

Herbaugh, Melinda

From: Henry & Ava <henryava@comcast.net>
Sent: Tuesday, April 05, 2016 6:31 PM
To: PRC
Cc: Henry
Subject: Project 3020114 Comments
Attachments: 6726 Greenwood Ave Recent Comments.pdf; ATT00001.htm

I have attached additional comments regarding the Project 3020114, 6726 Greenwood Ave N. I have been a resident of Phinney Ridge 1979-1992 and am again since 2005. I am not just an advocate of intelligently increased density in Seattle's urban villages, but also a participant in that movement living in the nearby Fini Condominium. Please add these to the project's SDCI documents list.

I will appreciate a needed extension to the comment period because of the late release of some of the pertinent development material for review.

Thank you very much,

Henry Brandis
6801 Greenwood Ave N #108
Seattle, 98103

Brandis re Project 3020114, 6726 Greenwood Ave N. 20160405

Comments 4/5/2016 regarding Project 3020114, 6726 Greenwood Ave N. I have been a resident of Phinney Ridge 1979-1992 and am again since 2005. I am not just an advocate of intelligently increased density in Seattle's urban villages, but also a participant in that movement living in the nearby Fini Condominium.

These comments summarize a several of the outstanding issues I, with many others, have with this development. An extension of the comment period for this project MUP application is needed, in particular since the Traffic Study posting was delayed so long. Additional details on these comments can be found in earlier comments on the development. My detailed comments on the recently released Traffic Study for this project were submitted earlier today.

The summary is as follows:

Traffic Study

See separate Brandis PRC comment same transmission date.

MUP

The development building height waiver above the normal NC2-40 limit appears to be unwarranted, unaesthetic, and most importantly creates a significant negative view impact on nearby Fini condominium residences. See more detail under SEPA Section B Paragraph 10 comments below.

SEPA Checklist

A major concern for all development along Greenwood Ave is for SDCI to determine if any soil contamination is present from earlier enterprises and structures. Where in the SEPA report is there confirmation of all previous uses for the property and whether an thorough environmental analysis of the site is necessary to determine if the site covers toxic material?

In Section B Paragraph 1.d, the developer asserts they know of no known soils stability issues in the vicinity. Anecdotal evidence shows that the spring water flow under Phinney Ridge changes its behavior after major projects in top of the Ridge. This is a significant concern. How will SDCI determine what the risk is for instability from this construction?

In Section B Paragraph 7.a.1 the developer states no known or possible contamination at the site. Is this because they haven't researched the site or have they provided a research report on property uses to verify their claim. Without a complete record of historical usage, SDCI should not approve the MUP for this project. Two of the closest three properties to this one that are either developed with or on their way to multifamily mixed use developments have required soils remediation prior to start of work. What proof has been presented to address this concern.

In Section B Paragraph 8.I the developer asserts the development is compatible with projected land uses and plans due to EDG analysis determining "high compatibility" with adjacent uses and city comp plan. In reality there have been 2 highly contested EDG meetings and a very long list of issues with the Greenwood/Phinney Guidelines presented to SDCI through the comment process. Even the second EDG meeting resulted in additional requests for modification. The developer has unfortunately accommodated as little of this input as possible. This is definitely not high compatibility.

In Section B Paragraph 10.b indicates no known views in the area would be impacted. While views of many Fini condominium residents' Cascade Mountain and Green Lake views will be lost, the possibility of this loss is assumed based on NC2-40 zoning of the development site.

Brandis re Project 3020114, 6726 Greenwood Ave N. 20160405

However, the developer has pushed the building height higher than that which eliminates Cascade Mountain east views from the private rooftop patios belonging to 8 of Fini's units. This would not be the case if the basic roof level of the development was held to 40 feet. That would be similar to the basic heights of the Fini condominium and the Isola condominium development to the north of the proposed development site. The developer should be directed to reduce their building height to basic 40 feet. There is insufficient architectural justification for the 4th floor development 275 square foot units to have 12-14 foot ceilings at the expense of Fini owner rooftop views that should not be eliminated. The added building height just makes the smaller footprint box look more monolithic and unattractive alongside the other buildings along Greenwood nearby, not to mention the additional shading impacts on the SF homes to the east.

In Section B Paragraph 14.c regarding new and lost parking the developer evasively answers "no anticipated reductions to current on-street parking". This conveniently avoid the important fact that 6-10 parking spaces on the property are being lost. These lost parking places should be replaced by the development design. Unfortunately this subtle omission is typical of this developer's response to neighborhood impacts.

In Section B Paragraph 14.d the developer asserts there will be spot sidewalk repair only for this development. What is different from Isola next door which required digging a trench across Greenwood Ave N?

In Section B Paragraph 14.f I find it unacceptable that the developer does not update the SEPA report with Traffic Study information on trip generation. They leave this section as not known.

In Section B Paragraph 14.h how will the developer "promote alternative utilization" to minimize transportation impacts of the development? Small bike storage and no provided parking? This is obviously inadequate for the Phinney neighborhood.

Respectfully,
Henry Brandis
6801 Greenwood Ave N #108
Seattle, WA 98103