

Reference #: 3029687-LU

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Type: Land Use Appeal
Contact Method: Email Attachment

Appeal Details

Address: 728 21st Ave East Seattle, WA
Decision: Conditional Use; Design Review; Environmentally Critical Area Admin. Cond. Use; Street Use;
Elements: SEPA;

Interest: We represent over 100 immediate neighbors who live within a block of Holy Names. We are deeply concerned about the plans for an 18-month construction project that includes a 5-story underground parking garage and a surface parking lot, all in a historic SF residential neighborhood. We believe the plans for an underground garage and a surface parking lot will introduce additional vehicle traffic to our area, will result in additional congestion, are over scale, will be a blight, especially on the north end of the property where the cherished, revered, and historic park will be paved with a parking lot, will cause unwanted noise and lighting on adjacent homes, will bring noxious fumes and construction and wreak havoc in the adjacent area during and after a lengthy period of construction, will create an unsafe environment and is plainly contrary to environmentally conscious policy of encouraging less driving, not more. We, the undersigned (as attached) oppose the current plans and wish our voices to be heard and respected. If the school cares about the neighbors as it professes, we ask that its current plans be reconsidered, that additional inclusive discussion be held, and that rational alternatives be pursued.

Objections: As stated above, we believe the project to be out of scale with this neighborhood and firmly believe it only encourages more driving. We are concerned about the added traffic, the pollution, and living across the street from both underground and surface parking lots. We feel that by taking away green space, this will only contribute to even more pollution. We specifically appeal the decision that: "The city has determined there will be no probable significant adverse environmental impacts from this proposal." This conclusion is bereft of facts and makes no sense to us. When the school embarked upon a far more limited expansion quite recently, all of the neighborhood homes surrounding the school shook during the construction and the homes were impacted. This is a far more massive project. Far out of scale and beyond what the Bush School did and beyond what University Prep did to address parking challenges. A 5-story underground garage is a massive undertaking that will unearth ground and disturb the adjacent homes in a far more profound level. Massive pick-up trucks will transport dirt out using our old streets. This is significant impact. In addition, there will be long-term impact as we believe the plans will undoubtedly introduce additional vehicle traffic to our area and will result in additional congestion. We do not understand how you could have reached an opposite conclusion, since it is common sense that "if you build it, they will come". In addition, we believe the construction will result in a blight, especially on the north end of the property where the historic park will be paved with a parking lot. We believe all of this is plainly contrary to environmentally conscious policy of encouraging less driving, not more. Seattle talks about wanting less cars, and encouraging people to walk, take the bus, etc. As for the City's mission statement, we only wish this were true: "As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities."

Desired Relief: We ask that the Director consider taking steps to encourage public modes of transportation, not single-occupancy car trips, which this garage is clearly designed for. We find it deeply disturbing that a school with a student body of 750 would be allowed to proceed with plans for 300 parking spots, especially when said plans are going to wreak havoc on the neighbors for almost two years. At the very least, we ask that Holy Names preserve the existing green space on the North Lawn, and not turn this into a surface parking lot. A reminder that this is a residential neighborhood. Accordingly, we ask that the entire matter be further considered, that there be a greater search for common ground, and that actions are undertaken which will mend rather than portend to further disruption of the relationship between the school and its neighbors. We believe this matter will only become increasingly disruptive and divisive if the matter proceeds on its current path.

Contacts

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Uploaded Material

1. **Appeal letter : Holy Names.pdf**
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