

From: [PRC](#)
To: [PRC](#)
Subject: FW: Phinney Flats-3020114
Date: Thursday, March 31, 2016 11:53:00 AM

From: Jessica Dixon [mailto:bardjess@msn.com]
Sent: Wednesday, March 30, 2016 10:26 PM
To: PRC <PRC@seattle.gov>
Subject: Phinney Flats

TO: Seattle Public Resource Center, Seattle DPD Staff Member Michael Dorcy

FROM: Jessica Dixon <bardjess@msn.com>

ADDRESS: 328 N. 71st, Seattle, WA 98103

DATE: March 30, 2016

**RE: 6726 Greenwood Ave N. Project – Site Design & Landscape Plan
Deficiencies**

The Phinney Flats Project proposed for 67th and Greenwood Ave. N. puts over 50 units onto an 8,000 SF site. A review of the site plan and landscape drawings including the Green Factor Worksheet and Score Sheet developed for this project concluded that half of the square footage of the outdoor planting spaces that qualify the project for approval by the city DPD will be 1) subject to foot traffic and/or drought conditions that will harm and most likely kill the plants specified, are 2) small, narrow (in some cases *less than 3' wide*) and in full shade all day long which will also lead to plant mortality. In addition, the majority of the outdoor spaces are configured in such a way as to be unusable for anything but a smoking break.

1. Plant Viability

No Maintenance Schedule

There is no irrigation or overall maintenance plan for the plantings specified by the designer. Seattle summers have been hotter and drier with every passing year. Even drought tolerant plants need water in their first year or two to get established. Without a summer watering schedule plants in planting areas, especially the roof decks (1), will not survive.

Foot Traffic

In addition to drought conditions which will stress and eventually kill plants, 869 SF, or 25% of the 'typical' plantings (not including the trees) included in the project (which translates to 23% of the points which make up the Green Factor Score) are at street level within the city right of way or parking strip. These areas are subject to heavy use including foot traffic (which could be substantial since tenants will have to use street and sidewalk for loading and unloading goods, furniture, etc.) and people with dogs which leads to loss of plants.

Second Level Roof Gardens

An additional 532 SF of green space listed in the Green Factor worksheet is adjacent to the 2nd floor units and specifies 'typical' planting along with 18 shrubs and 5 small trees. Without irrigation, these plants, which are limited to several inches of soil (unspecified) on a second level roof deck, will be dead within the first year. This area accounts for 549 points out of the total 3,030 or 18% of the Green Factor Score.

2. Design of Outdoor Spaces

First Floor

The ground floor exterior spaces to the east are very small and cramped (Just over 2 feet in some stretches), This is not big enough to fit a BBQ or seating and not enough space to grow plants. These spaces will be dark as they are surrounded by high walls and adjacent structures. The 'Green Screen' on the east side of the structure and these leftover slivers of space along this wall, which accounts for 252

SF or 6% of the Green Factor score, will never see sunlight. These plants will likely die within the year.

Roof Deck

The roof deck space is chopped up so that it almost useless as an outdoor gathering space and does not take advantage of the views. The 'green roof tray planting system' specified by the designer (which might enhance the roof deck), has almost no relationship to the deck area. Again, without seasonal irrigation, even these typically drought resistant plants will die.

Note: The worksheet preparer mistakenly entered 6 small trees in Green Factor Worksheet, not 5 as indicated on the drawings and in the Plant Schedule. This removes 75 SF from Green Factor worksheet.

Reference

1. Green Roof Performance Study - FINAL REPORT, Seattle Public Utilities, June, 2012