

From: eevocal@aol.com
To: [PRC](#)
Subject: Project #3020114
Date: Saturday, September 17, 2016 10:42:06 AM

Please post this letter from Michael Dorcy to me regarding project #3020114 as a matter of public record. Thank you!

Elizabeth Johnson

Sent from AOL Mobile Mail

From: Dorcy, Michael <Michael.Dorcy@seattle.gov>
Date: Monday, August 29, 2016
Subject: Regarding your letter to the Mayor, dated July 29th
To: eevocal <eevocal@aol.com>

Dear Elizabeth Johnson:

Thank you for your comments on the impacts of redevelopment of the property at 6726 Greenwood Avenue N.(SDCI Project #3020114). The Mayor has asked our department to respond to your letter to his office dated July 29, 2016.

In your letter to the Mayor, you mentioned several areas of concern which are within the scope of review of the Seattle Department of Construction and Inspections. There are numerous existing regulations that must be satisfied before a permit to construct may be issued by the Department. Many of these regulations are designed specifically to address concerns raised by you. For instance, soil contamination has been investigated on the site. The proposal does not intend to disturb any possibly contaminated soils, but if such disturbance should incur, state regulations will require the applicants to clean or remove the soils. Under current city regulations, this project is not required to provide parking, either commercial or residential, and SDCI does not have authority to further mitigate for on-street parking impacts. Redevelopment projects need to meet higher storm water control standards than are required for the current development on site. While the Department does not regulate laundry facilities as such, official plan sets for the project indicate laundry facilities on each of the residential floors and the design team has indicated that fact at the public Design Review meetings.

A major objective of the Design Review process is to produce a design that, in deference to the adopted Design Guidelines, attempts to fit into the neighborhood. The Northwest Design Review Board has met several times to discuss that "fit." In fairness to the development team, the proposed design has been responsive to the Design Review Board's guidance to date. It is expected that at the upcoming recommendation meeting, the applicants will be responsive to those directives, including expanding the setback at the project's east property line, given by the Design Review Board at the first recommendation meeting held on August 1, 2016. The proposal needs to meet the Design Review Guidelines and it is the Design Review Board's role to make a recommendation to our

Department to approve the project insofar as it reasonably responds to those guidelines. Once the Board has made its final recommendation, the Department of Construction and Inspections will make a determination whether the recommendation of the Board was correct and publish a decision on the project. Should a party disagree that the decision was made correctly, an appeal can be filed with the Hearing Examiner who will then hold a hearing on the matter and make her own decision on the merits of the appeal.

From time to time, neighbors ask us to change the rules for a project under review. While the rules can be changed by passage of a City Council Ordinance, Design Review projects are generally vested to the rules in place at the time the process is undertaken.

Your devotion both to your father and to your neighborhood are clearly evident. If you would like more information regarding the proposal, you may contact me via email or phone (at 206-615-1393).

Michael Dorcy
Senior Land Use Planner
for the Seattle Department of Construction and Inspections
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