



## **Build Urban – 6817 Greenwood Ave N**

### Summary of plan –

Build Urban's plan for the early community outreach is reach out via mail to all neighbors within 500 ft of the property. The mail would include a flyer with information on the project, a project website, and a date and location of the community meeting. The website <https://6817greenwoodaven.wordpress.com/> shows all the project information and gives neighbors a chance to comment and ask questions about the project. While both of those items met the first two reach out requirements, we also posted fliers in front of the property for anyone walking by that may have missed our information. The community meeting took place on October 31st from 11:30 to 12:30 at the site location. Both the ownership and architect ran this meeting to cover all details about the project.

### Feedback –

The feedback we received was largely concerns for parking. One lady who was a business owner across the street had concerns with parking during construction. Others were more concerned with parking after construction with an increase of tenants. Another concern was the exterior front of the building. Neighbors want to make sure it holds true to the look and feel of the neighborhood. This means they would like to see the front of the building wrapped in brick or a similar finish. The final concern of the neighbors were access to project updates. They would like to see an SDCI updates as the project progresses more regularly.

### Schedule:

September 13th, 2019 - Website Published

October 16th/17th, 2019 - Fliers arrived in mail of all address within 500 ft

October 23rd, 2019 - Additional fliers posted at the site

October 31st, 2019 @ 11:30-12:30 - Community meeting held on site

## Build Urban - 6817 Greenwood Ave N

Contact/Submit Comments



### About The Project

The proposed development is 6-story residential building situated in 3,413 sf lot within a NC2-55(M) zone in the Greenwood Phinney Ridge Urban Village. The project comprises 12 small efficiency dwelling units, facing Greenwood Ave N, with 290 sf average area and 16 studio units, facing west. 30 bike parking is provided and accessible from the street. An outdoor amenity area is planned for the roof level.

Customize Edit Stats



### About The Project

The proposed development is 6-story residential building situated in 3,413 sf lot within a NC2-55(M) zone in the Greenwood Phinney Ridge Urban Village. The project comprises 12 small efficiency dwelling units, facing Greenwood Ave N, with 290 sf average area and 16 studio units, facing west. 30 bike parking is provided and accessible from the street. An outdoor amenity area is planned for the roof level.

Thursday, October 31st from 11:30am - 12:30pm. On site meeting with the architect and Builder!

Please feel free to leave comments by clicking on the contact/submit comments link above or below. These will be collected for 21 days and may made public.

Developer/Applicant: Edson Gallaudet, Build Urban  
Contact Person: Donald Lamy  
Contact Information: [Donald@buildurban.com](mailto:Donald@buildurban.com)  
Architect: Workshop AD, [info@workshopad.com](mailto:info@workshopad.com), ((206) 903-6414

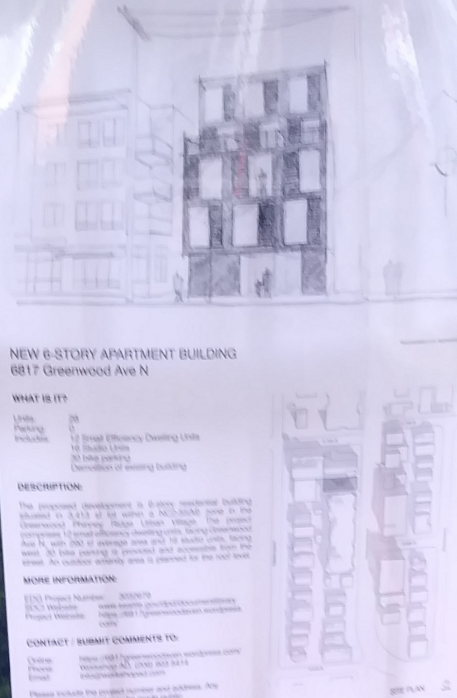
EDG Project Number:  
SDCI Website: <http://www.seattle.gov/dod/documentlibrary>  
Site Area: 15,030 sf  
Height: approximately 55'  
Project Square Feet: 3,413  
Use: Small Efficiency Dwelling Units (SEDU units)  
Total Units: 28  
Automobile parking: 0  
Estimated start date: Spring 2020  
Construction Duration: 12 months  
Type of building: Multi-family

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Contact/Submit Comments

Edit

Please join us for discussion about the proposed building on Thursday, October 21 from 11:00am - 12:00pm. Representatives from the Developer and Architect will be available to answer any questions.



**NEW 6-STORY APARTMENT BUILDING**  
6817 Greenwood Ave N

**WHAT IS IT?**

- Units: 28
- Parking: 0
- Inclusive: 12 Small Efficiency Dwelling Units, 16 Studio Units, 30 Total parking, Demolition of existing building

**DESCRIPTION:**

The proposed development is a three residential building situated on 2,413 sq ft within a NE-2000' zone in the Greenwood Planning Ridge Urban Village. The project comprises 12 small efficiency dwelling units, facing Greenwood Ave N, with 200 sq ft average area and 10 studio units, facing West. An area parking is provided and accessible from the street. An outdoor amenity area is planned for the east side.

**MORE INFORMATION:**

ENR Project Number: 3002670  
ENR Website: [enr.com/development](http://enr.com/development)  
Project Website: [6817greenwoodavenue.com](http://6817greenwoodavenue.com)

**CONTACT / SUBMIT COMMENTS TO:**

Office: 6817 Greenwood Avenue, Seattle, WA 98105  
Phone: 206.465.8414  
Email: [info@nickelbros.com](mailto:info@nickelbros.com)

Please include the project number and address. Any information collected may be made public.

**NB NICKEL BROS**

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**CALL 425.257.2067**

[www.nickelbros.com](http://www.nickelbros.com)

**Classic Craftsman**

Please join us for discussion about the proposed building on **Thursday, October 31 from 11:30am - 12:30pm.** Representatives from the Developer and Architect will be on site to answer any questions.



## NEW 6-STORY APARTMENT BUILDING 6817 Greenwood Ave N

*\*Representation only. Approved project may vary.*

### WHAT IS IT?

Units: 28  
 Parking: 0  
 Includes: 12 Small Efficiency Dwelling Units  
 16 Studio Units  
 30 bike parking  
 Demolition of existing building

### DESCRIPTION:

The proposed development is 6-story residential building situated in 3,413 sf lot within a NC2-55(M) zone in the Greenwood Phinney Ridge Urban Village. The project comprises 12 small efficiency dwelling units, facing Greenwood Ave N, with 290 sf average area and 16 studio units, facing west. 30 bike parking is provided and accessible from the street. An outdoor amenity area is planned for the roof level.

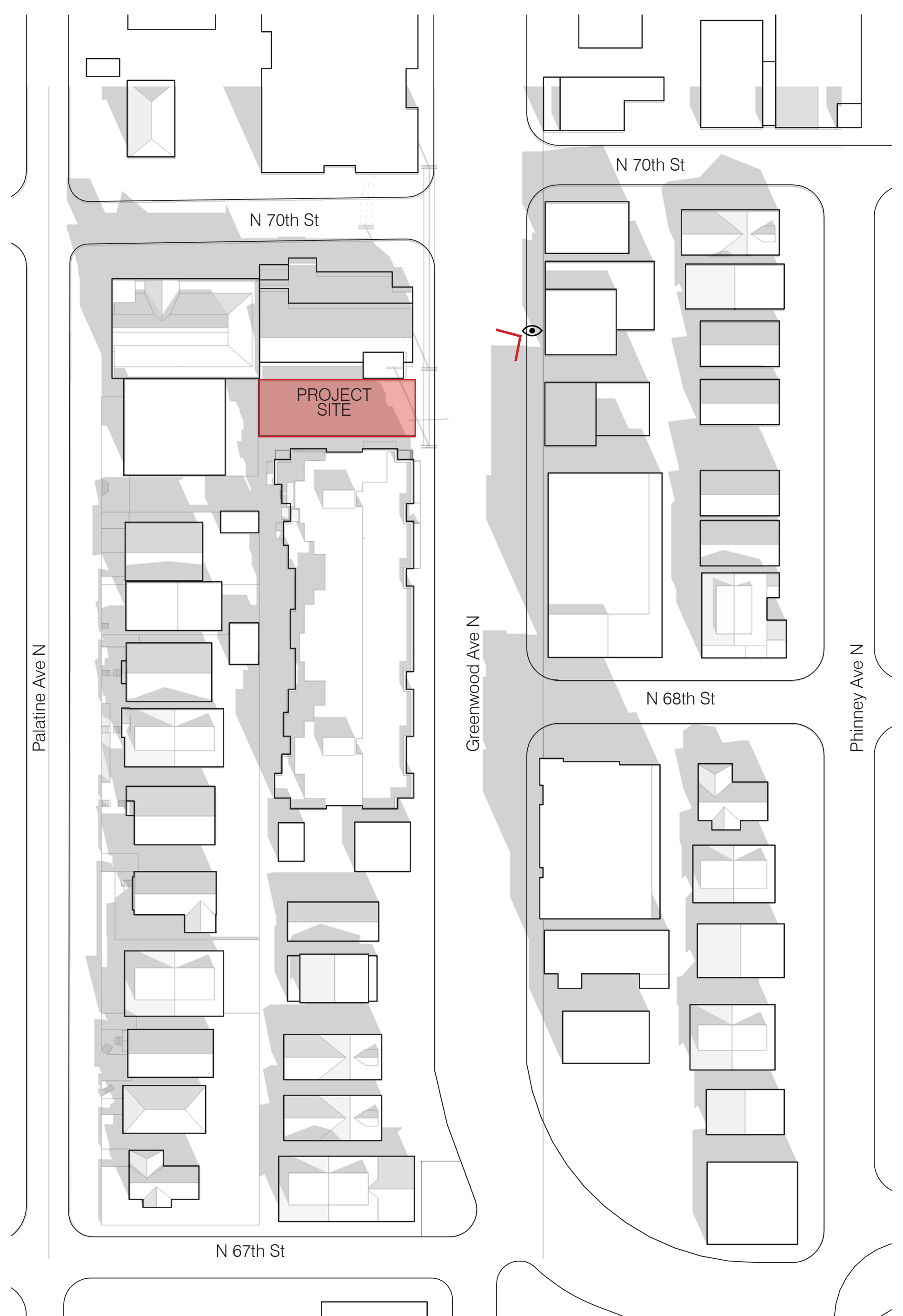
### MORE INFORMATION:

EDG Project Number: 3032679  
 SDCI Website: [www.seattle.gov/dpd/documentlibrary](http://www.seattle.gov/dpd/documentlibrary)  
 Project Website: <https://6817greenwoodaven.wordpress.com/>

### CONTACT / SUBMIT COMMENTS TO:

Online: <https://6817greenwoodaven.wordpress.com/>  
 Phone: Workshop AD, (206) 903 5414  
 Email: [info@workshopad.com](mailto:info@workshopad.com)

Please include the project number and address. Any information collected may be made public.



SITE PLAN



## Reach out with questions and comments



Jordan Flickinger <donotreply@wordpress.com>  
To "Donald"

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Mon 10/21/2019 6:33 PM

**Name:** Jordan Flickinger

**Email:** [flickingerjordan@gmail.com](mailto:flickingerjordan@gmail.com)

**Website:**

**Message:** I live near the intersection of 70th and 1st ave NW.

Parking is already tight in this part of the neighborhood, and another 28 units will bring along more vehicles to our area, making it more difficult to find spaces.

It's pretty silly to think that 30 bike spots are going to eliminate the need for built-in parking spots. I strongly believe all new buildings (especially when they're predominantly efficiency units crammed into a small space) should include built-in parking spaces into their plans.

Thanks,  
Jordan

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Time: October 22, 2019 at 1:32 am

IP Address: 97.113.248.159

Contact Form URL: <https://6817greenwoodaven.wordpress.com/2019/09/13/contact-us/>

## Reach out with questions and comments



Jillian <donotreply@wordpress.com>  
To "Donald"

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Mon 11/4/2019 5:59 AM

**Name:** Jillian

**Email:** [emery.jillian@gmail.com](mailto:emery.jillian@gmail.com)

**Website:**

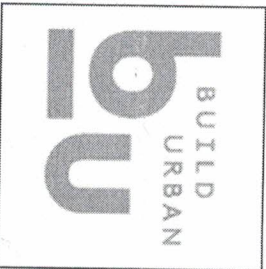
**Message:** No parking is not sustainable in such a small neighborhood. There is not enough street parking. While the city believes this is a 'frequent transit center' there is 1 bus line running and it runs every 20 minutes during the peak commute times. You are forcing congestion. The 1 bus line will max out. Street parking will be gone, killing local businesses. Not a good plan in contributing to living conditions for our city.

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Time: November 4, 2019 at 1:58 pm

IP Address: 107.77.211.12

Contact Form URL: <https://6817greenwoodaven.wordpress.com/2019/09/13/contact-us/>



# Greenwood Meeting

Address of Development Project: 6817 Greenwood Avenue

Meeting Location: 6817 Greenwood Avenue

Meeting Date: 10/31/19

PLEASE PRINT LEGIBLY

First Name	Last Initial	Zip Code	Email Address (if you would like to be on our mailing list for this project)	How did you hear about this meeting?
Marie	J	98103	jiantiqueslegmail.com	flyer
Paul	<del>PS</del>	98103	NRSHARPE@KSNL.COM	sign
Henry		98103	<del>h.parker@sp</del>	comcast.net
<del>R.W. Nothing</del>	N	98103	<del>h.parker@sp</del>	comcast.net
R.W. Nothing	N	98103	rnothing@comcast.net	

Workshop AD

6817 Greenwood  
Community Outreach  
Sign-in

Name	Address	Contact
RICHARD	PALATINE AVE	RICHARDSEA @ AOL.COM

Parcel num	Major	Minor	Address	City	Zip code	Lot area (sq	Appraised	Appraised improve
2.3E+09	230140		710 7035 PALA	SEATTLE	98103	5000	\$471,000	\$679,000
2.3E+09	230140		720 7029 PALA	SEATTLE	98103	5000	\$445,000	\$668,000
2.3E+09	230140		730 7027 PALA	SEATTLE	98103	5000	\$445,000	\$432,000
2.3E+09	230140		740 7019 PALA	SEATTLE	98103	5000	\$445,000	\$475,000
2.3E+09	230140		750 7018 1ST A	SEATTLE	98117	5000	\$463,000	#####
2.3E+09	230140		760 7024 1ST A	SEATTLE	98117	5000	\$463,000	\$306,000
2.3E+09	230140		770 7030 1ST A	SEATTLE	98117	5000	\$463,000	\$514,000
2.3E+09	230140		790 7109 GREE	SEATTLE	98103	2925	\$468,000	\$143,700
2.3E+09	230140		795 7107 GREE	SEATTLE	98103	4388	\$702,000	\$444,900
2.3E+09	230140		805 7101 GREE	SEATTLE	98103	3900	\$608,000	\$126,000
2.3E+09	230140		810 7023 GREE	SEATTLE	98103	3410	\$533,000	\$1,000
2.3E+09	230140		820 7017 GREE	SEATTLE	98103	5238	\$838,000	#####
2.3E+09	230140		830 7018 PALA	SEATTLE	98103	4840	\$409,000	\$926,000
2.3E+09	230140		835 7022 PALA	SEATTLE	98103	4300	\$395,000	\$610,000
2.3E+09	230140		845 7026 PALA	SEATTLE	98103	4300	\$395,000	\$790,000
2.3E+09	230140		855 7028 PALA	SEATTLE	98103	3760	\$365,000	\$490,000
2.3E+09	230140		860 7030 PALA	SEATTLE	98103	4300	\$395,000	\$495,000
2.54E+09	253980		0 6801 GREE	SEATTLE	98103	23401	\$85,300	\$613,700
2.88E+09	287710		3411 6723 1ST A	SEATTLE	98117	4000	\$417,000	\$393,000
2.88E+09	287710		3421 6727 1ST A	SEATTLE	98117	4000	\$417,000	\$683,000
2.88E+09	287710		3426 6731 1ST A	SEATTLE	98117	4000	\$417,000	\$820,000
2.88E+09	287710		3436 6735 1ST A	SEATTLE	98117	4000	\$417,000	\$543,000
2.88E+09	287710		3445 6739 1ST A	SEATTLE	98117	4000	\$417,000	\$501,000
2.88E+09	287710		3451 6745 1ST A	SEATTLE	98117	5400	\$445,000	\$439,000
2.88E+09	287710		3461 6749 1ST A	SEATTLE	98117	4600	\$432,000	\$368,000
2.88E+09	287710		3471 103 NW 7C	SEATTLE	98117	4250	\$417,000	\$398,000
2.88E+09	287710		3472 107 NW 7C	SEATTLE	98117	4250	\$417,000	\$419,000
2.88E+09	287710		3615 6701 PALA	SEATTLE	98103	5000	\$489,000	\$616,000
2.88E+09	287710		3625 6707 PALA	SEATTLE	98103	4200	\$457,000	\$910,000
2.88E+09	287710		3631 6715 PALA	SEATTLE	98103	4550	\$457,000	\$473,000
2.88E+09	287710		3641 6717 PALA	SEATTLE	98103	3750	\$385,000	\$660,000
2.88E+09	287710		3650 6719 PALA	SEATTLE	98103	3750	\$385,000	\$279,000
2.88E+09	287710		3651 6723 PALA	SEATTLE	98103	3750	\$399,000	\$517,000
2.88E+09	287710		3660 6727 PALA	SEATTLE	98103	5000	\$489,000	\$640,000
2.88E+09	287710		3670 6733 PALA	SEATTLE	98103	5000	\$489,000	\$290,000
2.88E+09	287710		3680 6737 PALA	SEATTLE	98103	5000	\$445,000	\$656,000
2.88E+09	287710		3690 6743 PALA	SEATTLE	98103	5000	\$471,000	\$555,000
2.88E+09	287710		3700 6747 PALA	SEATTLE	98103	5000	\$471,000	\$601,000
2.88E+09	287710		3710 6753 PALA	SEATTLE	98103	5000	\$445,000	\$995,000
2.88E+09	287710		3720 6757 PALA	SEATTLE	98103	3250	\$383,000	\$478,000
2.88E+09	287710		3721 109 N 70TH	SEATTLE	98103	3250	\$361,000	\$503,000
2.88E+09	287710		3726 6756 1ST A	SEATTLE	98117	3500	\$385,000	\$644,000
2.88E+09	287710		3735 6752 1ST A	SEATTLE	98117	5000	\$445,000	\$791,000
2.88E+09	287710		3745 6748 1ST A	SEATTLE	98117	3750	\$385,000	\$720,000
2.88E+09	287710		3751 6744 1ST A	SEATTLE	98117	3750	\$385,000	\$607,000
2.88E+09	287710		3760 6740 1ST A	SEATTLE	98117	3750	\$385,000	\$544,000

2.88E+09	287710	3766 6736 1ST A SEATTLE	98117	4350	\$417,000	\$739,000
2.88E+09	287710	3776 6732 1ST A SEATTLE	98117	4400	\$417,000	\$332,000
2.88E+09	287710	3785 6728 1ST A SEATTLE	98117	3750	\$385,000	\$755,000
2.88E+09	287710	3791 6724 1ST A SEATTLE	98117	5000	\$445,000	\$391,000
2.88E+09	287710	3801 6718 1ST A SEATTLE	98117	3750	\$385,000	\$606,000
2.88E+09	287710	3810 6714 1ST A SEATTLE	98117	5000	\$445,000	\$877,000
2.88E+09	287710	3820 6708 1ST A SEATTLE	98117	5000	\$445,000	\$589,000
2.88E+09	287710	3845 6701 GREE SEATTLE	98103	4388	\$702,000	\$211,400
2.88E+09	287710	3851 6705 GREE SEATTLE	98103	3900	\$624,000	\$131,100
2.88E+09	287710	3861 6711 GREE SEATTLE	98103	3900	\$624,000	\$158,900
2.88E+09	287710	3870 6715 GREE SEATTLE	98103	4875	\$761,000	\$236,000
2.88E+09	287710	3880 6721 GREE SEATTLE	98103	3650	\$569,000	\$188,000
2.88E+09	287710	3886 6723 GREE SEATTLE	98103	3656	\$584,900	\$1,000
2.88E+09	287710	3940 6817 GREE SEATTLE	98103	3413	\$546,000	\$47,900
2.88E+09	287710	3950 225 N 70TH SEATTLE	98103	24781	#####	#####
2.88E+09	287710	3991 6740 PALA SEATTLE	98103	4030	\$395,000	\$347,000
2.88E+09	287710	4000 6738 PALA SEATTLE	98103	4030	\$395,000	\$880,000
2.88E+09	287710	4010 6734 PALA SEATTLE	98103	4030	\$395,000	\$334,000
2.88E+09	287710	4020 6730 PALA SEATTLE	98103	5375	\$422,000	\$557,000
2.88E+09	287710	4030 6724 PALA SEATTLE	98103	5375	\$422,000	\$330,000
2.88E+09	287710	4040 6718 PALA SEATTLE	98103	5375	\$465,000	\$888,000
2.88E+09	287710	4050 6714 PALA SEATTLE	98103	5375	\$422,000	\$595,000
2.88E+09	287710	4060 6710 PALA SEATTLE	98103	3760	\$379,000	\$956,000
2.88E+09	287710	4066 6706 PALA SEATTLE	98103	4300	\$395,000	\$660,000
2.88E+09	287710	4075 316 N 67TH SEATTLE	98103	875	\$70,000	\$0
2.88E+09	287710	4076 202 N 67TH SEATTLE	98103	4500	\$435,000	\$344,000
2.88E+09	287710	4085 SEATTLE		7313	#####	\$0
2.88E+09	287710	4100 7009 GREE SEATTLE	98103	4875	\$780,000	\$0
2.88E+09	287710	4110 7013 GREE SEATTLE	98103	3960	\$0	\$86,200
2.88E+09	287710	4115 7014 PALA SEATTLE	98103	4365	\$395,000	\$557,000
2.88E+09	287710	4120 7010 PALA SEATTLE	98103	4030	\$395,000	\$363,000
2.88E+09	287710	4126 202 N 70TH SEATTLE	98103	4630	\$427,000	\$309,000
2.88E+09	287710	4127 SEATTLE		4770	\$477,000	\$0
2.88E+09	287710	4145 7003 PALA SEATTLE	98103	7500	\$737,000	\$301,000
2.88E+09	287710	4160 7011 PALA SEATTLE	98103	5000	\$445,000	\$588,000
2.88E+09	287710	4170 7015 PALA SEATTLE	98103	4060	\$417,000	\$922,000
2.88E+09	287710	4175 7014 1ST A SEATTLE	98117	4060	\$457,000	#####
2.88E+09	287710	4180 7010 1ST A SEATTLE	98117	5000	\$445,000	\$854,000
2.88E+09	287710	4190 106 N 70TH SEATTLE	98103	3750	\$385,000	\$386,000
2.88E+09	287710	4191 7006 1ST A SEATTLE	98117	2000	\$275,000	\$270,000
2.88E+09	287710	4196 100 N 70TH SEATTLE	98103	1750	\$289,000	\$745,000
2.88E+09	287710	4205 106 NW 7C SEATTLE	98117	3750	\$385,000	\$552,000
2.88E+09	287710	4206 104 NW 7C SEATTLE	98117	3750	\$385,000	\$306,000
2.88E+09	287710	4220 7009 1ST A SEATTLE	98117	5000	\$445,000	#####
2.89E+09	289290	0 7100 GREE SEATTLE	98103	12393	\$54,100	\$217,800
3.24E+09	324070	0 6800 GREE SEATTLE	98103	11806	\$113,300	\$763,900
3.36E+09	336390	73 316 N 71ST SEATTLE	98103	3000	\$310,000	\$531,000

3.36E+09	336390	75 312 N 71S	SEATTLE	98103	2300	\$245,000	\$565,000
3.36E+09	336390	155 331 N 71S	SEATTLE	98103	4000	\$360,000	\$261,000
3.36E+09	336390	165 321 N 71S	SEATTLE	98103	4000	\$360,000	\$526,000
3.36E+09	336390	170 319 N 71S	SEATTLE	98103	4000	\$360,000	\$390,000
3.36E+09	336390	175 317 N 71S	SEATTLE	98103	4000	\$360,000	\$219,000
3.36E+09	336390	185 315 N 71S	SEATTLE	98103	5500	\$385,000	\$469,000
3.36E+09	336390	195 307 N 71S	SEATTLE	98103	5000	\$766,000	\$1,000
3.36E+09	336390	205 7006 GREE	SEATTLE	98103	4197	\$664,100	\$1,000
3.36E+09	336390	206 7010 GREE	SEATTLE	98103	4154	\$672,000	\$0
3.36E+09	336390	216 7000 GREE	SEATTLE	98103	4085	\$653,600	\$947,000
3.36E+09	336390	240 316 N 70T	SEATTLE	98103	18489	#####	\$579,800
3.36E+09	336390	270 334 N 70T	SEATTLE	98103	2700	\$310,000	\$522,000
3.36E+09	336390	275 336 N 70T	SEATTLE	98103	2700	\$300,000	\$630,000
9.47E+09	946820	5 6826 GREE	SEATTLE	98103	2800	\$448,000	\$428,200
9.47E+09	946820	6 6827 PHIN	SEATTLE	98103	2800	\$338,000	\$340,000
9.47E+09	946820	7 6820 GREE	SEATTLE	98103	5636	\$901,700	\$532,100
9.47E+09	946820	8 6823 PHIN	SEATTLE	98103	2800	\$295,000	\$328,000
9.47E+09	946820	10 6819 PHIN	SEATTLE	98103	2765	\$285,000	\$456,000
9.47E+09	946820	15 6817 PHIN	SEATTLE	98103	4200	\$339,000	\$619,000
9.47E+09	946820	17 6814 GREE	SEATTLE	98103	4500	\$720,000	\$187,700
9.47E+09	946820	20 6811 PHIN	SEATTLE	98103	2100	\$218,000	\$379,000
9.47E+09	946820	21 6807 PHIN	SEATTLE	98103	2100	\$218,000	\$630,000
9.47E+09	946820	25 312 N 68T	SEATTLE	98103	4200	\$353,000	#####
9.47E+09	946820	30 6727 PHIN	SEATTLE	98103	4000	\$407,000	\$403,000
9.47E+09	946820	31 6723 PHIN	SEATTLE	98103	4000	\$339,000	\$668,000
9.47E+09	946820	32 6726 GREE	SEATTLE	98103	8036	#####	\$1,000
9.47E+09	946820	35 6717 PHIN	SEATTLE	98103	2950	\$285,000	\$331,000
9.47E+09	946820	36 6714 GREE	SEATTLE	98103	5000	\$800,000	\$872,000
9.47E+09	946820	40 6711 PHIN	SEATTLE	98103	2950	\$285,000	\$670,000
9.47E+09	946820	41 6710 GREE	SEATTLE	98103	5000	\$800,000	#####
9.47E+09	946820	45 312 N 67T	SEATTLE	98103	10300	#####	\$1,000
9.47E+09	946820	46 6707 PHIN	SEATTLE	98103	2950	\$285,000	\$408,000
9.47E+09	946820	65 6712 PHIN	SEATTLE	98103	6600	\$501,000	\$504,000
9.47E+09	946820	70 411 N 68T	SEATTLE	98103	4800	\$460,000	#####
9.47E+09	946820	71 6716 PHIN	SEATTLE	98103	3680	\$366,000	\$431,000
9.47E+09	946820	72 6720 PHIN	SEATTLE	98103	3680	\$353,000	\$557,000
9.47E+09	946820	75 6724 PHIN	SEATTLE	98103	3680	\$417,000	\$462,000
9.47E+09	946820	80 6802 PHIN	SEATTLE	98103	7920	\$420,000	\$640,000
9.47E+09	946820	85 6808 PHIN	SEATTLE	98103	4620	\$405,000	\$592,000
9.47E+09	946820	86 6812 PHIN	SEATTLE	98103	5940	\$482,000	\$600,000
9.47E+09	946820	90 6816 PHIN	SEATTLE	98103	5280	\$473,000	\$351,000
9.47E+09	946820	95 6820 PHIN	SEATTLE	98103	7920	\$525,000	\$721,000
9.47E+09	946820	100 6824 PHIN	SEATTLE	98103	5940	\$482,000	\$989,000
9.47E+09	946820	105 6817 FRAN	SEATTLE	98103	3640	\$459,000	\$612,000
9.47E+09	946820	107 416 N 68T	SEATTLE	98103	5400	\$473,000	\$542,000
9.47E+09	946820	108 415 N 70T	SEATTLE	98103	3910	\$348,000	\$540,000
9.47E+09	946820	109 6811 FRAN	SEATTLE	98103	6240	\$510,000	#####