

From: Mannfried Funk
To: PRC
Subject: Re: 7009 Greenwood Ave. NW Condo Project
Date: Friday, July 29, 2016 4:15:52 PM

Dear PRC,

I have watched with great disappointment how the beautiful view-filled and easy to get about city of Seattle has been sold and blemished by the indifferent greed of developers, contractors and tax collectors. In general, the over-stuffed communities have significantly degraded the quality of life in Seattle significantly and this project for which I am writing is no exception. The former Orowheat location, 7009 Greenwood Ave. NW, is a couple of blocks from my picturesque 1929 brick craftsman home, is nothing short of an offensive degradation of our neighborhood that will create a number of negative issues. To start, the minimal square footage is grossly inadequate for a human being to live in let alone more than one person (prison cell dimensions), no planned parking for the building will lead to demand on street parking which exceeds the capacity in front of our homes (there is no viable public transportation and whether used or not, people will have cars), the building itself will be hideous and will not only steal views but will darken the environment exacerbating the depressing concrete-confined emotional experience of day to day life in what is/was one of the most livable areas in the city. The developers are stealing the livability and selling it in stacks which the city tends to welcome as it is gaining vertical tax revenue. The project, an offensive eyesore, is being produced for the single purpose to maximize profitability without any concern for the overall impact on the neighborhood, the community or the city. The project has no valid merit nor desirability to the ones who live near it. Please do not allow the project to move forward and certainly not as currently proposed.

Mannfried Funk
Office 206-282-2777
Cell and Text 206-235-2321

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

Herbaugh, Melinda

From: Eric Aderhold <publiccomment@eric.aderhold.us>
Sent: Friday, August 12, 2016 10:28 PM
To: PRC
Subject: Public comment on project #3023260

I am writing this comment in support of the proposed development at 7009 Greenwood Ave N. I own a single-family home just a few blocks from the project site and am excited to see this lot be developed after sitting vacant and fenced for several years.

The proposal lays out a few different options for development of the site. The first option would comply with the current zoning code, adding 24 apartments in a four-story building and a single-family home to the west. Given the current housing shortage in Seattle, any added housing is a good thing, but I think the other options that depend on an increased height limit would be much better for the neighborhood and the city.

In exchange for a higher height limit, the development group would dedicate the western portion of their property as a public park, they would add 18 more desperately-needed housing units compared to the non-rezoned proposal, and some units would be set aside to be affordable for Seattleites with lower incomes. These are all very important public benefits that make an allowable height increase well worthwhile.

Thank you for listening. Please approve this proposed rezone in my neighborhood.

-Eric Aderhold

Herbaugh, Melinda

From: Robert Allyn <rallyn@allyn.org>
Sent: Saturday, August 13, 2016 4:03 PM
To: PRC
Cc: Kate Allyn
Subject: Project #3023260 - Lindsay King

I am requesting my wife and I to both be parties of record for this project. We are pulling together our comments and will get them into you by Monday 8/15 deadline.

Thanks.

Robert Allyn - rallyn@allyn.org
Katheryn Allyn - kate@allyn.org
7022 Palatine Ave N
Seattle, WA 98103

Herbaugh, Melinda

From: Walden Barcus <nwbarcus@comcast.net>
Sent: Saturday, August 13, 2016 1:15 PM
To: PRC
Subject: Objection to 65' height of project #3023260 at 7009 Greenwood Ave. N.

Hello,

I am writing to object to the rezoning requested to allow 65' height at 7009 Greenwood Ave. N., Project #3023260. In addition to the shadowing and canyoning created by such tall buildings, I strongly believe building heights in my neighborhood should be planned and discussed on a neighborhood-wide basis, not by allowing a single piece of property to be rezoned.

Before rezoning any part of Greenwood/Phinney we should have community discussions and input, impact studies and oversight by the Office of Planning and Community Development. A single-property rezone violates the intent of neighborhood planning.

Sincerely,

N. Walden Barcus
350 N. 75th St. – ½ block off Greenwood Ave

Dela Cruz, Jeff

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

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

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

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

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 15th 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 60th Street
Seattle, WA 98103

Dela Cruz, Jeff

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

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

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

Dela Cruz, Jeff

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

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

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

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

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

Herbaugh, Melinda

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

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

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

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

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

From: alice poggi <phinneyridge.council@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

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

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

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

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 70th from the proposed development has a soup kitchen a few days a week. This attracts many transient people who mill about outside on 70th 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 70th 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 70th have been working on getting a traffic rounder installed at 70th 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 70th and perhaps on 2nd and 70th. Here is the response I’ve received from the city about the rounder on Sycamore and 70th. 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 70th 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.

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. 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 or (206) 684-8681. Ms. Walgren will be happy to assist you further

Thank you for your consideration.

Katy Hanson

Herbaugh, Melinda

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

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

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

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 63rd Street, Seattle WA 98103
(206) 890-4189
john.jeffcott@outlook.com

Herbaugh, Melinda

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

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

From: Teman Clark-Lindh <teman@clarklinde.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

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

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

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

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

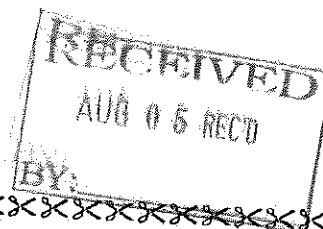
From: Mannfried Funk
To: PRC
Subject: Re: 7009 Greenwood Ave. NW Condo Project
Date: Friday, July 29, 2016 4:15:52 PM

Dear PRC,

I have watched with great disappointment how the beautiful view-filled and easy to get about city of Seattle has been sold and blemished by the indifferent greed of developers, contractors and tax collectors. In general, the over-stuffed communities have significantly degraded the quality of life in Seattle significantly and this project for which I am writing is no exception. The former Orowheat location, 7009 Greenwood Ave. NW, is a couple of blocks from my picturesque 1929 brick craftsman home, is nothing short of an offensive degradation of our neighborhood that will create a number of negative issues. To start, the minimal square footage is grossly inadequate for a human being to live in let alone more than one person (prison cell dimensions), no planned parking for the building will lead to demand on street parking which exceeds the capacity in front of our homes (there is no viable public transportation and whether used or not, people will have cars), the building itself will be hideous and will not only steal views but will darken the environment exacerbating the depressing concrete-confined emotional experience of day to day life in what is/was one of the most livable areas in the city. The developers are stealing the livability and selling it in stacks which the city tends to welcome as it is gaining vertical tax revenue. The project, an offensive eyesore, is being produced for the single purpose to maximize profitability without any concern for the overall impact on the neighborhood, the community or the city. The project has no valid merit nor desirability to the ones who live near it. Please do not allow the project to move forward and certainly not as currently proposed.

*Mannfried Funk
Office 206-282-2777
Cell and Text 206-235-2321*

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



XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

Name: Dori Tilmann Project #3023260 - Lindsay King, 22nd Fl

Address: 6801 Greenwood Ave 313
Seattle Zip: 98103

Email Address: jog@uw.edu

Comment: In a small community neighborhood, I am concerned about how many more condo's & apartments you can add. More traffic, accidents, violence, pollution noise, etc. I am ready to leave!

Herbaugh, Melinda

From: Eric Aderhold <publiccomment@eric.aderhold.us>
Sent: Friday, August 12, 2016 10:28 PM
To: PRC
Subject: Public comment on project #3023260

I am writing this comment in support of the proposed development at 7009 Greenwood Ave N. I own a single-family home just a few blocks from the project site and am excited to see this lot be developed after sitting vacant and fenced for several years.

The proposal lays out a few different options for development of the site. The first option would comply with the current zoning code, adding 24 apartments in a four-story building and a single-family home to the west. Given the current housing shortage in Seattle, any added housing is a good thing, but I think the other options that depend on an increased height limit would be much better for the neighborhood and the city.

In exchange for a higher height limit, the development group would dedicate the western portion of their property as a public park, they would add 18 more desperately-needed housing units compared to the non-rezoned proposal, and some units would be set aside to be affordable for Seattleites with lower incomes. These are all very important public benefits that make an allowable height increase well worthwhile.

Thank you for listening. Please approve this proposed rezone in my neighborhood.

-Eric Aderhold

Herbaugh, Melinda

From: Robert Allyn <rallyn@allyn.org>
Sent: Saturday, August 13, 2016 4:03 PM
To: PRC
Cc: Kate Allyn
Subject: Project #3023260 - Lindsay King

I am requesting my wife and I to both be parties of record for this project. We are pulling together our comments and will get them into you by Monday 8/15 deadline.

Thanks.

Robert Allyn - rallyn@allyn.org
Katheryn Allyn - kate@allyn.org
7022 Palatine Ave N
Seattle, WA 98103

Herbaugh, Melinda

From: Walden Barcus <nwbarcus@comcast.net>
Sent: Saturday, August 13, 2016 1:15 PM
To: PRC
Subject: Objection to 65' height of project #3023260 at 7009 Greenwood Ave. N.

Hello,

I am writing to object to the rezoning requested to allow 65' height at 7009 Greenwood Ave. N., Project #3023260. In addition to the shadowing and canyoning created by such tall buildings, I strongly believe building heights in my neighborhood should be planned and discussed on a neighborhood-wide basis, not by allowing a single piece of property to be rezoned.

Before rezoning any part of Greenwood/Phinney we should have community discussions and input, impact studies and oversight by the Office of Planning and Community Development. A single-property rezone violates the intent of neighborhood planning.

Sincerely,

N. Walden Barcus
350 N. 75th St. – ½ block off Greenwood Ave

From: nhorman@comcast.net

Date: 8/13/2016

3023260

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

Dela Cruz, Jeff

From: Chris Maykut <organicmaze@gmail.com>
Sent: Monday, August 15, 2016 4:29 PM
To: PRC; O'Brien, Mike
Subject: comments & concerns about project #3023260, 7009 Greenwood

Hello there,

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

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

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

Thank you,

Chris Maykut
(206)818-9778

Dela Cruz, Jeff

From: zcrumbo@mac.com
Sent: Monday, August 15, 2016 4:14 PM
To: PRC
Subject: project #3023260

I am writing as a resident of the neighborhood in question to express support for project #3023260 on the day of its initial public design review.

Our city and neighborhood has a dire need of higher density and affordable housing options. As a homeowner in the neighborhood, I am pleased to see this creative, innovative plan and would love to see this project built on a current empty lot. I support the proposed up zoning, as long as affordable housing is included in the plan.

Thank you,

Zachary Crumbo
134 N 83rd St
Seattle, WA, 98103

Dela Cruz, Jeff

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

Hello,

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

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

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

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

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 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

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

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

Dela Cruz, Jeff

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 67th & 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

Herbaugh, Melinda

From: Walden Barcus <nwbarcus@comcast.net>
Sent: Saturday, August 13, 2016 1:15 PM
To: PRC
Subject: Objection to 65' height of project #3023260 at 7009 Greenwood Ave. N.

Hello,

I am writing to object to the rezoning requested to allow 65' height at 7009 Greenwood Ave. N., Project #3023260. In addition to the shadowing and canyoning created by such tall buildings, I strongly believe building heights in my neighborhood should be planned and discussed on a neighborhood-wide basis, not by allowing a single piece of property to be rezoned.

Before rezoning any part of Greenwood/Phinney we should have community discussions and input, impact studies and oversight by the Office of Planning and Community Development. A single-property rezone violates the intent of neighborhood planning.

Sincerely,

N. Walden Barcus
350 N. 75th St. – ½ block off Greenwood Ave

Herbaugh, Melinda

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

Dear City Council and staff, and SDCI staff:

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

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

Thank you,

Esther Bartfeld

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

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

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

Dear City Council members and staff, and SDCI staff:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Thank you for your consideration of these comments.

Sincerely,
/s/
Esther Bartfeld
Phinney Ridge resident
and former PRCC board member

Dela Cruz, Jeff

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

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

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

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

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

Dela Cruz, Jeff

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

Sent from my Windows 10 phone

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

Hi Mike,

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

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

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

Thanks.
Elisabeth Woosley
7418 Greenwood Ave. N #301

Sent from my Windows 10 phone

Dela Cruz, Jeff

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

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

Thank you.

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

Dela Cruz, Jeff

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

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

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

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

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

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

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

Thank you.

Robert Allyn
7022 Palatine Ave N
Seattle, WA 98103

Dela Cruz, Jeff

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

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

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

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

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

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

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

Dela Cruz, Jeff

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

City of Seattle;

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

Jeffrey Camm
7001 Sycamore Ave NW
Seattle 98117

Dela Cruz, Jeff

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

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

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

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

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

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

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

Thank you very much,
Henry Brandis

Dela Cruz, Jeff

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

Dear Madam or Sir:

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

I offer the following comments for your consideration:

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

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

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

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

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

Gordon Kennedy

309 North 64th Street

Seattle, Wash.

Dela Cruz, Jeff

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

Hello,

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

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

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

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

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

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

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

Thank you.

Sincerely,

Lisa Holmberg

Sent from my Verizon 4G LTE Smartphone

Dela Cruz, Jeff

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

To: Seattle PRC

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

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

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

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

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

Thank you very much for your consideration.

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

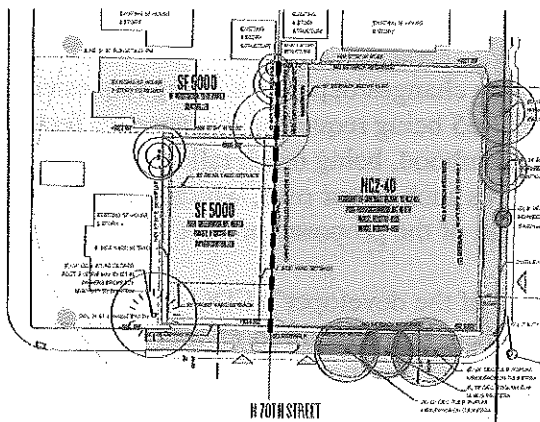
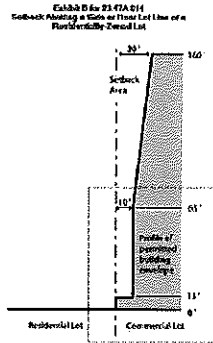
DEPARTURE I

SETBACK ABUTTING SIDE OR REAR RESIDENTIAL LOT

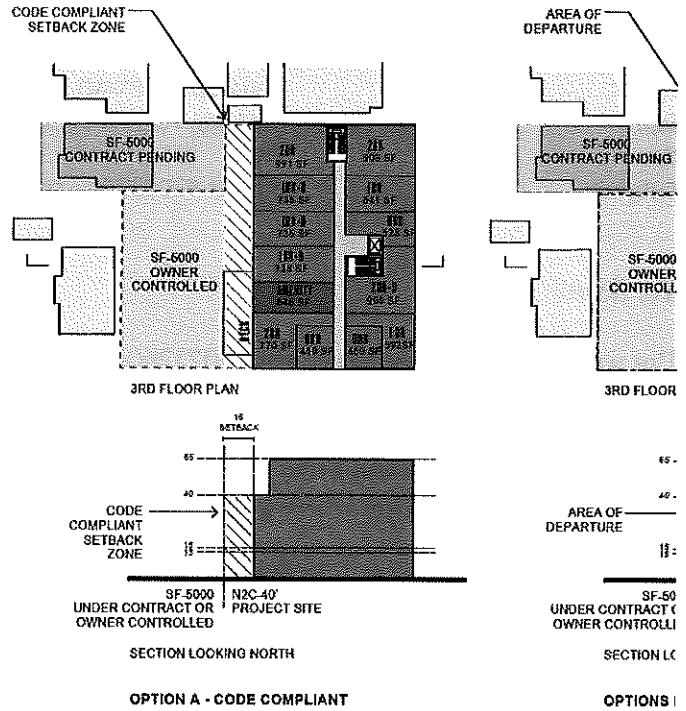
SMC 23.47A.014 Setback Abutting a Side or Rear Lot Line of a Residentially-Zoned Lot - For a structure containing a residential use, a setback is required along any side or rear lot line that abuts a lot in a residential zone or that is across an alley from a lot in a residential zone, or that abuts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

A. Fifteen feet for portions of structures above 13 feet in height to a maximum of 40 feet; and

B. For each portion of a structure above 40 feet in height, additional setback at the rate of 2 feet of setback for every 10 feet by which the height of such portion exceeds 40 feet



LOCATION OF SIDE / REAR YARD SETBACK



DESIRED DEPARTURE

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

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

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

Dela Cruz, Jeff

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

Dear Review Board,

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

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

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

From: nhorman@comcast.net

Date: 8/13/2016

3023260

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

Dela Cruz, Jeff

From: Chris Maykut <organicmaze@gmail.com>
Sent: Monday, August 15, 2016 4:29 PM
To: PRC; O'Brien, Mike
Subject: comments & concerns about project #3023260, 7009 Greenwood

Hello there,

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

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

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

Thank you,

Chris Maykut
(206)818-9778

Dela Cruz, Jeff

From: zcrumbo@mac.com
Sent: Monday, August 15, 2016 4:14 PM
To: PRC
Subject: project #3023260

I am writing as a resident of the neighborhood in question to express support for project #3023260 on the day of its initial public design review.

Our city and neighborhood has a dire need of higher density and affordable housing options. As a homeowner in the neighborhood, I am pleased to see this creative, innovative plan and would love to see this project built on a current empty lot. I support the proposed up zoning, as long as affordable housing is included in the plan.

Thank you,

Zachary Crumbo
134 N 83rd St
Seattle, WA, 98103

Dela Cruz, Jeff

From: nancy gohring <nangohring@yahoo.com>
Sent: Monday, August 15, 2016 4:10 PM
To: PRC
Cc: Nancy Gohring; O'Brien, Mike
Subject: re: project #3023260

Hi,

I'm writing to oppose this project -- specifically, the developers' request to build six stories. The developer should not be allowed to build that tall as it will significantly negatively impact the neighborhood. We don't want Phinney/Greenwood to turn into Ballard.

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

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

Thank you

Dela Cruz, Jeff

From: margaret boyle <margaret@boylemartin.com>
Sent: Monday, August 15, 2016 3:58 PM
To: PRC
Cc: 'nancy gohring'; 'Paula Fedirchuk'; 'james rooney'
Subject: Project 3023260

I am writing to object to the granting of the discretionary permit to this project. The building is too tall for the neighborhood and it will loom over the well-established homes to its west. I understand the developer has offered to include parking (albeit, woefully under what will be needed for this project) and a "park" to its immediate west in exchange for approval of its six story plan (as opposed to one within the current zoning height). So, clearly the developers believe that height standards can be bartered! In our neighborhoods! When does this stop? What arbitrary line is there and who gets to use his or her discretion when deciding to accept this Hobson's Choice? In reality, the parking and "park" will be marketing tools for the developer because the building tenants will want parking and the neighbors will predictably be discouraged from using the park.

Also, is this the trend the City is going to allow? Developers in our neighborhoods making us chose between evils when they win and we lose regardless: building with NO parking or building that creates a huge increase in the height restriction, thereby setting a precedent that other developers will absolutely use in the future.

The City should not approve the height variance.

Regards,

Margaret Boyle

Dela Cruz, Jeff

From: Peter Neurath <pneurath@icloud.com>
Sent: Wednesday, August 10, 2016 4:25 PM
To: PRC
Cc: Shared Roof
Subject: 3023260

I am writing to relate how excited I, as well as other residents of the Fini Condo, at 6801 Greenwood Ave N, am about the plans for a park to fill the single-family lot next to the proposed apartment complex, #3023260.

The folks planning to build this complex are extremely respectful of their future neighbors, and we couldn't not ask for more.

Peter Neurath

6801 Greenwood Ave N, unit 203
98103

Dela Cruz, Jeff

From: Anthony Marsh <anthony.r.marsh@gmail.com>
Sent: Thursday, August 11, 2016 12:22 PM
To: PRC
Subject: Public Comment on project #3023260

Hello,

I am emailing to register my support of this project. Increasing density in desirable neighborhoods will help lower costs for everyone, and make our neighborhoods more vibrant.

In addition, I like that there isn't a parking space for every unit -- this area is reasonably well served by transit and strict parking requirements increase construction costs, limit access to those who can afford expensive apartments, and incentivize car ownership over more sustainable alternatives.

I live near this development, and welcome our new neighbors.

All the best,
Anthony Marsh

Dela Cruz, Jeff

From: Ann Darcy <aandedarcy@comcast.net>
Sent: Thursday, August 11, 2016 6:23 PM
To: PRC
Subject: Re: Comments on 7009 Greenwood design proposal

Please note these comments are for project #3023260.

Thank you!
Ann & Eric Darcy

On Aug 9, 2016, at 11:58 AM, Ann & Eric Darcy <aandedarcy@comcast.net> wrote:

Dear Design Review Board,

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

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

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

2) Inadequate parking: A quick walk/drive along Greenwood and the streets one block east and west (both perpendicular and parallel) shows there is already inadequate parking today as the street space is used up by both existing residents as well as employees of businesses on Greenwood. The current submitted design contemplates approximately 43 units and provides parking for only 27-30 vehicles - and in the alternate proposal for a 40 foot tall building has zero parking! – in contrast to the Department of Licensing’s data which reflects that cars are increasing per capita in Seattle, and that “in the city’s most walkable, transit-friendly areas — including Capitol Hill, First Hill, the Central District and most of the downtown neighborhoods — cars increased at a faster clip than people between 2010 and 2013.” They cite that the decision to buy a car was work-related, to which I can attest as I – like many in the Phinney Ridge neighborhood – to commute the east side each day. My nine mile, under 30 minute drive would take an hour and a half by bus – each way. (For

more, see <http://blogs.seattletimes.com/fyi-guy/2014/07/11/surprising-places-car-ownership-is-up/>). The site <http://www.governing.com/gov-data/car-ownership-numbers-of-vehicles-by-city-map.html> states that there are 1.4 cars per household and that only 16.2% of households do not have a vehicle in Seattle. Therefore this building should provide at least 60 parking spots.

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

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

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

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

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

ph: 425.829.1253

From: Laurie Andres & Sharon McNamara
To: PRC
Subject: Building at 70th and Greenwood - over height.
Date: Wednesday, August 17, 2016 1:21:50 AM

Hello

I am writing regarding my concerns and opposition to the construction of a 65 foot building on Greenwood at 70th. Once the first permit is allowed, there will be a domino effect on Phinney Ridge with more of these taller buildings constructed to take advantage of the view while blocking light and sky for those below. The quality of life diminishes for all.

I would like to understand the rationale for the exception to the current zoning and would appreciate a reply. I believe that the height limits were established within reason and there are a number of new housing/mixed use units on Phinney Ridge meeting the current requirements. Why change except for monetary benefit to the developer?

Thank you,
Sharon McNamara
Lower Phinney/Outer Ballard

From: [King, Lindsay](#)
To: [PRC](#)
Subject: FW: party of record - 7009 Greenwood Ave. N, Project #3023260.
Date: Wednesday, August 17, 2016 7:27:49 AM

From: Kristin Anderson [mailto:anderson.kristink@gmail.com]
Sent: Wednesday, August 17, 2016 7:07 AM
To: King, Lindsay
Subject: party of record - 7009 Greenwood Ave. N, Project #3023260.

Dear Ms. King,

I am a resident of the Phinney Ridge neighborhood and have been for 14 years. I love the neighborhood as do the rest of the wonderful people that live here and support the businesses.

Please consider this note as part of project #3023260. I cannot believe that there is a plan in place to rezone this area for a 65ft tall building. This has to be the most ridiculous rezone proposal ever.

65 feet tall is far too tall for an area such as Phinney Ridge. Not knowing what 65 feet tall actually would look like I did a bit of research and found that the Suzallo at UW is that tall and that is far too tall of this area. This is a neighborhood of families and small locally supported businesses. This is not an area where this size building would server a purpose. To say nothing of the parking impact that this will have. We do not want Phinney Ridge turning into Ballard.

Kristin Anderson
7402 Dayton Avenue N
Seattle, WA 98103

