

PRC

From: John Comerford <jpc@retirecorp.com>
Sent: Tuesday, September 1, 2020 11:22 PM
To: PRC
Cc: Rich Maturi; Danny Phipps; parkercdawson@gmail.com; Andrew Lewis; Lewis, Andrew; Jeanne Kohl-Welles; Noel Frame; Gael Tarleton; Reuven.Carlyle@leg.wa.gov
Subject: PROJECT 3036043-LU - 2616 WESTERN AVENUE

CAUTION: External Email

To Whom it May Concern:

On behalf of both myself and my wife Sheila Preston Comerford, we desire to oppose the above referenced housing development located at 2616 Western Avenue, Seattle, 98121, in the strongest possible terms.

While the developer is to be applauded for their use of the most advanced sustainable methods of housing development, we must oppose this development for the following two reasons:

1. This nineteen story development is of a far too large scale for the neighborhood in which it is located. The residential property immediately to the North on Western is only six stories; the residential property directly across Western Avenue, facing West, is twelve stories, the residential property diagonally across Western, at the Northwest corner of Cedar and Western is six stories and the residential property located immediately North, on the other side of Cedar, is only twelve stories. Nineteen stories is just too high!

It will block sunlight throughout the neighborhood, especially at the pea patch. Again, applauding the developer for their environmental efforts, their use of every available upgrade in height, based on the environmental footprint, does not improve the quality of life in an already dense neighborhood.

Approving their three requests for departures from current zoning by-laws is just wrong for this project and I urge the Board to reject these departures.

2. Seattle is in the midst of a housing crisis, perhaps the worst ever to face a growing metropolitan area. The crisis is not about the lack of expensive condominiums or rental properties, it is about 'affordable' and 'low income' housing. This project disposes of 28 units of 'affordable' housing and replaces it with 186 units of luxury housing, exasperating the current crisis that our City finds itself in.

While one may argue that \$2,444,141 in a Mandatory Housing Affordability Payment Option will build 'some' 'affordable' or 'low income' housing, it will not even replace the 28 existing units lost to this project, let alone create new housing opportunities. I believe that any project built in downtown Seattle, seeking significant departures from zoning requirements, should have 25% of its residential square footage dedicated to a combination of 'affordable' and 'low income' housing to help meet City housing needs, not add to our misery.

While there are many more items that I could comment on, I will let those more experienced in Seattle multi-family housing development comment.

What does concern me is the lack to time that we have had to comment on this project and the lack of notice given to those of us in the neighborhood. This project was first brought to our attention today. Tonight, in viewing the 'large sign' located on both the Western and Cedar sides of the property, I could not help but notice the colorful yellow sign below the 'large sign' that gives information about a completely different project, 3034374-EG, located in a different part of Seattle. Why this sign is posted is a great mystery to me, but it only adds to the confusion about this project.

We desire to be placed on your mailing list for all items related to this project, #3036043-LU.

Thank you in advance for your consideration.

John and Sheila Comerford
121 Vine St., Unit 1205
Arbor Place
Seattle, WA 98121
(206) 625-3200

PRC

From: zanderb@aol.com
Sent: Tuesday, September 1, 2020 6:29 PM
To: PRC
Subject: Project 3036043-LU in Belltown

CAUTION: External Email

Please do not approve this permit as is. The size of the project is well beyond permitted zone and the criteria which was used by nearby buildings adhering to the city zoning code. There is also appears to be no trade off where a variance on this point would add to the neighborhood. If there has been some trade between the city and the developer that has not been communicated to community.

More importantly, the community outreach was botched. Jane Savard resigned from the Belltown Community Council years ago and was never the primary contact for the organization. Most projects of this size are traditionally presented to the full Community Council. If you read the Council minutes you see proof of this.

The URL www.westerncedars.com is not active.

There were no posters on 1st Ave or 2nd Ave where more of the population lives. Many of the posters were posted if office spaces not accessed by residents.

Thanks

Zander Batchelder

PRC

From: joe@josephconlan.com
Sent: Tuesday, September 1, 2020 6:09 PM
To: PRC
Subject: Proposal for 19 Story Building at 2616 Western Ave. (Proj.# 3036043-LU)

CAUTION: External Email

This email is to indicate our objections to the proposed building at [2616 Western Ave.](#)

1. The proposed 19 story tower is taller than the standard zoning limitations for the block. We bought our condo at [121 Vine Street](#) just a year ago knowing that this limitation was in place.
2. We've only just today become aware of the proposal giving us just one day to register our objections, a period of time that is **unfair and grossly inadequate** to get a truly representative reaction from the neighborhood residents whose views of the sound will be negatively affected. It seems to be an underhanded tactic to sneak this in under the radar.

Please do not let this tower be constructed as planned.

Joe & Lyn Conlan

[818.522.9878](tel:818.522.9878)

121 Vine St.
#1804
Seattle, WA 98382

PRC

From: Marc Ramsey <mcramsey07@gmail.com>
Sent: Tuesday, September 1, 2020 6:01 PM
To: PRC
Subject: Concern on building height for 2616 Western Ave/3036043-LU

CAUTION: External Email

Hello,

I'm a homeowner in Belltown and wanted to share a concern I had around the building height for the project proposed at 2616 Western Ave. I noticed from the posted notice that the new building is scheduled to be 19 stories tall. This appears to be taller than the DMR/C 145/75 zoning the Seattle website shows that block being zoned for as seen here: <http://www.seattle.gov/dpd/Research/gis/webplots/k39W.pdf>

Building a new building at this height will reduce the views from my condo that those zoning laws were created to preserve, resulting in a reduction in my condos value. This is true for a number of homeowners in the larger buildings on 2nd Ave (Arbor Place, Harbour Heights, Bay Vista) and 3rd Ave (Seattle Heights, Avalon Towers). Given that all other buildings in that zone meet the current requirements, it will also lead to a single building sticking up considerably higher than its surrounding buildings when looking at the city skyline from downtown towards the waterfront.

I'd like to request that the City of Seattle require this new building to meet the existing zoning laws in regards to height, therefore limiting it to a similar height as the buildings around it. I would appreciate it if I could be updated on future information about this project, including the decision around it's maximum height. That information can be sent electronically to this email address or by mail to:

Marc Ramsey
121 Vine St Unit #2304
Seattle, WA 98121

Thanks for taking the time to read my feedback
- Marc Ramsey

PRC

From: Rebecca Ballough <ballough@gmail.com>
Sent: Tuesday, September 1, 2020 5:05 PM
To: PRC
Subject: Objection to proposed project 3036043-LU at 2616 Western Avenue

CAUTION: External Email

To whom it may concern:

I understand there is a proposed project 3036043-LU at 2616 Western Avenue that is 19 stories and violates the current standard zoning for the block. Why is this being considered, particularly without adequate notice or due process?

There are plenty of very high priced apartment buildings in the neighborhood; building one more will not help housing availability or affordability.

Granting this exemption will cause substantial material harm to existing homeowners who purchased based on views believed to be unobstructable due to zoning regulations - zoning regulations that still exist.

I strongly oppose this project as specified and ask that it be revised to adhere to city zoning.

Rebecca Ballough
Arbor Place Tower (121 Vine St) #1703

PRC

From: Dave Higley <davehigley@hotmail.com>
Sent: Tuesday, September 1, 2020 5:03 PM
To: PRC
Subject: project #3036043-LU

CAUTION: External Email

Regarding Project 3036043-LU
At address 2616 Western Avenue.

I would like to voice my objection to this project due to the following concerns:

- 1) I own a condominium in Arbor place on 121 Vine st. and this project will effect the views from my building.
- 2) I was only brought aware of this project today, with the ending of the review period tomorrow. I do not think there was adequate notice made for this project.
- 3) According to SDCI the lot is in a DMR/C 145/75 zone (<http://www.seattle.gov/dpd/Research/gis/webplots/k39W.pdf>) even if you use 8 feet per story (I believe the average is 10 feet per story) a 19 floor building easily eclipses the zoning height.

Kind Regards,
David Higley

PRC

From: Sam Garrett <samgarrett@gmail.com>
Sent: Tuesday, September 1, 2020 4:38 PM
To: PRC
Subject: Project 3036043-LU (2616 western ave)

CAUTION: External Email

Please do not approve this project as proposed.

At 19 stories, it is well beyond the zoning limit for DMR-C 145/75 It seeks deviation by claiming a 'living building' and 3 bedroom unit bonus height, but such excess of the area's height limits does not seem in the spirit of these programs.

It obstructs sightlines from Arbor Place tower, Seattle Heights, and many other buildings along Western, first, and second avenues. It is, essentially, a giant black cube as currently designed and exaggerates the canyon effect of similar buildings in this already height-crowded area.

PRC

From: Joe DeGol <joe.degol@outlook.com>
Sent: Tuesday, September 1, 2020 4:38 PM
To: PRC
Subject: Concern over Proposed Project at 2616 Western Ave

CAUTION: External Email

Hello,

I am a resident in Belltown, and I am writing to express concern related to the proposed project 3036043-LU at 2616 Western Ave.

The proposed building is taller than the standard zoning for the block and will block views for existing residents in the area. I think the proposal needs to be revised to decrease the height of the building to match the height standards for that block.

Moreover, I think the comment period should be extended because I suspect almost no one in the area knows about the proposal. It feels as if the proposal is trying to take advantage of the covid situation to sneak in a new building that is breaking the rules of the neighborhood.

Thank you,
Joe

PRC

From: Wendorf Lawyer <wendorf@gmail.com>
Sent: Tuesday, September 1, 2020 4:17 PM
To: PRC
Subject: 2616 Western, #3036043

CAUTION: External Email

To: Seattle Dept. of Construction and Inspections

Re: Proposed 19 story building at 2626 Western, Project 3036043.

I am very upset to receive a note from my Arbor Place condo board regarding this proposed construction the day before public commentary cutoff.

Why did I not receive a notice from the developer or the City?

Is this height legal? I met and asked the City about height restrictions 2.5 years ago before I bought a condo at Arbor Place (Unit 1702). I was assured by the City that nothing could be built between Arbor Place and the Sound to block my view. I relied on your promise. What happened?

I am more than disappointed by the sneaky, underhanded and secret way this building has been proposed. It will partially block my view of the Sound and have a detrimental effect on the value of my property.

If it is adopted and approved, I will be joining any other property owners who wish to use any legal steps to stop this construction unless the height is drastically reduced.

Sincerely,
Arbor Place Condo Owners,

Atty. Kevin Wendorf and Gwen Wendorf

PRC

From: julieduchi@gmail.com
Sent: Tuesday, September 1, 2020 3:21 PM
To: PRC
Subject: 19 Story On Cedar and Western

CAUTION: External Email

We are concerned neighbors who live in Arbor Place and just discovered that there is a plan for building a 19 story building on Cedar and Western. Isn't that in violation of the building codes for our neighborhood? Everything below First Ave is not to exceed something like 12 or 14 stories! We are greatly distressed by this plan and will do what we can to block it!

Thank you for your consideration.

Julie Duchi
121 Vine St
Unit 2104
Seattle
206-499-4113

Sent from my iPhone

PRC

From: Robert Gondo <robert.gondo@gmail.com>
Sent: Tuesday, September 1, 2020 3:08 PM
To: PRC
Subject: Project 3036043-LU

CAUTION: External Email

I am objecting to the proposal for the 19-story tower in Belltown located at 2616 Western Ave.

This building violates existing codes in the area and will obstruct the views of neighboring buildings. In addition, there has been inadequate notice for comment on the proposal and local residents have not had enough time to review. This project is not even visible on the city's website - showing how there has been lack of adequate notification.

While I understand the need for more housing in the city, there is nothing in the proposal that suggests this will be for low-income tenants. Nor is there any reason for a new construction to be built at double the existing height code for the neighborhood.

I urge the city to reconsider and provide more time for review and comment.

Thanks,
Robert Gondo

PRC

From: Dan Bott <danieljbott@gmail.com>
Sent: Tuesday, September 1, 2020 3:03 PM
To: PRC
Subject: Project 3036043-LU Concerns

CAUTION: External Email

Hello -

I am writing this to express concern around the proposed building on Western and Cedar. It's my understanding that this building is taller than the standard zoning for the block, will impact views, and that there has been inadequate notice + commentary solicitation from the neighborhood. For these reasons I object to the project.

-Dan Bott, Belltown resident.

PRC

From: Ganapathy Narayan <ganapathy.hari.narayan@gmail.com>
Sent: Tuesday, September 1, 2020 11:01 PM
To: PRC
Subject: Against the new building

CAUTION: External Email

Hello,

I was told by my building to that a new 19 story building was to be built on cedar and western and wanted to add in my vote against this.

Thanks

Sent from my iPhone

PRC

From: John Klasell <jklasell@gmail.com>
Sent: Tuesday, September 1, 2020 6:56 PM
To: PRC
Subject: Comments regarding construction at Cedar and Western

CAUTION: External Email

I own a condo in Arbor Place facing the direction of this proposed apartment build. I am formally lodging a complaint on the grounds that this building will be taller than standard zoning for the block and will block off views from Arbor Place. Additionally, there has been what appears to be a deliberate lack of notice and comment process as evidenced by the fact that almost no one knows about it. The only notice we've seen is the one posted on the current building to be demolished.

Best Regards,

John C. Klasell