

PRC

From: JACQUELIENE ANDERSON <maudezoon3@gmail.com>
Sent: Monday, May 18, 2020 10:27 AM
To: PRC
Subject: Proposed Kroger Project in Magnolia Village
Categories: Public Comment

CAUTION: External Email

One mark of good architecture is that it blend in or complement its surroundings. This huge seven story building is not in keeping with the character of Magnolia Village.

The design verges on the brutal.

It is also too close to community venues (park, swimming pool, community center etc.)

Traffic and parking is already an issue in this area.

I don't live near the Village, but I empathize with the homeowners that do.

I suggest requiring an environmental impact statement before this goes any further.

One size doesn't fit all; in the case of Seattle, we pride ourselves on the individual "personalities" of our City neighborhoods.

This project needs serious reevaluation.

Jacqueliene Anderson 206 434 1786

PRC

From: Pat Bouker <bluocean@comcast.net>
Sent: Monday, May 18, 2020 9:59 AM
To: PRC
Subject: 82 Foot Building on 32nd Avenue West

Categories: Public Comment

CAUTION: External Email

Please do not approve this monster building. It is totally out of line with surrounding structures and would be a blight on our neighborhood.

Patrick Bouker

PRC

From: Rex Wardlaw <rex.wardlaw@gmail.com>
Sent: Monday, May 18, 2020 9:54 AM
To: PRC
Subject: Project #3034348 EG

Categories: Public Comment

CAUTION: External Email

This project is just what Magnolia needs, additional housing that is in the village proper, not mega-mansions taking over all the smaller housing lots. With the continued expansion of Expedia, Amazon, Google and Microsoft in the core of Seattle, this will provide another place for those young workers to live AND participate in a thriving neighborhood. Many of my neighbors do not see it this way, but they are living in the 60's where we all had nice little single family homes. Seattle is growing into a major urban center and needs more density in its core neighborhoods.

Also, we need a replacement for that Albertson's, which is a pathetic excuse for a modern grocery store. With only Met Market as a grocery offering (very high end), we all go off the hill to Whole Foods and QFC or Trader Joe's to shop. This will make it easy to stay on the hill.

I'm all for the project.

--

Rex L Wardlaw
206-734-8983

PRC

From: Carole Brennan <cabrennan1@gmail.com>
Sent: Monday, May 18, 2020 9:44 AM
To: PRC
Subject: 3034348-EG

Categories: Public Comment

CAUTION: External Email

Please extend the review of this project. Also, I think the building should not be as tall. I certainly think there must be some aesthetic consideration to the appearance of this building. Some bay windows, decks and attractive big windows would make the building much more attractive!

Sent from my iPhone

PRC

From: Clark Smith <cls@carsoe.com>
Sent: Monday, May 18, 2020 8:52 AM
To: PRC
Subject: Project 3034348-EG

Categories: Public Comment

CAUTION: External Email

Hello,

I just discovered that this plan is possibly moving forward.

My wife and I have lived in Magnolia our entire lives; preschool, grade school, Jr High, high school and 40 years of married life.

I know change happens and in most cases is good. However, placing a large structure like the proposed Safeway building in the Heart of Magnolia is just not a good compliment to our small community and will take away from the neighborhood feel.

I am opposed to this project, along with the rest of my family and our good neighbors. I will suggest they submit their comments as well.

Thankyou for your time.

Clark Smith
2653 35th Ave West
Seattle, WA 98199
206-375-0752

PRC

From: Chris Nichols <chrisnichols25@gmail.com>
Sent: Monday, May 18, 2020 8:43 AM
To: PRC
Subject: Magnolia Albertsons

Categories: Public Comment

CAUTION: External Email

May i learn more about this project?

PRC

From: Steve Lovekin <lovekinlaw@yahoo.com>
Sent: Monday, May 18, 2020 8:31 AM
To: PRC
Subject: Project No. 3034348

Categories: Public Comment

CAUTION: External Email

Dear Sirs and Madams:

I am writing to object to the scale of the proposed development of the site of the current Albertson's store on 32nd Avenue West in Magnolia. Its seven stories will tower over ball field and block the sun from the Pop Mounger Swimming Pool. It has also not been subject to proper public review under the limitations on public hearings imposed by the COVID-19 disease. I urge you to provide for better public input on the design, and deny the current proposal.

Sincerely yours,

Osgood S. Lovekin

Law Office of Osgood S. Lovekin
705 Second Avenue, Suite 1050
Seattle, WA 98104
Phone: 206-447-1560
Fax: 206-447-1523

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PRC

From: msch363463@aol.com
Sent: Monday, May 18, 2020 8:22 AM
To: PRC
Subject: Reference Project #3034348-EG

Categories: Public Comment

CAUTION: External Email

Please extend the period of time into June for people to make comments on this project.

This design, #3034348-EG, is not compatible with our community. The only seeming benefit is a new grocery, but the current grocery works well in terms of size, management and selection. As important, parking on either side handle the car and delivery van traffic well and keep both 32nd Ave. and the alley behind manageable and safe.

Seven stories are too many for this neighborhood which has maintained its village atmosphere.

I respect the need for more housing, but logistics and aesthetics should be sensitive to and compatible with those already in place, already working so simply and so well.

Mary Ethel Schmidt
2506 32nd Ave West
Unit 7
Seattle, Washington 98199

PRC

From: krenetskyj@aol.com
Sent: Monday, May 18, 2020 8:16 AM
To: PRC
Subject: Additional concerns #3034348-EG

Categories: Public Comment

CAUTION: External Email

Some additional concerns with the redevelopment of Albertsons in Magnolia #3034348-EG. With that many new units there will be a large increase in the number of trash, recycling and garden waste containers. Where will they be placed so that they are not in the alley? How long will the alley be blocked by the city trucks emptying these containers each week?

Joseph Krenetsky
2506 32nd Ave W
Unit #7
Seattle, WA 98199
908-500-4965

PRC

From: johnsonl25@comcast.net
Sent: Monday, May 18, 2020 7:58 AM
To: PRC
Subject: Magnolia Albertsons

Categories: Public Comment

CAUTION: External Email

Please extend the design comment period for design until early June to allow more people to make comments. The current design of the redevelopment of the Magnolia Albertsons (3034348-EG) doesn't fit into the community as it is currently designed. This project will impact me and provides only the benefit of a new grocery. What would make it better for the community is to add a break or breezeway along the long 32nd Ave W and alley facades to let more light through, make sure that the vehicle and truck access happens off of 32nd, and cut back the upper floors to provide some visual relief.

Thank you,
Larry Johnson

Sent from Xfinity Connect Application

PRC

From: krenetskyj@aol.com
Sent: Monday, May 18, 2020 7:24 AM
To: PRC
Subject: #3034348-EG

Categories: Public Comment

CAUTION: External Email

To Whom It May Concern:

Please extend the design comment period for the design until early June to allow more people to make comments. The current design of the redevelopment of the Magnolia Albertsons (3034348-EG) doesn't fit into the community as it is currently designed. This project will impact me and provides only the benefit of a NEW grocery (we already have one that works perfectly). What would make it better for the community is to add a break or breezeway along 32nd Avenue West and alley facades to let more light through. Make sure that the vehicle and truck access happens off 32nd Avenue West and does not block the alley behind the complex. Seven floors is excessive for the surrounding area. I'm still very concerned with the amount of auto traffic that this will bring to our quiet neighborhood, especially so close to the community center and park. I live at 2506 32nd Ave. West, and am very concerned at how this will change the neighborhood.

Joseph Krenetsky
2506 32nd Ave W
Unit #7
Seattle, WA 98199

908-500-4965
krenetskyj@aol.com

PRC

From: Diana Sweeney <swnster@gmail.com>
Sent: Monday, May 18, 2020 7:16 AM
To: PRC
Subject: Albertsons site in Magnolia

Categories: Public Comment

CAUTION: External Email

Could I please have more information?

Thank you

Diana Sweeney

2236 W Halladay St.

Seattle 98199

Swnster@gmail.com

Sent from my iPhone

Diane Sweeney

206.898.8903

PRC

From: Chad Rinehart <rinehartchad@hotmail.com>
Sent: Monday, May 18, 2020 7:00 AM
To: PRC
Subject: 3034348-EG comments - Magnolia Safeway

Categories: Public Comment

CAUTION: External Email

Dear PRC,

I am again writing in support of Security Properties' redevelopment of the existing Albertsons grocery store located at 2550 – 32nd Avenue West in Magnolia into a new Safeway store with six stories of housing on top.

This site is part of the extended Magnolia Village along 32nd Avenue, across from our youth playfields where my two kids have played baseball and soccer, across from the Pop Mounger Pool where both kids learned to swim, and across from the Catherine Blaine K-8 School where they currently attend school.

Because the City of Seattle determined that environmental stewardship is important, a value that I share, they initiated the Living Building Pilot Program. It's my understanding that this allows for more height in exchange for incorporating radical new sustainability measures, and to me this seems well worth it. Offering up the Living Building Pilot Program incentives is a bold move for the City of Seattle, but it's important to show that these are not empty words by not honoring the offer. Similarly, the area has been zoned to allow for this higher density, another City of Seattle goal that I also think is important. Please don't back away from these shared values. Here we've got the opportunity to demonstrate our commitment to sustainability and conservation and set the standard for sustainable buildings at a higher level for our city and neighborhood.

I would also like to see the project incorporate the public plaza proposed in the design, which our children and pedestrians will benefit from. I understand that the LBPP bonus area on the top floor is needed to allow this public space on the ground level, which will promote a much more pedestrian friendly neighborhood, which is everyone's goal.

Finally, it's my understanding that the additional units allowed under the LBPP will still require the developer to pay into the City of Seattle's affordable housing program, and it would be a shame not to help fund housing affordability to the greatest extent possible.

Sincerely,
Chad Rinehart
Magnolia Resident since 2006

PRC

From: GLENN MITCHELL <mitchell.glenn@comcast.net>
Sent: Monday, May 18, 2020 4:23 AM
To: PRC
Subject: Further Design Review Comments - 3034348-EG
Attachments: Further Design Proposal Comments.docx

Categories: Public Comment

CAUTION: External Email

Design Review Comments - postscript

Record Number: 3034348-EG

Address: 2550 32nd Ave W

This is a postscript to my previous comments regarding this project. These are suggestions for making this building more of a community pedestrian destination.

- Incorporate a belvedere walk and arcade on the roof edge facing 32nd Ave W. (The arcade could be left out if it would encroach on height restrictions. Although, the benefit to the community may justify the encroachment.) Visitors to the building would be able to climb exterior stairs to a standing only viewing platform. This would allow non-residents to share in the views of the valley previously unavailable and otherwise blocked by the new building. It would also facilitate the following use.
- Incorporate climbing wall routes on the west walls. Let a local climbing club take responsibility for designing, maintaining, and periodically changing the pattern of the holds. They would also manage access to the wall and supervise all climbs. Local climbing clubs could bid annually for the privilege of sponsoring the climbing wall. The clubs could charge (very modest) per climb fees. The club would retain a percentage of the fees and the rest would go to some general building improvement fund. Climbs would be open to all, not just to members of that club. The person supervising a climb would be able to refuse anyone for safety reasons.
- Operate a zip line from the belvedere to the grassy knoll south of the pool. (This begs the question, why don't we have funiculars climbing and zip lines descending Magnolia's east ridge, and every other significant urban north-south ridge in Western Washington?).
- Provide either a pedestrian viaduct or a pedestrian tunnel to allow for increased pedestrian traffic across 32nd Ave W.

PRC

From: Jean Anderson <jean.c.anderson@gmail.com>
Sent: Monday, May 18, 2020 1:28 AM
To: PRC
Subject: Project #3034348-EG

Categories: Public Comment

CAUTION: External Email

Do extend the design comment period until mid-June or later, due to the ramifications of the Covid19 emergency.

PRC

From: Eric Huang <erichuang78@gmail.com>
Sent: Sunday, May 17, 2020 10:03 PM
To: PRC
Subject: Comments on Redevelopment of the Magnolia Albertsons (Project #3034348-EG)

Categories: Public Comment

CAUTION: External Email

Hello,

I am writing in response to the Albertson's redevelopment project in Magnolia. At the very least, please extend the design comment period for design until early June to allow more people to make comments. This project will impact us immensely as my family and I live just on the other side of the alleyway behind Albertsons. A 7-story building behind our property would erase our view of the neighborhood and significantly reduce the light coming into our house. We also worry that a new building would be encroaching on our privacy as multiple residents would have a clear, birds-eye view of our property.

In addition, the construction of the building would likely take a few years and we are concerned with all the noise and debris which will result. The dust from this construction will likely also travel to our property and into our backyard where our kids play. We are greatly against the construction of this 7-story building and we implore you to take action to help our community and see that our voices are heard.

Thank you!

Eric Huang

PRC

From: Andrea Sciaudone <asciaudone1@gmail.com>
Sent: Sunday, May 17, 2020 9:57 PM
To: PRC
Subject: project #3034348-EG

Categories: Public Comment

CAUTION: External Email

Magnolia Alberston/Safeway redevelopment.

I am concerned and object to the height of this projected development. It is going to be a monstrously large structure in all dimensions but the height is most objectionable. This is a the in a neighborhood of 1 to 2 story homes and apartment buildings.

please reconsider and give permission of a shorter structure.

Thank you,

Andrea Sciaudone, Magnolia resident

PRC

From: Robert Holz <bobrayholz@yahoo.com>
Sent: Sunday, May 17, 2020 9:33 PM
To: PRC
Subject: Magnolia Safeway / Project #3034348-EG

Categories: Public Comment

CAUTION: External Email

Greetings -

I wish to convey my opinion that the proposed design for the Magnolia Safeway is far too tall (75' above street!!!) and massive for that location. It will dwarf all other structures in the neighborhood, and will be taller than nearly any structure in Magnolia, except perhaps in the Interbay area which is an heavily commercial/industrial area. This is in the heart of a residential, small-scale neighborhood town center. I believe it will very negatively affect the sense of a "place" that currently exists here, not to mention greatly increasing the amount of traffic in an area where there is already a high density of traffic, both foot and auto, particularly of children. This is true both during school season and the summer as well due to the proximity of the city pool..

While I understand the desire to increase housing availability and density within the city, this design blows a hole in the fabric of the neighborhood and Magnolia would be well on it's way to looking like downtown Ballard should this project be allowed to move forward in its current iteration.

I appreciate the efforts to make the project more environmentally sensitive and I am not opposed to all development on this site, but I would strongly urge the design team to scale the size of the project back to be more respectful of the current scale and nature of the neighborhood.

Thank you.

Robert & Denise Holz
3845 32nd Ave. W
Seattle, WA 98199

(206) 734-7737

PRC

From: Michelle W <miwong20@gmail.com>
Sent: Sunday, May 17, 2020 9:25 PM
To: PRC
Subject: Project 3034348-EG. New Safeway Redevelopment in Magnolia.

Categories: Public Comment

CAUTION: External Email

To Whom it may concern,

I would like to express my concern about the projected (303428-EG) new Safeway redevelopment in Magnolia. Given to the current circumstances with COVID-19, this construction no longer has to go through the city design reviews. To the residents that currently live in the neighborhood our concerns need to be heard. Delay this process and please listen to the community.

Thank you,
Michelle Wong
206-354-5109

PRC

From: Bonnie Porter <bonnie@porterfamily.net>
Sent: Sunday, May 17, 2020 9:18 PM
To: PRC
Subject: The Safeway / apartment project in Magnolia

Categories: Public Comment

CAUTION: External Email

Dear PRC,

I am writing about the Safeway / apartment project being proposed in Magnolia. It feels totally out of proportion to the neighborhood. If the building were 4 stories or even 5, I think that would be fine but this is going to have 7 stories and just seems too tall for what is currently in the Village. I also think the streets surrounding the area are not built to support something of this size. While I would not personally be affected by this project, I am a Magnolia resident and do care very much about the Magnolia Village.

Sincerely,
Bonnie Porter

PRC

From: Abraham Alvarez <abraham@post.harvard.edu>
Sent: Sunday, May 17, 2020 9:01 PM
To: PRC
Subject: No on Albertsons lot development
Categories: Public Comment

CAUTION: External Email

Where can I express my opposition towards the proposed development? Long term Magnolia resident, very dissaponted this is being rushed through without comminury input

Best
Abraham

PRC

From: steviewinter@comcast.net
Sent: Sunday, May 17, 2020 7:17 PM
To: PRC
Subject: A vote against the new Albertsons design im Magnolia

Categories: Public Comment

CAUTION: External Email

Please stop this awful project. It is so far beyond the scale of the village in Magnolia. How does such an over-the-top plan ever get blessing from the city in the first place?

I have yet to meet a neighbor who embraces the design. How many voices will the city ignore? How many neighbors will never see the afternoon sun? I could see doing something with the QFC on Dravus, but in the village, no way! I implore you to stop this ridiculous project! Thank you.

Steve Winter
2811 Patten Pl W
Magnolia
Seattle 98199

PRC

From: Jill Helman <jillhelman11@gmail.com>
Sent: Sunday, May 17, 2020 6:57 PM
To: PRC
Subject: Ref. Project #3034348-EG

Categories: Public Comment

CAUTION: External Email

Please extend the design comment period for design until early June to allow more people to make comments. The current design of the redevelopment of the Magnolia Albertson's (30304348-EG) doesn't fit into the community as it is currently designed. This project will impact me and provides only the benefit of a new grocery. What would make it better for the community is to add a break or breezeway along the long 32nd Ave. W. and alley facades to let more light through, make sure that the vehicle and truck access happens off of 32nd, and cut back the upper floors to provide some visual relief.

PRC

From: laura j <laurajeffer63@gmail.com>
Sent: Sunday, May 17, 2020 6:25 PM
To: PRC
Subject: 82 foot Magnolia Albertsons development

Categories: Public Comment

CAUTION: External Email

I respectfully ask that you include more input from the citizens of Magnolia as this is a gigantic development that will affect the quality of life for our neighbors.

As someone who regularly swims in the Pop Monger Magnolia pool, this development will significantly impact the enjoyment swimmers will have due to the fact that it will cast a shadow over the swimming pool, blocking the sunlight.

There are certainly other concerns and considerations given the increased volume of cars and people in our already burgeoning community.

Please let me and our community know how we may give further input into this project as it will have an impact on our lives in this neighborhood.

Laura Jeffs

PRC

From: David Branch <davidbranch@comcast.net>
Sent: Sunday, May 17, 2020 5:48 PM
To: PRC
Subject: Magnolia Albertsons/Safeway building

Categories: Public Comment

CAUTION: External Email

Dear Sirs,

Please assure me that the supermarket plus condos (project 3034348-EG) will not be permitted until a decision has been made concerning the Magnolia Bridge. If the bridge is not going to be replaced there should be zero building permits approved/allowed in Magnolia.

I await your response. Thank you.

David W Branch
Magnolia resident since 1965

PRC

From: LeAnn Anderson <leannranderson@hotmail.com>
Sent: Sunday, May 17, 2020 5:47 PM
To: PRC
Subject: Review: 3034348-EG

Categories: Public Comment

CAUTION: External Email

Hi City of Seattle,

I'm writing in regards to the Albertson's project in Magnolia (3034340-EG). A 7 story building in that location is not a good fit for the community and the massive height will overtake most of the surrounding area. Seeing we're in the middle of a pandemic it would make sense to pause and have the time to properly assess design review and impact to the neighborhood. I'm a fan of new development in Magnolia, but it needs to be done with care and thoughtfulness, which is not happening if it's pushed forward like this. Please take into account the reality of the situation and provide feedback.

Best,
LeAnn Anderson

PRC

From: Jennifer Nazarko <jfersn@comcast.net>
Sent: Sunday, May 17, 2020 5:11 PM
To: PRC
Subject: project #3034348-EG

Categories: Public Comment

CAUTION: External Email

To Whom It May Concern:

The current design for the redevelopment of the Magnolia Village Albertsons (3034348-EG) does not integrate well into the village community as it is currently designed. This project will significantly impact me and my family due to its scale and our close by location. While it will provide a larger grocery and apartment homes, the scale is way out of proportion to the village and will dwarf the walking nature of the area. It would be more desirable for the community if it were broken up along the long 32nd Ave W and alley facades to let more light through, to ensure that the vehicle and truck access happens off of 32nd. Lastly, the number of floors should be limited to 6 instead of 7, and cut back the upper floors to provide some visual relief. Another concept would be to sink it into the ground another 10-12', and reduce the interior height of the store to less than 20', to reduce the overall huge scale of the building.

Thank you for listening.

Jennifer Nazarko

2616 31st Ave W.

PRC

From: Patricia Harris <patricia.harris.m@gmail.com>
Sent: Sunday, May 17, 2020 5:10 PM
To: PRC
Subject: RE: Magnolia Albertsons/Safeway Redevelopment Project

Categories: Public Comment

CAUTION: External Email

Several years ago, while visiting family in a small town in upstate New York, I read a story in the local paper about a building expansion project on Main Street. The architect/project manager wisely said that for a village to remain a village building heights should not exceed five stories. Let's keep Magnolia a village and cap the project at five stories; that's what the majority of us living in Magnolia want, and it's what's best for our community.

Thanks for your consideration.

Michael and Patricia Harris
2510 W Manor Pl, 210
Seattle, WA 98199

PRC

From: Renee Redeker-Tackett <reneetacket923@gmail.com>
Sent: Sunday, May 17, 2020 3:33 PM
To: PRC
Subject: Albertson's building overbuild

Categories: Public Comment

CAUTION: External Email

I do not think it is a good plan for the nrighbirhood. Can I learn more?" The more engagement we get, the better. Thank you!

Renee Tackett
Resident and business owner in Magnolia

PRC

From: Aubrey Ciro <aubreyciro@yahoo.com>
Sent: Sunday, May 17, 2020 2:12 PM
To: PRC
Subject: Opposition to large Safeway town center and living spaces

Categories: Public Comment

CAUTION: External Email

Hello,

I am a concerned neighbor in the Magnolia neighborhood and do not believe that bringing a huge multi-story development (especially not 7 stories) to the neighborhood is beneficial, especially as there is talk of possibly having to eliminate the Magnolia bridge. Having this large complex across from the school and pool as well is not optimal. Please extend the comment period or make it so that the current neighbors can engage and express concerns over the development, even in these trying times of self-isolation.

Thank you for your time,

Aubrey

PRC

From: Sandra <sjheneri@gmail.com>
Sent: Sunday, May 17, 2020 1:41 PM
To: PRC
Subject: Magnolia Albertsons/Safeway Redevelopment

Categories: Public Comment

CAUTION: External Email

How many affordable housing units will be provided?

Thank you,
Sandra Heneri
3119 W Commodore Way
98199

PRC

From: Lynn von Scheele <bohemianink@comcast.net>
Sent: Sunday, May 17, 2020 12:16 PM
To: PRC
Subject: Albertson's Redevelopment Plan

Categories: Public Comment

CAUTION: External Email

To Whom It May Concern:

Please, no high rise buildings in Magnolia Village, specifically, in the Albertson's redevelopment plan. Please listen to what the whole Magnolia community wants and needs to live with!

Sincerely,

Lynn Wright von Scheele

PRC

From: Edward Faccone <faccone2616@msn.com>
Sent: Sunday, May 17, 2020 12:02 PM
To: PRC
Subject: Magnolia Project 3034348-ED

Categories: Public Comment

CAUTION: External Email

I am apposed to the current design of the replacement building at the current Albertsen grocery store location. 82' high building is not suitable for this location.

I will picket the site if necessary.

Edward Faccone

2616 West Lynn St. Seattle 98199

Sent from [Mail](#) for Windows 10

PRC

From: Stan Jeffs <stanjjeffs@gmail.com>
Sent: Sunday, May 17, 2020 11:46 AM
To: PRC
Subject: Proposed building on 32nd Avenue West

Categories: Public Comment

CAUTION: External Email

Hello,

I respectfully submit my opinion here. 7 stories is too tall for this proposed retail/which will replace Albertsons.

Thank you.

Stan Jeffs

PRC

From: jessica smits <jessicasmits@gmail.com>
Sent: Sunday, May 17, 2020 11:19 AM
To: PRC
Subject: Albertson's project in Magnolia (3034340-EG)

Categories: Public Comment

CAUTION: External Email

Hello,

I am writing regarding the Albertson's project in Magnolia (3034340-EG).

Please reconsider the height of this project. 7 stories is excessive and not in the character with the rest of the area. It will dwarf the surrounding houses and Mounger pool.

Please don't let things like this get pushed through while others are preoccupied with the pandemic.

Please let me know how else I can advocate for a more reasonable height on this building.

Thank you,
Jessica Smits

Magnolia Resident

PRC

From: steveawilson@comcast.net
Sent: Sunday, May 17, 2020 11:11 AM
To: PRC
Subject: Magnolia Albertson's / Safeway redevelopment

Categories: Public Comment

CAUTION: External Email

I am writing you as a concerned resident of Magnolia, who a huge stake in the development of the new Albertsons store on 32nd Ave West. My wife and I live at 2527 31st Avenue West, which will be directly kitty-corner to the building. First, let me say that we are not against the development. We only ask that more scrutiny be given to the design process and that the designers themselves not be given a rubber stamp to do what they please because of the lack of public hearings due to the corona virus. Let me list a few of our concerns.

The development area sits right next to single-family zoned housing (1-2 story buildings) and will place extreme shadows over properties and block out all the natural benefits of why people pay high prices (and taxes) in Magnolia .

With 9 floor levels at or above grade (including a retail mezzanine and rooftop penthouse with roof terrace), design goes well above the 55-foot and goes against the land use codes for soft transitions in height, bulk, and scale.

A building that comes in close to 90 feet tall from the street level might fit in Downtown perfectly...but not less than 20 feet from residents backyards. I also understand that this is because of the "Living Building" bonus floor. But upon further investigation, if the developer doesn't meet all the "Living Building" requirements, he will be fined \$2.5 million. That is a small price to pay for an extra 27 units that will be priced at about a million dollars each. And the developer won't have to pay that fine...the condo owners will. Seattle already includes Energy Code, Green Performance design, and LEED certifications on buildings without bonus floor area and bonus heights.

The commerce from the new building will bring added noise and light pollution to those living around it. The design makes it look like every other building that has been hastily thrown up Ballard and West Seattle. These neighborhoods have commercial districts are far larger than the tiny village that Magnolia's. The vast majority of Magnolia is a residential area, and the village reflects the residential nature.

The design of building has long facades and harsh edges, versus a design that could be soft and

green like many parks and mature greenery found through the area. This “Living Building” / bonus floor is being built at a significant cost to the living residential community around it. Not only will we all lose sunlight, but our property values will drop and noise will increase. Plus construction will take close to 2 years. And where will all those construction worker park there trucks? In front of our homes.

But the main reason I am writing is because the derailed design process due to corona virus, in spirit, was to cut back the red tape to develop more affordable housing. The Albertson’s project is for high end condos. The only one who benefits from all these changes is the developer, who has no skin in the game other than to build a terribly designed building, collect the money and leave. Please don’t let this developer take advantage of this blanket call. It will effect so many people in this neighborhood...many who don’t have any idea of what is going down and are extremely distracted by the chaos this pandemic has caused.

Please extend the design process. Please scrutinize the “Living Building” bonus story. Please listen to the residents design requests.

Thank you

Sincerely

Steve A Wilson
2527 31st Avenue West
Seattle

206-619-9695

PRC

From: Lesa Linster <lesa@linster.com>
Sent: Sunday, May 17, 2020 10:27 AM
To: PRC
Subject: 3034348 - EG

Importance: High

Categories: Public Comment

CAUTION: External Email

Hello City of Seattle,

I'm writing today about the next phase of the design review process for the Albertson's project in Magnolia (3034340-EG). I've been informed this is moving forward with the 82' height and no longer has to go through the city design reviews. Is this correct? I'd love to learn more and ask for this to be strongly reconsidered. While I'm all for new development in the village, a 7 story building in that location will severely impact the neighborhood in a negative way. It seems like the city and developers are just checking the boxes and pushing forward in a pandemic instead of taking the appropriate time to consider what will work best in this community. With the school, park, and pool just across the street, the height and design of the building will dwarf the surrounding area. Looking forward to your response.

Best,
Lesla

Lesla Linster
Owner
Linster Creative
206.550.1200
www.linster.com

PRC

From: Susan Tomlin <susan.tomlin@yahoo.com>
Sent: Sunday, May 17, 2020 8:42 AM
To: PRC
Subject: Magnolia Albertsons building

Categories: Public Comment

CAUTION: External Email

Hello,

The size of this building seems out of place in our neighborhood, way too tall! The pool will be in a shadow. Where can I learn more about this, can we have more time to review? Can you do a mailing to Magnolia residents?

Thanks,

Susan

PRC

From: Evan Mason <evanmason7@gmail.com>
Sent: Sunday, May 17, 2020 8:36 AM
To: PRC
Subject: Magnolia Albertsons redevelopment

Categories: Public Comment

CAUTION: External Email

Hello,

I wanted to express my concerns for the Magnolia Albertsons redevelopment. My family and many neighbors disapprove of the height of this building. We believe it will have a negative impact on the community and surrounding homes. We were devastated to hear about it as we live due east of the proposed development on 31st Ave. We had plans to install solar panels on our West facing roof (as this was the most efficient roof for the panels) and have had to put the project on hold due to this. The proposed building would block all of the afternoon sun on our roof. We were able to get a copy of the sun/shade report from the developer and felt it was a skewed picture of what a building of this height would actually do. In the summertime they only reported shade til 3pm. There is still almost 7 hours of sun that the surrounding neighborhood would be effected.

We urge you to consider reducing the height of the building as it infringes on the surrounding homes.

Thanks for you time.

PRC

From: Rocky Goodhope <sgoodhope360@gmail.com>
Sent: Sunday, May 17, 2020 8:10 AM
To: PRC
Subject: Magnolia Albertsons

Categories: Public Comment

CAUTION: External Email

PLEASE don't allow this monstrosity to move forward another inch!

-Sten Goodhope

PRC

From: tjtanner <tjtanner@comcast.net>
Sent: Saturday, May 16, 2020 1:24 PM
To: PRC
Cc: monicawooton@comcast.net
Subject: Reference project #3034348-EG, Extend Design Comment Period

Categories: Public Comment

CAUTION: External Email

Gentlemen/Ladies:

As a longtime member of the Magnolia community I request that you:

- **Honor the Magnolia Community by giving the people of the community the opportunity to make constructive input to the proposed development.**

Please extend the design comment period for design until early June to allow more people to make comments.

- The current design of the redevelopment of the Magnolia Albertsons (3034348-EG) doesn't fit into the community as it is currently designed. This project will impact me and provides only the benefit of a new grocery.
- What would make it better for the community is to add a break or breezeway along the long 32nd Ave W and alley facades to let more light through, and make sure that the vehicle and truck access happens off of 32nd,
- Reduce the height of the proposed building- cut back the upper floors to provide some visual relief.

Thomas Tanner

1604 29th Ave West

Seattle, WA 98199

206/384. 9400

PRC

From: GLENN MITCHELL <mitchell.glenn@comcast.net>
Sent: Saturday, May 16, 2020 11:31 AM
To: PRC
Subject: Design Review Comments - 3034348-EG
Attachments: Design Proposal Comments.docx

Categories: Public Comment

CAUTION: External Email

Design Review Comments
Record Number: 3034348-EG
Address: 2550 32nd Ave W

I live in the seven-unit condominium at 32nd and Smith. I like the preferred design option.

1. Cladding: I hope the designers choose a cladding that eases into the treed residential hill behind it rather than clashing with a too hard and bright urban color scheme.

2. Discovery Alcoves

- How will your design prevent the public seating niches from becoming magnets for derelicts?
- No nook facing the traffic on 32nd Ave W will be peaceful. However, the nooks can be gathering (standing) places for pedestrians to gather and comment on the items displayed per the following comment.
- The “journey of biophilic design” might be interesting the first time I see it. It will have zero interest for me the second time I see it. I would prefer to have frequently changed art work and postings of community, city, state, and federal official documents to include historical speeches and documents (Declaration of Independence, Articles of the Constitution, Supreme Court decisions, etc.), recent and historical minutes and resolutions, and notices or discussions of imminent meetings or votes.

3. Plaza Site Location

- The unblocked sun access to the south will only last until the next seven story living building is built south of the grocery store.
- How will your design prevent the plaza from becoming a magnet for derelicts?

4. 32nd Ave W “street life”

- The only street life are a very few local residents walking to and from the grocery store, a few old folks walking to the village and back, many more joggers and dog walkers, and some few children crossing the street to the pool, playfield and school.
- Grocery shopping is not a community event. Grocery shopping is a housekeeping errand. If an adjacent building had a destination attraction or if there was one on site, then I could see impromptu socializing. The pool could be that destination in the summertime. Parents might want to escape for a coffee after depositing

the kids in the pool. Is there any chance a mini-bar, mini-restaurant, mini cinema, or gaming salon could be fit into the site?

5. Integrated Art Plan

- Absent a Pieta or a David, I shudder at the thought of seeing the same mediocre public art whenever I shop for groceries. (I suspect, however, that even the Florentines have become ho-hum about their own local destination artwork.) I hope the plan allows for integrating a change of artwork over time. Maybe we could trade artwork with other buildings once a quarter.

Glenn T. Mitchell

PRC

From: CYNTHIA K JOHNSON <cynthiakjohnson@comcast.net>
Sent: Saturday, May 16, 2020 8:37 AM
To: PRC
Subject: Comments re: 3034348-EG

Categories: Public Comment

CAUTION: External Email

To whom it may concern:

Please extend the design comment period for design until early June to allow more people to make comments . The current design of the redevelopment of the Magnolia Albertsons (3034348-EG) doesn't fit into the community as it is currently designed. This project will impact me and provides only the benefit of a new grocery. What would make it better for the community is to add a break or breezeway along the long 32nd Ave W and alley facades to let more light through, make sure that the vehicle and truck access happens off of 32nd, and cut back the upper floors to provide some visual relief.

Planful growth is positive for Magnolia, we are all interested in working with the city and the developers to make this a reality.

Thank you for your consideration.

***Cindy Johnson
2518 - 31st Avenue West
Seattle, WA 98199
206-617-3251***