

Herbaugh, Melinda

From: Lady Manx Celticzephyr <celticzephyr@gmail.com>
Sent: Monday, June 08, 2020 5:12 PM
To: PRC
Subject: Comments on 3032679 6817 Greenwood Ave. N.
Attachments: 3032679-EG ADR (1).pdf

CAUTION: External Email

Attached please find my comments of the design review of 6817 Greenwood Ave. N.

Sincerely,

Mimi Geibel



May 26, 2020

DESIGN REVIEW - ADMINISTRATIVE

Area:	North/Northwest	Address:	6817 GREENWOOD AVE N
Project:	3032679-EG	Zone:	NC2-55 (M)
Applicant Contact:	STEVE BULL - 206-903-5414		
SDCI Planner:	Colin Vasquez - (206) 684-5639		

PROJECT DESCRIPTION

Administrative Design Review for a 6-story apartment building with 18 apartment units and 10 small efficiency dwelling units (28 units total). No parking proposed. Existing building to be demolished.

OPPORTUNITY FOR COMMENT

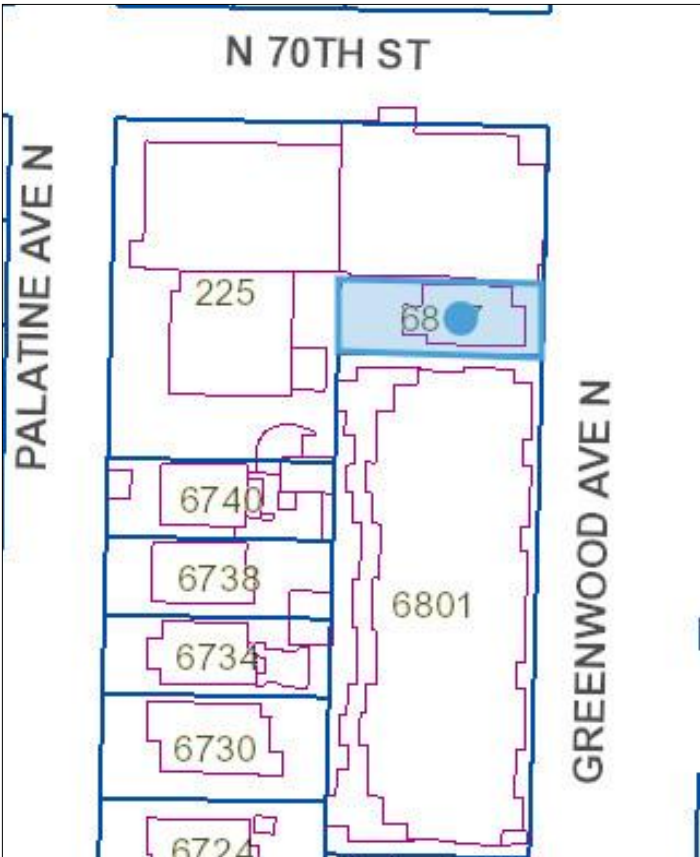
SDCI will accept written comments to assist in the preparation of the **early design guidance** through **June 08, 2020**. You are invited to offer comments regarding important **site planning and design issues** you believe should be addressed in the design of this project. Please note that the proposed design will likely evolve through the review process. These changes will be reflected in the *Design Proposal* documents included with other project documents found at [Seattle Services Portal](https://cosaccela.seattle.gov/portal/welcome.aspx) (<https://cosaccela.seattle.gov/portal/welcome.aspx>) or [Permits Search](#).

Submit all comments and requests to be made party of record to PRC@seattle.gov or City of Seattle – SDCI – PRC, 700 5th Avenue, Suite 2000, PO Box 34019, Seattle, WA 98124-4019.

PROCESS

Following the public comment period, the Seattle Department of Construction and Inspections will issue a written design guidance report. This report will consider public comment and the applicable city-wide and neighborhood specific Design Guidelines and will serve as the basis for further review of the building permit. Once the applicant has incorporated the design guidance into the proposal they may apply for a building permit. No public notice of the building permit application will be provided.

MORE INFORMATION: For more information regarding this application or the Design Review process, please visit the Design Review Program website at [Design Review](#) contact the Land Use Planner listed above, or email the Public Resource Center at PRC@seattle.gov or visit the Public Resource Center at the address above. Hours: 8 am to 4 pm Monday, Wednesday and Friday and 10:30 am to 4 pm Tuesday and Thursday.



The top of this image is north.
This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in Seattle DCI's files will control.

«ADDRESSEE»
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«ADDRESS»
«CITYSTATE» «ZIP»

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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

Project # 3032679-EG Colin Vasquez (206) 684-5639 - Floor SMT 19

Name: Mimi Geibel

Address: 4103 Bagley Ave. N., Seattle, WA

Email Address: Celticzephyr@gmail.com

Comment: This building is clearly too big for the lot. It is too close the buildings on either side. In this time of the pandemic,

with no end in sight, it gives no breathing space for anyone in the area with the building sides entirely too close to it's neighbors. Are the south neighbors supposed to look into their neighbors or a blank wall right by their balconies? Are the north apartments supposed to look at the blank walls of the church? The walls are so close there is no room for light or air and there is no way all these apartments are going to have front/back windows.

Clearly the parking issue here has not been thought through except for "Oh, I don't have to build any now." There is no parking any where near this building. Unless you are going to ban residents from having cars, where do you think they are going to park? There are few spaces in front of the south condo (which are always taken), a bus stop in front of the church, handicapped parking around the corner on one side w/ no parking allowed on the other side of the street. THAT building, which is currently under construction has had to put in parking because of the lack of parking in the area. Palantine Ave. N. is already full with residents cars. And all this is BEFORE the church folk come to use their building. Also, where in the world are the construction vehicles supposed to go? There is no room anywhere for their vehicles and materials. The bus is critical for the handicapped users that live

near by. It is not the church's job to provide or allow special parking for them. They will not have any extra rights to the street. The church as an existing building has as much right to the street parking as the construction vehicles and should be considered as important as the developers

As far as I can tell, developers and construction do not pay or make it easier on those they massively inconvenience. How will the will the buildings on either know that their buildings will not be damaged by construction? Where is there any safely set back? There is no way to know if the developer is going to put proper flashing on so that the church is not damaged by run off from roof of this overhearing building? Is he willing to be responsible for all damages caused by his building to the church? By the review board forgoing space set back requirements of any kind, the new building will mean the church will never be able to perform ANY maintenance on its south side? If this building is allowed in its currant configuration, is the developer going to be responsible for

damages like the regular tuck pointing that brick buildings need? Is the design review board as it is the one giving permission for the developer to keep the church from its necessary maintenance? How is the church supposed to do that if you allow this plan.

With no communication from the developer, it is hard to know if this building has been thought through beyond Build and the Problems will be Shoved onto Others. While I am a member of Woodland Park Presbyterian Church, I do have a degree in Urban Planning. I have grave concerns that this will be a Build and be Damned building for the area. In it's currant state, it is not an asset to the neighborhood, or even the block. Now the developer might say this is for affordable housing, but that's not what this will be. This will be talked up as if it is, get special priviledges but like everything else north of the cut, will be market rate. Sadly, "affordable housing" is the sucker phrase for wanting to build tight too small apartments to get the most amount of profit without a lot of cost to the developer.

You should not allow this building in its currant configeration. With a parking garage, a reduction in size and a growth of its setbacks, it might a better bulding. But not every building is worth building and not this one as it is now. Thank you.

Herbaugh, Melinda

From: william fenimore <wlfenimore@gmail.com>
Sent: Monday, June 08, 2020 4:36 PM
To: PRC
Subject: 3032679-ER

CAUTION: External Email

I am filing this comment, and would like to receive notice regarding this project.

I have several concerns that may not be a part of this review. I would like to see a commitment to our community to have no storage of dumpsters on the street while they are awaiting disposal and I would like to have a clear means of communication with property management, ideally on site.

My condo will, arguably be the most impacted by this project because it is ground level with an exterior garden and patio space. Unwanted noise and odor will be literally in my back yard. It will also be very much on view depending on the option chosen.

This makes it very important to me to support option C which does the most to mitigate the relationship between the new building and our existing home.

Thank you for your attention and consideration.

Bill Fenimore
206 234 3524

Herbaugh, Melinda

From: Staci Imes <pastorstaci@wppcseattle.org>
Sent: Monday, June 08, 2020 4:53 PM
To: PRC
Cc: 'MaryLou MacKay'; 'Scott Lumsden'; Marisa.Bocci@klgates.com
Subject: 3032679-EG Colin Vasquez (206) 684-5639 - Floor SMT 19
Attachments: 3032679-EG Comments from Woodland Park Presbyterian Church.pdf

CAUTION: External Email

Please see the attached comments for Project #3032679-EG Colin Vasquez (206) 684-5639 – Floor SMT 19.

Names: MaryLou MacKay on behalf of the Session of Woodland Park Presbyterian Church and Scott Lumsden on behalf of Seattle Presbytery

Address: 225 N. 70th Street Seattle, WA 98103

Email address: woodlandparkpres@gwestoffice.net and pastorstaci@wppcseattle.org

Comments: See attached



Woodland Park Presbyterian Church

225 N. 70th Street — Seattle, WA 98103
(206) 782-3776
woodlandparkpres@qwestoffice.net
Staci J. Imes, Pastor

June 8, 2020

Colin Vasquez
City of Seattle
Seattle Department of Construction
& Inspections - PRC
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

RE: 3032679-EG (6817 Greenwood Ave N Design Review)

Dear Mr. Vasquez,

Thank you for the opportunity to review the design of a proposed construction of a six-story, 28-unit apartment building to be located at 6817 Greenwood Avenue N, immediately south of our church. The Woodland Park Presbyterian Church and Seattle Presbytery have significant concerns regarding the proposed development. As further detailed below, we are concerned that the proposed building size is much too large for its lot; that it provides no setback to the existing Church, which will make needed repairs to the Church's south façade impossible; and that the overall project is out of character with the surrounding community. We have made several efforts to reach out to the developer to discuss these concerns but have not yet received a response. We therefore respectfully request that SDCI consider these issues as it develops its design guidance.

The Church has been a member of the Phinney Ridge community for over 100 years. On April 18, 1902, Westminster Presbyterian Church established the Woodland Park Sunday School Mission in the growing Greenwood community. On July 27, 1919, members laid the cornerstone for the sanctuary on the corner of Palatine and N. 70th. In 1957, a new sanctuary was dedicated on the corner of Greenwood and N. 70th to accommodate the growing congregation and a new Christian Education facility was completed in 1963 on the Palatine side of the property. Since that time, the completed church plant has been an integral part of the Phinney-Greenwood neighborhood. The building currently houses the worship services of the congregation, a spiritual formation program for all ages, and multiple social justice outreach programs that service the broader community. Parts of the building also currently house a daycare and preschool for neighborhood children and an interfaith partnership with the Taoist Studies Center.

We believe that the proposed development is inconsistent with the Church's functions and needs and the overall character of the community. In an effort to fully maximize the building footprint, the developer proposes the maximum permissible floor-to-area ratio (3.75) with no proposed side setback between the proposed building and the Church. This creates a number of problems. First, the proposed building would prevent the Church from conducting future repairs to its south façade. It would be impossible to access the wall from the outside. The south façade will require repairs within the next ten years and, while the Church theoretically could repair the façade from the inside, it would be impossible to do so without significant interruption of Church services. Second, the proposed zero setback is inconsistent with other similar buildings in the neighborhood. For example, the

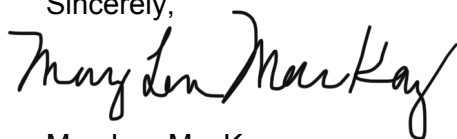
Heldon condominiums, located at 6800 Greenwood Avenue N, originally proposed a 10-foot setback, which the City later expanded to 12 feet after receiving several public comments that the setback was too small. Third, it also presents a potential safety hazard for both buildings, both of which would accommodate dozens, if not hundreds, of people, if there were no access on the side of the building in the event of a fire or earthquake. We respectfully request a 10-foot setback from the project's northern lot line or, at a minimum, an 8-foot setback similar to that proposed on the south side of the project.

The proposed height of the building is also inconsistent with the surrounding community. The building would tower over both the Church and other buildings on the block, which are generally between one to four stories in height. The most comparable buildings are the Heldon condominiums and Fini condominiums, which are both four stories in height. While those condominiums are taller than many of the other buildings in the neighborhood, the height is attenuated and moderated due to the fact that they were built on much larger lots and have setbacks and adjacent right-of-way to provide relief to neighboring buildings. The proposed project would completely dominate the south side of the Church and prevent any light from entering our southern windows.¹ To address this issue, we request a reduction in height to four stories and/or that the design include articulation on the northern side of the building to avoid shading the Church and allow appropriate lighting through our southern windows.

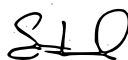
The Church has been a member of the Phinney Ridge community for over 100 years and we have certainly seen the area develop since we first started serving the community in 1919. We understand the pressing and urgent need in Seattle for more affordable housing. However, we do not believe that this project, which seeks to absolutely maximize its building footprint on a small lot that currently has a modest single-family residence, is in character with our surrounding community. Even on our busy Greenwood Avenue, our neighborhood character is defined by a mix of residential, commercial, and community uses that have maintained views, lighting, and accessibility. The current proposed project meets none of those objectives. Its design is closer to that found in more dense communities, like Capitol Hill and Downtown, as compared to Phinney Ridge. We are concerned that, should the City approve this project, it will only facilitate more projects with similarly aggressive approaches to design that do not take into account existing neighboring uses. Please do not set this precedent.

We would welcome the opportunity to further discuss our concerns with the developer and SDCI staff as you prepare your design guidance. Thank you for your time and consideration.

Sincerely,



MaryLou MacKay
Chair, Stewardship Committee
Woodland Park Presbyterian Church



Scott Lumsden
Co-Executive Presbyter
Seattle Presbytery

Cc: Marisa Bocci and Robert Smith, K&L Gates

¹ While we understand this issue is not before SDCI, we are also very concerned that the developer has proposed a 28-unit building with no parking. While Greenwood Avenue is a transit corridor, Greenwood Avenue and adjacent neighborhood streets already have inadequate parking to service the other recent multifamily developments approved by the City in recent years. The project will eliminate street parking for Church parishioners and other community members that rely upon such parking, particularly on Sundays when the current nearby residents also use street parking. The assumption that *all* residents will utilize public transit and not conflict with the parking needs of the Church, existing residential developments, and other neighborhood retail and other uses, seems highly unlikely.

Herbaugh, Melinda

From: Yulia Kolesnikova <jkolesnikova@gmail.com>
Sent: Monday, June 08, 2020 12:35 AM
To: PRC
Subject: 3032679-EG Colin Vasquez (206)684-5639 - Floor SMT 19

Categories: Myrna

CAUTION: External Email

To Whom It May Concern:

I'm writing to you regarding the administrative design review of the project 3032679-EG. I live at 308 N 68th St, Seattle and I received a notice.

My main concern about the proposed design is that the new 6-story building will be squeezed in between a 4-story building and Woodland Park Presbyterian Church that is no taller than a 3-story building. Given that the facade of the proposed building will be very narrow and the building will be noticeably taller than the two surrounding buildings, it may resemble a phallic symbol and completely ruin the visual appeal of the street.

It would be more visually appealing and beneficial for the neighbourhood if the new building was no taller than a 4-story building and had similar design as the church and the surrounding buildings.

I would like to be notified about any further decisions or public meetings. My USPS address is 308 N 68th St #310, Seattle, WA 98103

Thank you!

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Sincerely,
Yulia Kolesnikova
mailto: jkolesnikova@gmail.com

Herbaugh, Melinda

From: R. Lee <marik85@hotmail.com>
Sent: Monday, June 08, 2020 3:00 PM
To: PRC
Cc: Vasquez, Colin
Subject: comment on project 3032679-EG

CAUTION: External Email

Dear Mr. Vasquez:

My name is Roger Lee and I am a long time Seattle voter. I am a member of Woodland Park Presbyterian Church (WPPC).

The proposed project 3032679-EG, at 6817 GREENWOOD AVE N, has serious design flaws that would limit WPPC's ability to maintain our building's north side. It's my understanding that the plan calls for a 7-10 inch space between the buildings with some sort of metal flashing over top to "protect" the walls from water damage.

I note the design does describe a 5 ft. setback on their structure that abuts the eastside of our property. Our concern is that once built, WPPC will never be able to perform maintenance on our south side building envelope again. There are some brick portions there which require tuck-pointing at this moment in time, and other areas which should be painted. If this project is built in its current form, we can not access those areas.

MaryLou MacKay, the WPPC property chairperson has made numerous attempts to open a dialog with the developer, but the developer has failed to make a suggestion of a business day to contact Ms MacKay.

You may contact me at the email address, above.

Thanks
Roger Lee

Herbaugh, Melinda

From: MaryLou MacKay <mmackay@windermere.com>
Sent: Sunday, June 07, 2020 7:17 PM
To: PRC
Subject: Project: 3032679-EG Colin Vasquez (206) 684-5639 - Floor SMT 19

Categories: Myrna

CAUTION: External Email

Project: 3032679-EG Colin Vasquez (206) 684-5639 - Floor SMT 19
Name: MaryLou MacKay, member, Woodland Park Presbyterian Church
Address: 225 N. 70th ST, Seattle WA 98103
Email: mmackay@windermere.com

Comment: Regarding the proposed building at 6817 Greenwood Ave N.

Woodland Park Presbyterian Church was built in the late 1950's right on its southern lot line. The proposed apartment building in its current configuration, shows that it is being built right on its northern lot line. It is my understanding that a gap of approximately 7-10 inches will be between the buildings, with a piece of flashing covering the gap. There is no way that maintenance of the southern brick wall of the church will ever be able to occur.

The developer has not been in contact with the church since mid-March, and we had to contact him to try and set up an initial meeting. They have never approached us regarding their plans. So far, all information has been received second hand or via the city planning site. No meeting has occurred between the church and the developer to explain their design proposal or address our concerns. I feel more consideration needs to be given to the church's exterior maintenance issues.

Thank you for your attention to this matter.
MaryLou MacKay

MaryLou MacKay
Windermere Real Estate / Northeast, Inc.
11411 NE 124th ST, Suite 110
Kirkland, WA 98034
425-820-5151 office
206-409-2060 direct
mmackay@windermere.com

Herbaugh, Melinda

From: Katy McCormick <katy.mccormick_uk@yahoo.com>
Sent: Monday, June 08, 2020 6:06 PM
To: PRC
Subject: RE: 3032679-ER - 6817 Greenwood Ave N

CAUTION: External Email

Hello

I would like to comment on the Administrative Design Review for 6817 Greenwood Ave N

Project Number: 3032679
Planner: Colin Vasquez

I am a condo owner and resident at 6801 Greenwood Ave N and my property will be impacted by the proposed new building.

Therefore I support Option C as it would have the least impact on our building.

Furthermore, I would also like the property owner be prevented from allowing waste receptacles/dumpsters to be stored, put out or left on the sidewalk at any time.

I also object to the two mature trees in front of the existing property being removed.

I am filing this comment, and would like to receive notice regarding this project.

Thank you.

Regards
Kathleen McCormick
206.747.3672

Herbaugh, Melinda

From: Ian McCormick <ianmccormickuk@gmail.com>
Sent: Monday, June 08, 2020 10:18 PM
To: PRC
Subject: RE: 3032679-ER - 6817 Greenwood Ave N

CAUTION: External Email

Hello

I would like to comment on the Administrative Design Review for 6817 Greenwood Ave N

Project Number: 3032679
Planner: Colin Vasquez

I am a condo owner and resident at 6801 Greenwood Ave N and my property will be impacted by the proposed new building.

Therefore I support Option C as it would have the least impact on our building.

Furthermore, I would also like the property owner be prevented from allowing waste receptacles/dumpsters to be stored, put out or left on the sidewalk at any time.

I also object to the two mature trees in front of the existing property being removed.

I am filing this comment, and would like to receive notice regarding this project.

Thank you.

Ian McCormick
206 747 3725

Herbaugh, Melinda

From: ROBERT NOLTING <rlnolting@comcast.net>
Sent: Monday, June 08, 2020 12:43 PM
To: PRC
Subject: Project at 6817 Greenwood Ave N

CAUTION: External Email

Re: Project at 6716 Greenwood Ave N
Project No. 3032679-EG

Attn: Colin Vasquez

I write as a neighbor to the referenced development project.

With respect to the design, I wish to make two comments:

1. The six story unit should have step backs starting at the fourth level on not only its streetside (the eastern side of the building), but also on its western facing side. This would be consistent with the condominium building located to the immediate south of the project. It would also help preserve the available sunlight to the development's residential neighbors to the west of the development, located on Palatine Ave N.

2. The exterior materials approved for the project should be consistent with and harmonize with the existing surrounding buildings, including the condominium to its south, the condominium across Greenwood Ave N from the development, and the currently under construction project located just north of the proposed project at the intersection of 70th and Greenwood Ave N. Having a compatible esthetic will enhance the neighborhood and provide a needed cohesiveness to the street scene.

Thank you for your consideration.

Regards,
Robert W. Nolting
6706 Palatine Ave N
Seattle, WA

Herbaugh, Melinda

From: Paul Noski <paulnoski@icloud.com>
Sent: Monday, June 08, 2020 3:12 PM
To: PRC
Subject: Comments on project 3032679-EG

CAUTION: External Email

I'm writing to comment on the 6 story apartment complex - project 3032679-EG. I'm not in favor of such a large building without ample parking being constructed in my neighborhood.

The complex is too tall and contains too many units which will impact privacy and aesthetic of the neighborhood. In addition, I have no idea how a taller building will impact the wind direction and the amount of solar that the other houses around such a tall building will receive.

The complex will not include parking which will cause issues in an already crowded neighborhood. Currently, I get requests from neighborhood residents in the new apartments to rent out my parking space (which is not for rent) because parking is at a premium. With more people driving on the side streets looking for parking and not paying attention to the roads, the children and the residents are more at risk of being hit by cars. I've almost been hit by cars on the side street because of the overcrowding of the neighborhood. It's getting to the point where I will not be able to have guests with disabilities who will need to park further away or on a hill.

Thank you for allowing me to comment. I was intending to live in my building for the next 40 years but will move out of the city if this tall building is constructed. It's such a bad idea for my neighborhood where I have lived as a child and an adult.

Paul Noski
308 N 68th st
Seattle

Sent from my iPhone

Herbaugh, Melinda

From: Todd Peterson <Todd.Peterson@mortenson.com>
Sent: Monday, June 08, 2020 3:56 PM
To: PRC
Subject: Public Comment Form for Project 3032679-EG at 6817 Greenwood Ave N
Attachments: Design Review Comment.pdf

CAUTION: External Email

Please find attached comments on the above project Design Review

Thankyou

Todd Peterson
he/him

XX

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

Project # 3032679-EG Colin Vasquez (206) 684-5639 - Floor SMT 19

Name:

Todd Peterson

Address:

7023 18TH Ave NW Seattle WA 98117

Email Address:

todd.peterson@mortenson.com

Comment:

- ① Please show how access to the south wall of the church will be maintained for maintenance
- ② Show how access to the roofs on the south side of the church will be maintained.
- ③ Show how the church building will be protected during construction from construction activities
- ④ Show how any garage level construction will be completed below the elevation of the church building and not damage the existing foundations.

Herbaugh, Melinda

From: NEAL M SHAY <n.shay@msn.com>
Sent: Monday, June 08, 2020 7:50 PM
To: PRC
Subject: Project 3032679-EG

CAUTION: External Email

I would like to comment on the proposed building at 6817 Greenwood Ave N.

First of all, this area is limited to 5 stories. This building is proposed for 6 stories. The 5 stories is relatively new, so now the builder wants to exceed that limit. By doing so, would be an eyesore in the neighborhood and "tower" over the properties in all four directions. If the reason to do this is to maximize this very small plot, then what will the next builder want, 6 stories or 7 stories? Just because it is a small plot should not be a reason to exceed the limits set forth by the City Council. Also, saying that it is only 6 stories in back side, it is still 6 stories. It also overlooks a Child Care center so bigger is not better.

Secondly, as I understand it, the space between the Church to the north and the proposed building is less than 1 foot. How is the church supposed to maintain the south side of the church with the space being less than 1 foot? This shows the builder is not interested in maintaining their own property on the north side, and has shown no consideration for the Churches ability to maintain their building on the south side. They have not responded to calls from the Church to talk about a mutually agreeable plan. Basically they are telling the Church, "too bad, so sad".

Please consider the height of the building should remain at 5 stories and that the easement between buildings should be at least 3 feet, or preferably 5 ft.

Thank you for your consideration.

Neal M. Shay
6801 Greenwood Ave N #316
Seattle 98103
n.shay@msn.com
206-276-5663

Herbaugh, Melinda

From: Michael Ten-Pow <m@tenpow.com>
Sent: Monday, June 08, 2020 12:42 PM
To: PRC
Subject: Comments regarding 6817 Greenwood Ave N (Project: 3032679-EG)

CAUTION: External Email

This is comment regarding building project 3032679-EG at 6817 Greenwood Ave N. I'd like this comment entered into the official record for this project.

A 6-story apartment building at 6817 Greenwood Ave N will take away the views for those living nearby. I would expect the zoning code to have a height limit restriction prohibiting this.

Michael Ten-Pow
308 N 68th Street Unit 406
Seattle, WA 98109
+1 206 427 0121