

Herbaugh, Melinda

From: Andrew Sang <andrew.sang.seattle@gmail.com>
Sent: Saturday, September 07, 2019 6:24 PM
To: PRC
Subject: Comment on Project 3033083-LU

CAUTION: External Email

Dear SDCI,

I would like to submit the following public comment for this new project at 75 Marion.

- Please reduce the amount of parking. 305 stalls is far too much, and this is straining local road infrastructure. Every single parking stall for commercial uses will be an additional car into DT Seattle in the morning. This of course is going to have negative impact on transportation, and thus affect the SEPA transportation aspect, namely SDCI's [SEPA checklist](#) items 14.D and 14.H. As such, please reduce the number of parking stalls sharply, ie by at least 125 spots, ideally much more, especially for the offices. Supplant it with bike parking, and good bike access
 - On this subject, bike parking needs to be plentiful, and its access convenient to both local bike infrastructure.
 - Please build the parking in such a way that in a few years or decades, if it is found not to be of use, it may be converted to other uses, such as music practice spaces, storage, retail that doesn't need light such as grocery stores, music performance spaces, bars, etc. As of now, downtown parking is massively oversupplied.
- Given that this project will be immediately adjacent to the water, please build this with an element of "historicity" akin the the building you're demolishing, rather than the "representative project" glass and steel tower on your SDCI notice board. I wish the entire waterfront would not be glass towers. In terms of details, ensure you are using high quality vernacular materials, such as bricks, and window frames in line with historical vernacular architecture, just as a few initial examples. Please reduce the use of glass, steel, and hardipanel, which are not in line with local historic architectural character.
 - Glass (and to a lesser extent, metals) also has glare impacts, another element on the SEPA checklist that needs to be mitigated. Extremely important, given the project's proximity to the waterfront, which shall be a premiere pedestrian space and that it shall be facing the water, where many photos of our city will be taken.
 - If your team is steadfast about some postmodern computer generated looking tower, at least make the base of the tower vernacular.
- Reduce window size. I know architects love big, floor-to-ceiling windows, but they reduce building insulating efficiency, thus increase energy consumption, which is unacceptable given the ongoing climate crisis, and will necessitate massive repair costs in a few years once the inert gases leak out. Also, they look weird.
- It is important there are good connections to both the ground level, as well as the pedestrian bridge level. It's bad to have to go down, then back up, to get onto the ferry, and will improve pedestrian mobility.
- Build more homes, and less offices. Seattle needs more homes.

Otherwise, I support the construction of this project fully, and in fact, hope it adds more SQFT. I really hope that an MUP/SEPA appeal does not occur.

I wish to be made a party of record for this project.

Best regards,

Andrew