

**From:** [PRC](#)  
**To:** [PRC](#)  
**Subject:** FW: Comment: 6726 Greenwood Ave N-Phinney Flats-3020114  
**Date:** Thursday, March 31, 2016 11:51:30 AM

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**From:** Tracy E. Peltier [mailto:TracyP@ECH-PS.com]  
**Sent:** Wednesday, March 30, 2016 11:21 PM  
**To:** PRC <PRC@seattle.gov>  
**Cc:** Tracy E. Peltier <TracyP@ECH-PS.com>  
**Subject:** Comment: 6726 Greenwood Ave N-Phinney Flats

Comment: Phinney Flats 6726 Greenwood Ave N

From:  
Tracy Peltier  
6618 Dayton Ave N

1. Per regulations common to all Commercial zones under Design Review Heading: Projects may be granted departures from certain development standards. This project needs to have parking included in the design. With 50+ units on an 8000 sf lot, it doesn't matter if it is a designated urban village. We the public are making it clear that having parking is a necessity for this building. A 50-60 unit apartment building on an 8000 sf lot is too dense for the size of the lot. Those development standards are unreasonable anywhere.
2. Drawings are incorrectly quoting Seattle Municipal Code Title 23.47A on sheet GO.02:
  - a. Residential and Commercial uses are NOT permitted outright as stated.
  - b. Maximum Height is NOT 44' as stated but 40' + 4' bonus which Director should deny since that 4' would block views from the Residential Structure across the street. Also Mezzanine access is not shown and there is no room for an access point in any unit. Mezzanines should be disallowed.
  - c. 23.47A.008.D.2 not included, states that the floor of a dwelling unit shall be min 4' above or below-or set back 10' from-sidewalk. 2 units do not comply. If taken out, these units would make a perfect entry area to the underground parking area for tenants cars. 22' max driveway width may be subtracted from street level façade requirements. Taking out the ground floor mezzanines would allow for the driveway to go beneath the remaining ground floor units.
  - d. 60% weather protection projecting 6' from building not shown on elevation or site plan.
  - e. Rooftop features- Exempt are 10' from side or rear lot lines.

This project is not ready, there are too many mistakes that need to be resolved before this project goes through Design Review. Please schedule another community meeting where we can discuss our concerns.

Thank you,  
Tracy Peltier