

Dela Cruz, Jeff

From: Manuel, Peg <Peg.Manuel@tetrattech.com>
Sent: Tuesday, January 12, 2016 10:50 AM
To: PRC
Subject: RE: COMMENTS on project number is 3020114 - 6726 GREENWOOD AVE N.

Correction to my email below, in red.

Also, planting grasses is not sufficient. How is the landscaping adjacent to the patios maintained, if it is access only by the tenant, blocked by a guardrail and there is no facility management access to it?



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From: Manuel, Peg
Sent: Monday, January 11, 2016 5:29 PM
To: 'PRC@seattle.gov' <PRC@seattle.gov>
Subject: COMMENTS on project number is 3020114 - 6726 GREENWOOD AVE N.

Greeting,

My husband and I have owned and lived in our house - 736 N 68th St. since 1990. Regarding Greenwood/Phinney Design Guidelines, my comments are as follows:

1. The Guidelines, Introduction page iii emphasizes the importance for corner lots to identify solutions to 9 bullet points on this page. There is no public plaza, no open space, no weather protection, no landscaping, and there is no parking/traffic management plan to address the impacts to the neighborhood. Below grade parking is "strongly recommended"
2. CS2 states, "Residential buildings (on Greenwood Avenue North and North/ Northwest 85th Street) should be setback where possible five to 15 feet from the sidewalk to provide extensive landscaping in the front yard" The project is not compatible with this concept.
3. There are no human scaled elements on this building. CS3 Architectural Context and Character - i, ii, and iii have been ignored. There are no "small-scale architectural details" there is **NO public streetscape** landscaping, **other than a few street trees** to add any kind of character, and there is no personalization of individual businesses.
4. PL2 Walkability – b. c. and d. have been ignored. Facades are not pedestrian oriented, there is no weather protection and no below grade parking – when it is ENTIRELY POSSIBLE to provide parking below grade.
5. DC2 – Architectural Concept – I, ii, iii, and iv. have been ignored. The low pitched roofs are so high from the ground, they cannot be seen. There are no covered porches. The pattern in the windows is so repetitive, massive in scale - it is more representative of a high-rise than a low commercial building. There is no detailing of windows and no eave/cornice details that promote human scaled elements.

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