

Reference #: 3020310

Create Date: Jun 12, 2018 2:15 PM
Submit Date: Jun 13, 2018 6:28 PM
Status: Pending Acceptance
Type: Land Use Appeal
Contact Method: Email Attachment

Appeal Details

Address: 9701 aurora ave n
Decision Elements: Conditional Use; Design Departure; Design Review; Street Use; SEPA;

Interest: I reside with my husband, 12 year old daughter and 5 year old dog at 931C north 98th st. My property line and fence, as well as my townhouse neighbors, are lined up against this projects property line. My interest is to maintain some sense of residential and environmental neighborhood atmosphere. This project unfortunately has been grandfathered into the rezoning of past. The current rezoning would not support this project. My efforts include the concerns of our property trees, property fence, devaluing of our property due to the fact this structure will be 65' tall therefore blocking view and natural light, construction concerns of noise, pollution and disturbance, and the business itself adding no value to this development opportunity including safety, large trucks on residential streets (97th and 98th), garbage pickup 10 feet from residents, the removal of trees lining 97th and 98th, "dead space" created on first floor and during closed business hours (no eyes on the notoriously criminal street of aurora) and the overall unnecessary storage building (there are at least 2 other within 10 blocks on Aurora currently).
Objections: CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design & CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. There is nothing natural about this building. The structure will be 65' tall and take up the entire block with cement, blocking natural light from residents and vegetation on residents property, 15' from residential property line. This structure will be aggressive, oppressive and stifling. This project does not activate the street or the neighborhood, quite the opposite. There are 3 large trees on residential property that are in jeopardy of being affected by construction and structure; heavy pruning and possible root disruption. As stated in early design review, public comment was concerned with 10 trees lining 97th and 98th on ROW land. This was not addressed by Public Storage. Currently, there are postings that these trees will be removed without option of replanting. "CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone. 15' feet between residents property and proposed 65' high structure in insufficient. The large trucks entering 98th a residential street with on street parking (15' away from bedroom window) and garbage staging 10' away from home is insufficient as well. CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings." Proposed fence between front fence of 931 resident and public storage will be a safety concern due to change in heights. This will be a vulnerable entry point for criminal activity; homelessness, prostitution, drug use and drug sales, trespassing and loitering. CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood. This project adds zero character to this neighborhood. CS3-A Emphasizing Positive Neighborhood Attributes. This projects oppressive and aggressively high structure will de emphasize positive attributes PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features There is nothing safe with walking on aurora. Large trucks on residential streets are unsafe. There are many children in this neighborhood. This structure will not create a safe walking environment. The first floor will be vacant with the option to fill with retail in the future. Nothing will be there immediately, creating no "eyes on the street". The spaces will be vulnerable during business hours AND during non business hours. No value for safety. Walking on aurora next to building is not safe.

Desired Relief: Ultimately, for this space to be used in a more beneficial way. This project does not activate the street and has no eyes on criminal activity. Height reduction to not be double of current residents, 30'. Aurora entrance, not 98th (residential street) and therefore the maintaining of 10 large trees on 97th and 98th and minimizing noise to residents. Respect for neighborhood by minimizing glaring light on 3 sides, residents to west, 97th and 98th, as well as signage. Care to residents 3 large trees and all vegetation in our yards. Care to fence that lines our property (this has already been violated by vandalism due to improperly securing vacant land during permitting process; filed online complaint). Street level proposed retail to be leased before completion of project to guarantee active space. Garbage staging moved from proposed place 10' from residential property line, including living room and bedroom windows, to another location in structure. Residential fence, specifically at 931C north 98th to be secured so that no criminal activity such as homelessness, trespassing, loitering, prostitution, drug activity and drug sales occur.

Contacts

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Uploaded Material

1. **3020310 MUP - 9701 Aurora (03561788).pdf**
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