill and Ballard. The lack of city planning and forethought is entirely ruining the neighborhoods of this city, without regards to historical preservation, livability and walkability.

I understand the City's apparent goal relating to this proposed rezoning is: affordable housing. The only problem with this supposed goal, is I have been lobbying Seattle and Olympia relating to affordable housing for 8 years. My pleas have fallen on deaf ears. Now, rather than deal with the CAUSE of lack of affordable housing, the City is proposing to deal with the consequence. And I will oppose this with vigor.

If the City of Seattle was truly concerned with affordable housing, the Council would not have swept the McDonnell Analytics report on land record corruption under the rug. This report could have shut down the banker's unlawful foreclosures, the causation of lack of housing that is affordable. What is more affordable than keeping WA homeowners in their homes? Rather than continuing the unlawful exchange relating to the ownership of land and one more family falling victim and left to fend for themselves to find cheap housing simultaneously while having their credit destroyed?

The City now attempting to deal with the consequences of not stopping the banker theft of real estate, is exactly what this horrendous rezoning effort is all about. Stop the core reason for lack of affordable housing, not the unintended consequence of ignoring the core problem. Why do think our city is struggling? You cannot displace 680,000 families in Washington without effecting affordable housing.

I demand to be added as a Party of Record for the opposition to this proposed rezoning.

I will see you on August 15th.

Karen Pooley  
206-496-5854



## Herbaugh, Melinda

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**From:** Neola Sandvik <ndsandvik@gmail.com>  
**Sent:** Monday, August 15, 2016 9:34 AM  
**To:** PRC  
**Subject:** Fwd: opposition to increase in high limitations for property at Greenwood and 70th

Begin forwarded message:

**From:** Neola Sandvik <ndsandvik@gmail.com>  
**Subject:** **opposition to increase in high limitations for property at Greenwood and 70th**  
**Date:** August 15, 2016 at 9:33:13 AM PDT  
**To:** [mike.obrien@seattle.gov](mailto:mike.obrien@seattle.gov)

Dear representatives of the people:

From:  
Neola Sandvik.  
315 N 75th Steet  
Seattle, WA 98103  
telephone: 206-605-7640  
email address: ndsandvik@gmail.com

Yesterday it came to my attention that a decision is to be made regarding an application to change the limitations of height of buildings at the above property..

On behalf of this neighborhood and myself I strongly oppose this proposed increase in permitted building heights for this location and area, and hope that you will vote to deny this application.

- Greater availability of low-cost housing is a worthy goal, but it should not be built at that height at this location. It is rumored that the builder intends to reserve the top floor for his/her own use. This housing would, of course, offers one of the most spectacular views in this city, looking both east and west over water, land and sea, and and of both our mountain ranges. It would not be low-cost housing.

- Building at this additional height will negatively affect the whole neighborhood and environment through severe limitation of light, tunnel wind effects, and interference with the views and access to sun and beauty and simple enjoyment, for everyone, residents and visitors alike.

- This change would set a most undesirable precedent that would put grave pressure to allow further development in this community at this height, or even higher. Builders of high-cost condominiums and apartments cannot help but want to take advantage of this location for some lucky, wealthy buyers or renters to enjoy, and that will put an end to 'low cost housing' and the

reset of the community who do not enjoy the privilege and rather, must endure the restricted enjoyment of the public environment.

-Low-cost housing and other housing can all be built in conformance with the present limitations.

Thank you for your attention. I'm sorry I just found out about this yesterday.

Neola Sandvik

## Herbaugh, Melinda

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**From:** Katy Hanson <sycamore@cnw.com>  
**Sent:** Monday, August 15, 2016 9:22 AM  
**To:** PRC  
**Cc:** chaddale@gmail.com  
**Subject:** Project #3023260 - 7009 Greenwood Ave N.

Hello,

Following are my concerns with the proposed building at 7009 Greenwood Ave N.

- 1) Building height - The street is zoned for 40 feet. The proposed 65 feet is out of scale with the neighborhood and too tall. It will also set a precedent for other future buildings on Greenwood, making us one step closer to looking like Ballard.
- 2) Public Park - My understanding is that the developer is hoping the city will give him clearance to build his 65 feet in exchange for the single family lot on the west side of his property (in addition to his proposed HALA requirements). This lot then will be made into a public park. My concern is that the park will attract more homeless people and not serve as a park at all but a "camp." The Woodland Presbyterian church across 70<sup>th</sup> from the proposed development has a soup kitchen a few days a week. This attracts many transient people who mill about outside on 70<sup>th</sup> and sit on the retaining wall across the street from the church. There are also 1-2 homeless people who sleep on the church doorways *\*every\** night. A small pocket park hiding behind a huge development will not serve the neighbors in this area but will instead serve the homeless and transient. This will also greatly impact the neighbors to the west of the park.
- 3) Traffic - as a resident of 70<sup>th</sup> street, I've seen the traffic on the street increase dramatically over the years. I can't imagine what it's going to be like with a huge development there at Greenwood. The neighbors on 70<sup>th</sup> have been working on getting a traffic rounder installed at 70<sup>th</sup> and Sycamore but have been repeatedly told "it's an emergency route" and a rounder cannot be installed. I would like the developer to work with the neighbors and the city on getting a rounder on Sycamore and 70<sup>th</sup> and perhaps on 2<sup>nd</sup> and 70<sup>th</sup>. Here is the response I've received from the city about the rounder on Sycamore and 70<sup>th</sup>. Other neighbors have received the same thing.

NW 70th Street is still classified as an Emergency Route by the Seattle Fire Department where it intersects with Sycamore Avenue NW, and traffic circles cannot be considered on Emergency Routes.

SDOT would like to invite you and your neighbors to participate in our traffic calming program to determine if NW 70<sup>th</sup> Street qualifies for traffic calming devices. Due to extensive demand and limited funds, SDOT does require community involvement. If you and your neighbors would be willing to participate in our traffic calming program, you would be committing to gather speed data on your street through the use of a radar speed gun that SDOT will lend the community. This will help establish a common understanding of what the traffic speeds are. To start making arrangements to pick up the radar speed gun, contact Ed Sergio at [ed.sergio@seattle.gov](mailto:ed.sergio@seattle.gov).

Most residents who participate in this program find that drivers are generally going the speed limit, which is good news! Additional information about the program is available at: [http://www.seattle.gov/transportation/ntcp\\_calming.htm](http://www.seattle.gov/transportation/ntcp_calming.htm). If after participating in our traffic calming program, we find that speeds are high, 15 percent of the drivers are traveling at speeds in excess of 30 mph, SDOT will work with the community to identify funding an appropriate traffic calming devices including yard signs.

Thank you again for writing. If you have any questions, please feel free to contact SDOT's Shauna Walgren directly at [shauna.walgren@seattle.gov](mailto:shauna.walgren@seattle.gov) or (206) 684-8681. Ms. Walgren will be happy to assist you further

Thank you for your consideration.





## Herbaugh, Melinda

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**From:** nfmiller17@comcast.net  
**Sent:** Friday, August 12, 2016 8:31 PM  
**To:** PRC  
**Subject:** Project # 3023260 Proposed Development @ 7009 Greenwood Ave N

Dear City Plan Reviewers and Design Review Board,

We are submitting comments as part of the Early Design Guidance Review meeting on August 15, 2016 for this project. We also request to have a "Party of Record" status for the project.

The proposed 6 story (65 feet height) building is completely out of scale for this ridge-line neighborhood. Presently, the land use zoning allows for up to 4 story buildings along this commercial corridor. This is a very narrow commercial corridor and the commercial zone is directly adjacent to single family homes, many of which have stood for the past century. Therefore, we do not believe it is appropriate for the property to be rezoned for taller buildings.

We suggest that you visit this corridor along Greenwood Ave N in the vicinity of this project and observe the two 4 stories buildings that have been or are currently being built. We note, as do many of our neighbors, that these buildings already create an imposing height adjacent to the single family homes.

Buildings of 6 stories belong in designated Hub Urban Villages and not along a ridge-line within a narrow corridor of commercially zoned property that primarily provides services to the local neighborhood residents.

We also object to the order of the project review process that causes the DRB to review this presently unzoned, proposed 65 feet tall building, before the zoning decision is made that would permit such a departure from the current zoning. If the DRB must consider the 65 feet height proposal, we strongly request that any portion of the building that exceeds the current 40 feet zoning height limit be set back at least 10 to 15 feet from the outside face of the building.

Respectfully,

Noel Miller and Amy Haugerud  
6533 Palatine Ave N.  
Seattle, WA 98103



## Herbaugh, Melinda

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**From:** Linda <myra1111@msn.com>  
**Sent:** Monday, August 15, 2016 1:59 PM  
**To:** PRC; O'Brien, Mike  
**Subject:** Height Rezoning at N 70th and Greenwood Ave N. DPD#: 3023260

Hello:

I am a 61 year resident of the City of Seattle and have lived 25 years in the Greenwood Phinney Ridge neighborhood. I am strongly opposed to the DPD Project 3023260. The continued loss of parking, inadequate infrastructure planning including transit and traffic impacts and the continued "strong arming" by developers in this city is ruining the city I've lived in all my life. This increased height limit (50%) sets a precedent that we can no longer tolerate in this neighborhood.

The original plans for the site without the height increase is tolerable, and I respect the needs to provide and include multi family housing here as we have done. But to increase the height limit is not what I would support for this project.

Thank you.

Linda Hughes  
345 N 84th Street  
Seattle, WA.



## Herbaugh, Melinda

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**From:** Gayle Hunt <gmh507@hotmail.com>  
**Sent:** Monday, August 15, 2016 7:38 AM  
**To:** PRC  
**Subject:** Fwd: Rezoning of the old Orowheat lot

Dear Director

Just forwarding on some comments to you that I sent to Mike O'Brien, just in case I can't make the meeting tonight.

From: Gayle Hunt  
Sent: Sunday, August 14, 1:52 PM  
Subject: Rezoning of the old Orowheat lot  
To: mike.obrien@seattle.gov

Dear Mr O'Brien,

Recently I received a notice in the mail from a concerned neighbor regarding the rezoning of the old Orowheat lot at 70th & Greenwood. I would like to say that I think this rezoning to a height of 65 ft is very appalling. The new apartments to the south of there are bad enough. I don't want that high of a building there (it would look so out of place) or for it to become a precedent for other new buildings in the future along Greenwood. We don't want it to be like Dexter Ave were it has become a valley with towering buildings overhead.

I understand the owners would allow some affordable housing in return for this rezoning. I want this too but not at the expense of a horrible OUT OF PLACE building.

I walked by there recently after receiving the notice in the mail and barely noticed the proposed land use sign. It is very near the ground and one has to practically get in the ground to read it.

PLEASE don't let this rezoning happen.

Thank you for all of your efforts.

Sincerely,

Gayle



## Herbaugh, Melinda

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**From:** John Jeffcott <john.jeffcott@outlook.com>  
**Sent:** Sunday, August 14, 2016 7:04 PM  
**To:** PRC  
**Subject:** Project #3023260

RE: Project #3023260 – Lindsay King

This project appears well conceived and the Architect (Miller Hull) is considered one of the best in Seattle. The height of 6 stories is mitigated by the apparent breezeway and open character of the ground floor shops and visual access to the park on the west side of the building. It is likely that this will be an enhancement to the commercial zone along Greenwood Ave N. It is a positive development that this project is aimed at family housing with children. However, this also begs a question. The statement by the architect indicates parking spaces for 27 cars for 47 units. Many families regularly bike or take public transportation to work and play in the Phinney Ridge/Greenwood neighborhood. However, at least one car becomes necessary for virtually all families due to the complexities of family life. While most of these new neighbors may use public transportation or bike to work and play, a load of groceries and activities reaching outside the urban core beg for a car. Our neighborhood is already at or above capacity for street parking. Therefore, additional parking should be a strong consideration within this project to keep a bad situation from becoming worse. Due to unfortunate decisions made by City Hall, there are already several apartment buildings under construction along Greenwood Ave that are requiring no parking at all. The assumption by City Hall seems to be that we will all walk, bike or use public transportation everywhere we go. This is stupid and short sighted. It will also adversely affect business activity and economic prosperity. Most families will not be relegated to the urban core and actually chose to live in the Pacific Northwest, at least in part due, to the great natural beauty and recreational activities available. They will have a car. Public transportation, while good for accessing the north/south corridor, is insufficient for east/west access. This is a reason why business with parking lots are close to full capacity during the day. This lack of sufficient parking spaces is also a disservice to the future residents of this project who will have to fight for parking space either within the project or along the busy Greenwood corridor.

John Jeffcott aia emeritus, csi emeritus  
302 N 63<sup>rd</sup> Street, Seattle WA 98103  
(206) 890-4189  
john.jeffcott@outlook.com





**Herbaugh, Melinda**

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**From:** Teresa Ramón Joffré <spanishwithteresa@yahoo.com>  
**Sent:** Monday, August 15, 2016 10:21 AM  
**To:** O'Brien, Mike; PRC  
**Subject:** Save our Ridge (7009 Greenwood Avenue N)

Dear Mr. Obrien,

I am writing to express my disagreement with the rezoning of the above mentioned lot to build a 400-foot high building.

As a neighbor and active member of the community I am asking you not to change the zoning and help us prevent this from happening.

I also understand the need of affordable housing and I would love to be able to afford a home in this neighborhood but not at the sake of destroying it. I believe you and your team are qualified enough to find a solution that can satisfy the need for housing without building structures that will damage the quality of life of the people.

Sincerely yours,

Teresa Ramón Joffré, CT  
Spanish Translator and Teacher



**Herbaugh, Melinda**

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**From:** Jeff Boutel <jeffboutel@gmail.com>  
**Sent:** Saturday, August 13, 2016 2:42 PM  
**To:** PRC  
**Subject:** 7009 Greenwood Ave. N.

Dear Planning Director,

i am writing in regards to the re-zoning application for the property at 7009 Greenwood Av. N. I live one block south of this site at, 6557 Palatine Av. N. My concern with raising the zoning height of developments on Greenwood Ave. is in regards to parking. For the past 5 years parking on my street has become more and more challenging. I'm now having to park half way down the block to find a parking spot, which can be difficult if i've got a couple bags of groceries and my dog with me. Due to this concern, and my concern for over crowding in general, i ask the planning commission to not rezone Greenwood Ave. to 65 feet. I believe doing so would compromise the character of our existing neighborhood and the quality of life of those living there.

Sincerely, George Jeff Boutel  
(206) 297 - 1769



## Herbaugh, Melinda

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**From:** Teman Clark-Lindh <teman@clarklinlh.net>  
**Sent:** Friday, August 12, 2016 8:00 PM  
**To:** O'Brien, Mike; PRC  
**Subject:** in support of denser development in phinney/greenwood

I'm a resident of Phinney/Greenwood, and I received a paper in my mailbox today very "concerned" about a new development at 7009 Greenwood Ave N. According to this unsigned letter which listed both of these email addresses as contact points, this new mixed-use development will be taller than other commercial properties along the street.

If anything in this letter is actually true, I say GREAT!

Keep at it making our city denser and more affordable by increasing the number of available units.

Thanks,  
Teman Clark-Lindh



## Herbaugh, Melinda

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**From:** Jessica Dixon-Horton <bardjess@msn.com>  
**Sent:** Sunday, August 14, 2016 4:37 PM  
**To:** PRC  
**Subject:** Early Design Review Greenwood & N 70th - #3023260

TO: Seattle Design Commission,  
FROM: Jessica Dixon <bardjess@msn.com>  
ADDRESS: 328 N. 71st, Seattle, WA 98103  
DATE: August 14, 2016  
RE: 7009 Greenwood Ave N. Project – EDG

The preferred alternative housing project, Option C, proposed at 70th and Greenwood Avenue N. seeks a contract rezone from NC2-40 to NC2-65 and proposes to put 43 units in a 6 story structure directly adjacent to a single family zone. As a 25 year resident of Greenwood/Phinney I feel that this structure would be too high. When I moved to Seattle 30 years ago from the southwest, I braced myself for days of rain without end. What I discovered after a year or so, was I that I could cope with the rain, it was the *light* I missed during the fall and winter. We discovered that life from October to February is essentially lived in the dark. This is why when I anticipate the building of this project on 70th and Greenwood at over 65 feet and the proposed up zone via HALA to this height of all the properties along this street I am dismayed. I walk along Greenwood every day. To me it is a lively mix of one, two and even 4 story buildings which allow for light and sunshine to fill the street, for the breathtaking vistas from the cross streets to predominate, and for the street trees to thrive. This project will cast shadows stretching to both sides of the street every afternoon. More 6 story buildings will block light to the street at all times of day during the year, and destroy the light and open character of this street.

While, I appreciate the effort by the designers to do something different, by opening up the base of the building and connecting Greenwood to a pocket park, I feel the drawings, especially the full page rendering of the facade from Greenwood are misleading. The front facade and the interior would not be see through and open as depicted, they would be solid. Standing at the center of this ground floor space, the opening to the sky is roughly 15x30 and surrounded by 6 story walls, pretty much cancelling out any 'courtyard' feeling. And while, I am passionate about integrating more open space within the city, I believe the pocket park tucked behind this very tall building, even with the corridor through from Greenwood, would function essentially as an amenity for the building residents.

Therefore, I urge the commission to carefully review these drawings to see if the designers have delivered what they claim to provide and, most importantly, to keep the height of the building to one that truly fits the scale and character of the Ridge.

Sincerely,

Jessica Dixon





## Herbaugh, Melinda

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**From:** Patrick Eggers <pateggers@hotmail.com>  
**Sent:** Sunday, August 14, 2016 5:29 PM  
**To:** PRC  
**Subject:** Fw: Re-zoning: Greenwood Avenue

Gentlemen:

This letter is in reference to the proposal to re-zone the property at 7009 Greenwood Avenue N to allow an additional 25' for a building that is currently capped at 40'. This is a 63% increase in the allowable height of buildings as it is currently zoned!

34 years ago, my wife and I bought a house at 204 N 73rd Street. We have seen the neighborhood steadily improve up and until The Fini Condos was built. This came about through another re-zoning effort. This must stop! There is another behemoth building going up kitty-corner from The Fini with another proposed directly across from The Fini. The height of the proposed building should be a show-stopper for anyone that is the least bit interested in preserving our neighborhoods, but to add 43 units with only 27 parking spaces is criminal! We already have home-owners circling the blocks looking for parking after work and on weekends!

We bought our house based on (in part) of the zoning that was in effect at the time. To arbitrarily change zoning stinks of "bribery". What is our neighborhood getting? Nothing! Obviously, someone in the city council is receiving some kind of benefit in return for re-zoning. It may be guised as "affordable housing", but 65-foot tall buildings do not create affordable housing. It creates loss of neighborhood, loss of parking, loss of ambiance...truly a lose, lose, lose situation. Just try and imagine this same building going up next door to your house. Not a pleasing thought, now is it?

I implore you to stop this craziness now!

Sincerely,  
Patrick A. Eggers  
204 N 73rd Street  
Seattle, WA 98103



## Herbaugh, Melinda

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**From:** Melinda Elkin <melindaelkin@yahoo.com>  
**Sent:** Monday, August 15, 2016 9:58 AM  
**To:** PRC  
**Subject:** 7009 Greenwood Ave N

I am writing to protest the possible rezoning of this property to allow it to go 65' in height.

I moved my office from Ballard this year to 7104 Greenwood Ave N, 1 block away from this property, to escape the disaster Ballard has become. The ugly, tall, sterile development completely ruined the character of the neighborhood and Greenwood has not met that fate—yet. If this rezone is allowed it will put a foot in the door for future rezones and another Seattle neighborhood will be changed forever to an impersonal strip of UGLY high rises.

The Seattle Planning Department is systematically destroying any character Seattle has left, which isn't much now, and making our once lovely city an unpleasant place to live. Don't do this to Greenwood!!!!

Thank you,

Melinda Elkin



**Herbaugh, Melinda**

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**From:** eafried412@earthlink.net  
**Sent:** Monday, August 15, 2016 6:21 AM  
**To:** PRC  
**Subject:** proj #3023260

Hello,

Please, please do not grant this project an upzone. 6 stories is too tall. The 2 new buildings a half block south of the site are only 4 stories. That is tall enough. As a compromise, you could give them a variance so they don't have to put commercial space on the ground floor. There's no need for more commercial space along Greenwood.

Thank you for your consideration.

Liz Friedland

