

Allen, Matthew

From: Steve Lovekin <lovekinlaw@yahoo.com>
Sent: Monday, January 11, 2021 12:52 PM
To: PRC
Subject: Project Number: 3034353-LU

CAUTION: External Email

Dear Mr. Landry:

I am writing regarding then Master Use Permit application for the development of the 146 unit apartment building at 2550 3rd Avenue W., 98199.

I have two comments. First, the Notice of Application refers to "a 7 story, 146-unit apartment building." However, the application clearly states that the building will be eight stories high, which apparently includes "a small partial floor within the grocery store." Even if there is a small partial floor within the grocery store, this must mean that, to accommodate the partial floor, the building will necessarily be higher than seven stories without the partial floor. The developer has previously always stated the building would be seven stories tall, and even the Notice of Application states seven stories. Now we learn that it will actually be eight stories.

In my opinion, even seven stories is too tall for the surrounding Magnolia neighborhood, regardless of the height allowed by the building code. However, if it will be seven stories tall then it must not be seven stories plus a "partial floor." It is either seven stories or it is not. Its height, even if within code, is irrelevant to that issue.

Second, I believe the developer is being disingenuous when it states that "Overall, no significant shadow impacts are anticipated." This simply cannot be true when we are going from a one story building to an eight story building. It is undeniable that the building will cast a shadow on the houses to the east of it, which formerly enjoyed a western exposure to the afternoon sun. Likewise, it is undeniable that the building will cast a shadow on the Pop Mounger Pool blocking the morning sun. Whether those affected would consider these shadow impacts to be "significant" depends on their point of view.

To counter these problems, the building should be no more than five stories high, which is consistent with the tallest building now in the Magnolia Village.

Sincerely,

Osgood S. Lovekin