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BEFORE THE HEARING EXAMINER  
FOR THE CITY OF SEATTLE

In the Matter of the Appeal of:

Livable Phinney, a Washington non-profit corporation

From a Department of Construction and Inspections decision.

No. MUP 17-009 (DR, W)

SDCI Reference: 3020114

DECLARATION OF KATIE KENDALL

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I, KATIE KENDALL, under penalty of perjury under the laws of the State of Washington, declare as follows:

1. I am an attorney with McCullough Hill Leary, PS, attorneys for Applicant Johnson & Carr, Inc. I am competent to make this declaration based on my personal knowledge.

2. Attached as Exhibit A is a true and correct copy of the application form for Early Design Guidance, submitted September 3, 2015. The plans submitted along with this EDG application have been omitted, but are available upon request.

3. Attached as Exhibit B is a true and correct copy of the City of Seattle's Department of Construction and Inspections' land use status page for Project Number 3020114, last accessed March 17, 2017.

1 I declare under penalty of perjury under the laws of the state of Washington that the  
2 foregoing is true and correct.

3 DATED this 17<sup>th</sup> day of March, 2017, at Seattle, Washington.  
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7 KATIE KENDALL  
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## **EXHIBIT A**

# Attachment A

City of Seattle

## Application for Early Design Guidance

### PART I: CONTACT INFO

1. **Property Address** 6726 Greenwood Ave N Seattle, WA 98103

2. **Project number** 3020114

Additional related project number(s): \_\_\_\_\_

4. **Owner/Lessee Name** Tyler Carr

5. **Contact Person\* Name** Ryan Dingle

Firm Skidmore Janette Architecture, Planning, & Design

Mailing Address 5309 22nd Ave Suite B

City State Zip Seattle, WA 98107

Phone 206.453.3645

Email address ryan@sjarchitect.com

6. **Applicant's Name** Jay Janette

Relationship to Project Architect

7. **Design Professional's Name** Jay Janette

Address 5309 22nd Ave Suite B

Phone 206.453.3645

Email address jay@sjarchitect.com

8. **Applicant's Signature** 

Date 9/3/2015

\*Only the **contact person** will receive notice of the meeting. The **contact person** is responsible for informing other pertinent parties.

LAND USE FULL C CMRCL 6726 GREENWOOD AVE N  
Appl: Prty: Filed at: 6722 GREENWOOD AVE N Use:  
Design Review Early Design Guidance application for a four story structure containing 56 residential  
units and 3 Live/Work units with 4,000 sq. ft. of commercial space located at ground level. Existing str  
Parent: Related AP: 6463943 Build ID: 3020114

RECEIVED  
SEP 3 - 2015  
CITY OF PLANNING AND  
DEVELOPMENT



**SUPPLEMENT TO DPD TIP#238 ATTACHMENT A**

Project Address: 6726 Greenwood Ave N Project Number: 3020114

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc...

**The existing site is located at 6726 Greenwood Ave N (parcel # 9468200032) is approximately 8,036 SF. The site is bounded by Greenwood Ave to the West and N 68<sup>th</sup> St to the North. The site currently has a 1 story commercial building that runs the length of the site along the West property line, with surface parking on the East half of the site. There are no exceptional trees on the site and the site is relatively flat, with no distinct topography.**

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.

**The site is zoned as Neighborhood Commercial 2 – 40, (NC2-40) and is included in the Greenwood / Phinney Ridge Residential Urban Village Overlay. The Greenwood / Phinney Ridge Neighborhood Design Guidelines apply.**

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc...

**The adjacent zoning is NC 2-40 to the North, South, and West. A 3 story apartment building is located on the adjacent property to the South. To the West across Greenwood and to the North across 68<sup>th</sup> St are 4 story mixed use buildings. To the East are two parcels with split zoning NC2-40 and SF 5000. Their current uses are single family homes. The neighborhood context is largely residential, with Greenwood Ave N / Phinney Ave N serving as a commercial arterial through the neighborhood, lined with mixed use, 1-2 story commercial buildings, low rise residential, and single family homes converted to commercial use.**

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx.) number of residential units (approx.), amount of commercial square footage (approx.), and number of parking stalls (approx.). Please include potential requests for departure from development standards.

**The applicant's proposal is for an approximately 40 foot tall mixed use building with approximately 60 units. There will be approximately 4,000 sf of commercial space at street level. No parking is proposed. The proposed designs are currently code compliant and are not requesting any departures.**

## **EXHIBIT B**

## Project # 3020114

<b>Address</b>	<a href="#">6726 Greenwood Ave N</a>	<b>Permit Number</b>	
<b>Location</b>		<b>Permit Status</b>	Decision Published
<b>Records Filed At</b>	6722 Greenwood Ave N	<b>Application Date</b>	Feb 22, 2016
<b>Application Type</b>	LAND USE	<b>Issue Date</b>	
<b>Work Type</b>	FULL REVIEW (COMPLEX)	<b>Expiration Date</b>	
<b>Category</b>	COMMERCIAL	<b>Finaled Date</b>	
<b>King Co. Assessor's #</b>		<b>Owner</b>	<b>TYLER CARR</b> JOHNSON & CARR 506 2ND AVE STE 1020 SEATTLE, WA 98104
<b>Zone/Overlays and ECA</b>	NC2-40, ARTERL, URBV		
<b>Legal Description</b>	WEST 90' OF LOT 6 & NORTH 40' OF THE WEST 90' OF LOT 7, WINDELL'S DIV OF GREEN LAKE ADDITION; LESS ST	<b>Contractor</b>	
<b>Description of Work</b>	Land Use Application to allow a four-story structure containing 55 apartment units, 2 live-work units, and retail space totaling 2,900 sq. ft. on the first level. No parking is proposed. Existing structure is to be demolished.	<b>Permit Remarks</b>	
<b>Related Permits</b>		<b>Related Bldg Permits</b>	<a href="#">6463943</a> , <a href="#">6560359</a>
<b>Related Cases</b>			

## Project # 3020114

### Land Use

<b>Application Complete</b>	Feb 29, 2016
<b>Decision Date</b>	Dec 29, 2016
<b>Plat Recording Number(s) (Date Sent to King County)</b>	

### Land Use Notices ([Link to Land Use Information Bulletin for Detail](#))

Type	Notice Date	End Date	Additional Action	Meeting Date	Meeting Place
DR EDG	Oct 01, 2015	Oct 19, 2015		Oct 19, 2015	Ballard Comm. Ctr.Sunset/Cptn/Ballard Rm
DR EDG	Dec 24, 2015	Jan 11, 2016		Jan 11, 2016	Ballard Comm Ctr, Sunset/Cpt Ballard Rm
APPL	Mar 03, 2016	Mar 30, 2016	EXT		
DR REC	Jul 14, 2016	Aug 01, 2016		Aug 01, 2016	Ballard Comm Ctr, Sunset/Cpt Ballard Rm
PUBL MTG	Jul 14, 2016	Jul 25, 2016		Jul 25, 2016	PHINNEY COMM CENTER, BLUE BLDG, ROOM #7
DR REC	Sep 08, 2016	Sep 26, 2016		Sep 26, 2016	Ballard Comm Ctr, Sunset/Cpt Ballard Rm
DECSN	Dec 29, 2016	Jan 12, 2017			

Type	Notice Date	End Date	Additional Action	Meeting Date	Meeting Place
DECSN	Jan 09, 2017	Jan 22, 2017	RENOT		
DECSN	Jan 23, 2017	Feb 06, 2017	RENOT		
HEARING	Mar 06, 2017	May 01, 2017		May 01, 2017	HE Office, SMT-40-00, 700 5th Ave

**Land Use Components** ([Link to Land Use Information Bulletin for Detail](#))

Component	Description	Detail	Decision	Comments
SEPA	SEPA THRESHOLD DETERMINATION	SEPA DNS		
DSGN RVW 1	DESIGN REVIEW WITH EDG	DR NO DEP REQST		