

PRC

From: sddaperl <sddaperl@comcast.net>
Sent: Sunday, September 12, 2021 4:43 PM
To: PRC
Subject: Comments on Project 3036043-LU

CAUTION: External Email

Dear Review Committee:

We are writing to ask you to deny approving amended Project 3036043-LU for the following reasons:

1. **The application made a material error in calculations to justify Departures No. 1 & 2**
 - A “voluntary setback” was used below 145ft to reduce their offset at higher floor levels. The calculations used were erroneous. Once the error is corrected - it is clear that the offset is much less than the additional floor area they are seeking.
2. **The application as-is does not comply with the Green Street Setback Program regarding Departure No. 1**
 - The Green St. Setback Program governs the amount of sky a person on the sidewalk can see. As proposed, the current design of this new construction will reduce daylight access on Cedar St. by 25%.
3. **The proposed tower is taller than allowed on a lot this small**
 - Simply put, buildings greater than 145 feet are allowed in the DMR zones if the lot is larger than 19,000 square feet, but not otherwise. Buildings in the DMR zones can be taller than 145 feet either because greater height is allowed outright (as in the DMR/C 280/125 zone) or through bonuses. But either way, if a building taller than 145 feet is proposed, it must be on a lot larger than 19,000 square feet. SMC 23.49.156.A.1.
4. **The City has not provided an accountable review process**
 - Nothing of substance has been posted to the city’s online portal since April, while in the meantime something significant has taken place to result in an unusual return to the Design Review Board at this stage in the process.

Thank you,
Diane Douglas and Steve Perlmutter
Belltown Residents

PRC

From: Robert GAMMON <gammonrt@comcast.net>
Sent: Monday, September 13, 2021 9:12 PM
To: PRC
Cc: Robert GAMMON
Subject: 2616 Western Ave - Project 3036043-LU Design Review Board 3rd Recommendation Mtg
Attachments: 2616 Western LU - rtg comments 9-14-21.pdf

CAUTION: External Email

Attention: Hank Robson, Joseph Hurley

Project # 3036043-LU Joseph Hurley, (206) 684-8278

Name: Robert Gammon

Address: 2621 2nd Ave #1605
Seattle, WA 98121

Email address: gammonrt@comcast.net

Comment: See attached PDF

Project: 3036043-LU Design Review Board Third Recommendation Meeting (9-14-21)

Attention: Joseph Hurley (206)684-8278

From:

Robert Gammon

2621 2nd Ave #1605, Seattle WA 98121

gammonrt@comcast.net

Comments:

The developer for 2616 Western is planning to build on a 14,400 sq ft lot, where the minimum lot size is 19,000 sq ft for a building over 145 ft in height (Reference SMC 23.49.156.A). The Developer does not appear to be addressing that limitation. Has a variance to this Code requirement been requested? It is not clear how the Project architecture, height and sculpting design can be approved without clarification of this issue. Without addressing the lot size restriction, how can the following height bonus items can be part of the planned project?

- a. Height Bonus (3 floors) (Reference SMC 23.40.060) - Participate in the Living Building Challenge (LBC) Pilot program: Satisfy requirements including Energy – This energy requirement is being satisfied by off-site power generation, and efficient energy use for heating and potable water. *A change has evolved (since the March 2020 Design Review) from the LBC Pilot program for this development with 105 % of on-site power for the building electrical power needs.)* It is not clear how this change was sanctioned and carried forward by the Developer and the City of Seattle.
- b. Height Bonus (1 floor) (Reference SMC 23.79.008.F) – allowed if 3-bedroom units and associated amenity area are provided