

Dela Cruz, Jeff

From: Jessica Dixon-Horton <bardjess@msn.com>
Sent: Sunday, September 25, 2016 2:11 PM
To: Dorcy, Michael; PRC
Subject: 6726 Greenwood Ave N. Project – Landscape Plan Deficiencies

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: September 25, 2016

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

The Phinney Flats Project proposed for 67th and Greenwood Ave. N. puts 57 units onto an 8,000 SF site. A review of the **Updated set of design drawings** for this project posted on 9/12 to the DC&I website still have deficiencies with respect to the landscape design:

No accurate **Landscape Plan** - the Landscape plan as drawn on page 16 is impossible to read and has **no key** on the page. **Missing information includes number of plants, sizes specified, and botanical names.** In addition, there are **no details** of the extensive system of planters, showing actual depth of plantings, size of planting boxes, or the roof tray systems.

Irrigation and Drainage - the irrigation system that will be required to sustain these plants is not specified. Drainage from the planters and roof deck has not been addressed.

Missing Updated Green Factor Worksheet. Several of the planting areas have been redesigned and reconfigured. There is no updated Green Factor worksheet.

Poor siting of landscaped areas - The landscaped areas on the north east side of the building, both at ground level and at Level 2 (“green roof”) cannot be accessed for maintenance.

The **roof deck is poorly configured**, with spaces that are 1) smaller than the average patio, 2) mostly shaded/blocked by the mechanical and elevator shaft, and 2) do not take advantage of the views! The new patch of landscaping on the west side of the roof deck is bizarre. There are ways to provide a quality outdoor space for the tenants (more than 50 people!) and not have it overlooking the neighbors to the east. This area should be revisited by a landscape professional.

Mortality of Street Level Plantings - Again, 25% of the ‘typical’ plantings (not including the trees) included in the project (23% of the Green Factor Score points) are at street level within the city right of way or parking strip. Given that these areas will be 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, these plants will likely die within the first two years.

Thank you,
Jessica Dixon