

From: [Manuel, Peg](#)
To: [PRC](#)
Subject: COMMENTS on project number is 3020114 - 6726 GREENWOOD AVE N.
Date: Wednesday, March 30, 2016 9:38:17 PM

Greeting,

My husband and I have lived in the neighborhood of this property since 1990. Regarding the environmental impacts of this proposal, I have the following comments:

- 1 – This is not an example of Smart Sustainable growth. Demolishing a single story building with a few bathrooms and replacing it with an 4+ story apartment building with 55 apartments and retail space will significantly increase demand on local utility resources and put a very high demand on the current aging utility infrastructure.
- 2 – Climate change is real. Baby steps in the change to make sustainable buildings are no longer good enough. If we are to make a positive difference in the community, new construction of this density should be designed under the metrics of either USGBC LEED Platinum or ILFI Living Building Challenge, striving for net zero energy and net zero water usage.
- 3 – Natural Gas - Recent gas explosion just a few blocks away on Greenwood is an example of how old and decayed the local natural gas utility infrastructure is.
- 4 – Electricity – The demand in the neighborhood for the added power requirements could be mitigated by covering the roof with PV panels facing south, tied to the electrical grid.
- 5 – Water – The demand for the significant amount of additional showers, sinks, toilets, etc and retail space could be mitigated by collecting rainwater, and supplementing all gray water / toilets with water collected and stored in a central location. In an earthquake disaster situation, a central storage tank will mitigate risk and provide residents a safe option in the event of local loss of water.
- 6 – Storm water – By collecting and reusing rain water, it will significantly reduce the amount of storm water structure needed to accommodate the 100% site coverage.
- 7 – Disaster Preparedness - The threat of a catastrophic earthquake happening in the near future is real. An electrical system supplemented by photovoltaic panels capable of switching off the grid to battery backup will provide energy independent solutions, empowering residents with potentially enough power to survive until utility services can be restored.
- 8 – Parking – If the solution to sustained growth is allowing dense construction projects with no new parking, the assumption is the addition of cars parked on-street will be insignificant. Not true. Parking is currently at a premium in this neighborhood. The city and building owner should be willing to mandate tenants sign a lease with the intent that they will not own a car.

Thank you!

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