

From: Rick Aramburu <rick@aramburu-eustis.com>
Sent: Wednesday, November 11, 2015 2:44 PM
To: PRC
Subject: RE: 2031 3rd: Project 3018686

2031 3rd Avenue /Project 3018686

Dear DPD:

I am a nearby resident of this project and write today requesting that the proposed variances be denied and that an environmental impact statement be prepared for the project. My comments follow.

1. **Parking.** The building will provide 270 parking stalls for residents. However, there are no parking stalls that are set aside for visitors to the building. On street parking that may be used by visitors to the building is extremely limited in this community. These adverse impacts should be avoided by designating at least 15 stalls within the building for visitors to the building, including guests of the unit owners, workers in the building and delivery people.
2. **Upper floor uses.** No lighting should be allowed on the upper conservatory portion of the building. These lights impact nearby residents and should be prohibited.
3. **Construction Impacts.** Construction impacts should be strictly controlled. No evening lighting that impacts adjacent buildings should be permitted and is the case with existing construction of the new Amazon buildings. No generators that run during the evening hours should be allowed. Construction hours must be strictly enforced, no work before 7 am of any type should be allowed. .
4. **Neighborhood open space.** The applicant should provide street level open space that can be used by residents of the building and the public. This applicant has substantially closed the promised public park area on the south side of the 2101 4th Avenue building a half block away from this . The Selig company should provide public open space on this site or reopen the public space at the 2101 4th Avenue building to meet needs for parks and open spaces.
5. **Cumulative Impacts.** This new building must be considered together with the cumulative impacts of other buildings being constructed in the area, including the Lobsang building on 4th Avenue, the proposed construction at 3rd and Virginia and ongoing construction at 2nd and Virginia. Impacts to be considered as those discussed in the letter.

6. **Traffic.** This building and others in the neighborhood will add to congestion in the community. Various traffic studies indicate that there will be significant additional traffic on local streets, especially 1st, 2nd and 4th Avenues, when the bored tunnel is completed because of the elimination of downtown access ramps and drivers seeking to avoid tolls. See SDOT, Additional Review of the Impacts of Deep Bored Tunnel Tolling Diversion on City Streets, Identification of Mitigation (2011). One manner to reduce traffic volumes from this building is to substantially reduce the number of parking stalls. The number of parking staff should be reduced by 50%.

7. **Shadow Impacts.** The proposal will create significant shadow impacts in the community, including impacts on the public open space on the south side of the 2101 4th Avenue property.

8. **Variances/Departures.** All variance and departures should be denied. There are no conditions applicable to the subject property that can be considered unusual. The project is on a level lot identical to many others in the immediate area. Further, this applicant, an experienced land developer, purchased this property with a full understanding of the conditions of the property and the nature of applicable regulations. Any property limitations were anticipated and included within the purchase price paid.

In summary, the proposal has significant adverse environmental impacts that must be reviewed and considered in an environmental impact statement and all variances must be denied.

Thank you for the opportunity to provide comments.

J. Richard Aramburu
ARAMBURU & EUSTIS, LLP
720 Third Avenue
Pacific Building Suite 2000
Seattle, WA 98104-1860
Telephone (206) 625-9515
Facsimile (206) 682-1376

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From: PRC [mailto:PRC@seattle.gov]
Sent: Monday, October 12, 2015 3:45 PM
To: Rick Aramburu
Subject: RE: 2031 3rd: Project 3018686

We will be out there this Thursday (10/15) to inspect the sign and place the comment period dates (10/15 through 10/28) on there.

Thank you,
PRC Staff

From: Rick Aramburu [mailto:rick@aramburu-eustis.com]
Sent: Monday, October 12, 2015 3:18 PM
To: PRC
Subject: RE: 2031 3rd: Project 3018686

Dear PRC:

I have recently walked by the property at 2031 3rd and see there is a large sign in place but with no dates for public comment on the MUP application. Please advise the dates by which comments are due.

J. Richard Aramburu
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From: PRC [<mailto:PRC@seattle.gov>]
Sent: Friday, September 18, 2015 11:28 AM
To: Rick Aramburu
Subject: RE: 2031 3rd: Project 3018686

Hi Rick,

You have been added as a party of record.

Thank you,

PRC Staff

From: Rick Aramburu [<mailto:rick@aramburu-eustis.com>]
Sent: Friday, September 18, 2015 10:25 AM
To: PRC
Subject: RE: 2031 3rd: Project 3018686

Please advise if I have been made a party of record for this project.

Rick

J. Richard Aramburu
ARAMBURU & EUSTIS, LLP
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From: Rick Aramburu [<mailto:rick@aramburu-eustis.com>]
Sent: Tuesday, September 01, 2015 10:22 AM
To: 'PRC@seattle.gov'
Subject: 2031 3rd: Project 3018686

Dear PRC:

Please make me a party of record for this project. Also send me any design guidance reports that may have been issued. Please also advise if there are additional design review meetings scheduled.

J. Richard Aramburu

ARAMBURU & EUSTIS, LLP

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