

## **Dela Cruz, Jeff**

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**From:** Josh & Deanna Baldi <cdj6712@gmail.com>  
**Sent:** Monday, January 11, 2016 10:24 PM  
**To:** PRC  
**Subject:** Design Review Comments for Project 3020114 / 6726 Greenwood Ave N

*(Note: please disregard draft comments sent at 9:56 pm as we had a technical malfunction and accept the following instead)*

We are writing to provide formal comment on Project 3020114 / 6726 Greenwood Avenue North. We would like to express the need for additional design modifications necessary to protect -- and ideally enhance -- the character of the neighborhood.

Seattle Municipal code 23.41004 requires the Design Review Board (DRB) to, among other things, "synthesize community input on design concerns and provide early design guidance to the development team and community; and, recommend to the Director specific conditions of approval which are consistent with the design guidelines applicable to the development."

We have been engaged in the design review process, having attended both public meetings as well as one with the project proponents. Consistent with the intent of the design review process, the preferred project design (Option C) has made significant advances, but much more needs to be accomplished. We encourage the DRB to continue assessing and improving the design of this project until it clearly meets the Greenwood / Phinney design guidelines.

Interestingly, most of the discussions about density to date have been about how to minimize the negative impacts to existing neighbors and neighborhoods. Contrary to this dynamic, we believe additional investment in neighborhoods should enhance the neighborhoods and our city. We support increased density for various reasons and see it as the DRB's job to ensure growth occurs in a manner that achieves the goal of bettering our neighborhoods. While a significant challenge, the DRB is clearly making a difference with this project and we encourage you to continue your good works.

From a neighborhood perspective, the overall design raises serious questions about:

- The appropriateness of this type of micro housing in the southern-most portion of the Greenwood / Phinney urban village as it is inconsistent with the area's traditional housing and commercial design.
- Whether the proposed micro housing design is complemented with the necessary transportation design to make the project successful. While the site has reasonable North/South transit, it lacks any East/West options. From a design perspective, this type of micro housing is much more appropriate for the Greenwood / Phinney town center which has both North/South and East/West transportation options.
- Given the neighborhood design and transit limitations, parking should be required as part of this overall project design.
- The overall design of the project should be more aligned with the traditional neighborhood aesthetic as opposed to some of the more recent developments.

With regard to the site itself, additional design improvements should be made with regard to the following:

- Generally, greater respect and sensitivity for adjacent properties and existing neighbors. While the proponents claim they are "creating benefits for neighbors," the fact is the improvements in design are creating less harm to the long-standing residents.
- Additional zone-edge transitions and yard-to-yard improvements, particularly more generous setbacks to create more of a residential condition for neighbors and the neighborhood.

- In addition to setbacks at the ground level, there should be greater setbacks for decks at all levels – the deck structures should not abut the property line in a way that imposes on neighboring properties and those further east -- from an aesthetic and privacy perspective.
- The proponent’s commitment to brick is appropriate and should be applied to entirety of the project -- not just the arterial streets. Given the proximity to neighbors on the east and south, extending the brick aesthetic to all aspects of the project should be required.
- Greater ceiling height and more daylight should be required for ground-floor commercial spaces -- for both design and business purposes. We are fortunate to have some unique and long-standing businesses throughout the Greenwood / Phinney corridor. The commercial spaces should be designed to ensure these types of businesses can continue to thrive as they are an important part of what makes this neighborhood great.

In sum, the Design Review Board has a critical role in ensuring good design guides growth and development in a way that enhances our neighborhood. While Project 3020114 has not yet achieved that goal, we are confident the Board can get us there.

Sincerely,

Deanna and Josh Baldi  
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