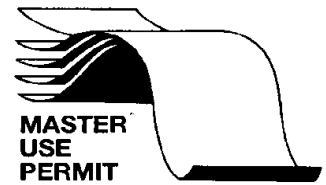


Seattle Department of Construction and Inspections

Nathan Torgelson, Director

December 29, 2016



Notice of Decision

The Director of the Seattle Department of Construction and Inspections has reviewed the Master Use Permit application(s) below and issued the following decisions. Interested parties may appeal these decisions.

Hearing Examiner Appeals

To appeal to the City's Hearing Examiner, the appeal MUST be in writing. Appeals may be filed online at www.seattle.gov/examiner/efile.htm, delivered in person to the Hearing Examiner's office on the 40th floor of Seattle Municipal Tower at 700 Fifth Ave. or mailed to the City of Seattle Hearing Examiner, P.O. Box 94729, Seattle, WA 98124-4729. (Delivery of appeals filed by any form of USPS mail service may be delayed by several days. Allow extra time if mailing an appeal.) An appeal form is available at www.seattle.gov/examiner/LANDUSEAPLFORM.pdf.

Appeals must be received prior to 5:00 P.M. of the appeal deadline indicated below and be accompanied by an \$85.00 filing fee. The fee may be paid by check payable to the City of Seattle or a credit/debit card (Visa and MasterCard only) payment made in person or by telephone at 206-684-0521. (The Hearing Examiner may waive the appeal fee if the person filing the appeal demonstrates that payment would cause financial hardship).

The appeal must identify all the specific Master Use Permit component(s) being appealed, specify exceptions or objections to the decision, and the relief sought. Appeals to the Hearing Examiner must conform in content and form to the Hearing Examiner's rules governing appeals. The Hearing Examiner Rules and "Public Guide to Appeals and Hearings Before the Hearing Examiner are available at www.seattle.gov/examiner/guide-toc.htm. To be assured of a right to have your views heard, you must be party to an appeal. Do not assume that you will have an opportunity to be heard if someone else has filed an appeal from the decision. For information regarding appeals, visit the Hearing Examiner's website at www.seattle.gov/examiner or call them at (206) 684-0521.

Interpretations

The subject matter of an appeal of a discretionary decision is limited to the code criteria for that decision, and generally may not include other arguments about how the development regulations of the Land Use Code or related codes were applied. However, in conjunction with an appeal, a Land Use Code interpretation may be requested to address the proper application of certain development regulations in the Land Use Code (Title 23) or regulations for Environmentally Critical Areas (Chapter 25.09) that could not otherwise be considered in the appeal. For standards regarding requests for interpretations in conjunction with an appeal, see Section 23.88.020.C.3.c of the Land Use Code.

Interpretations may be requested by any interested person. Requests for interpretations must be filed in writing prior to 5:00 P.M. on the appeal deadline indicated below and be accompanied by a \$2,500.00 minimum fee payable to the City of Seattle. (This fee covers the first ten hours of review. Additional hours will be billed at \$250.00.) **Requests must be submitted to the Seattle Department of Construction and Inspections, Code Interpretation and Implementation Section, 700 5th Av Ste 2000, PO Box 34019, Seattle WA 98124-4019.** A copy of the interpretation request must be submitted to the Seattle Hearing Examiner together with the related project appeal. Questions regarding how to apply for a formal interpretation may be sent to PRC@seattle.gov. (Please include "Interpretation Information" in the subject line.) You may also call the message line at (206) 684-8467.

Shoreline Decisions

An appeal from a shoreline decision is made to the State Shorelines Hearing Board. It is NOT made to the City Hearing Examiner. The appeal must be in writing and filed within 21 days of the date the Seattle DCI decision is received by the State Department of Ecology (DOE). The Seattle DCI decision will be sent to DOE by the close of business on the Friday of this week. If the Shoreline decision involves a shoreline variance or shoreline conditional use, the appeal must be filed within 21 days after DOE has made their decision. The information necessary for DOE to make their decision will be sent to them by the close of business on the Friday of this week. The beginning of the appeal period may also be provided to you by contacting the PRC at PRC@seattle.gov, or by calling the message line at (206) 684-8467. The minimum requirements for the content of a shoreline appeal and all the parties who must be served within the appeal period cannot be summarized here but written instructions are available in Seattle DCI's TIP 232

(web6.seattle.gov/dpd/cams/CamList.aspx). Copies of TIP 232 are also available at the Seattle DCI Applicant Services Center, 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. You may also contact the Shorelines Hearing Board at (360) 459-6327. Failure to properly file an appeal within the required time period will result in dismissal of the appeal. In cases where a shoreline and environmental decision are the only components, the appeal for both shall be filed with the State Shorelines Hearing Board. When a decision has been made on a shoreline application with environmental review and other appealable land use components, the appeal of the environmental review must be filed with both the State Shorelines Hearing Board and the City of Seattle Hearing Examiner.

Comments

When specified below written comments will be accepted. Comments should be sent to: PRC@seattle.gov or mailed to Seattle Department of Construction and Inspections, 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124-4019. All correspondence is posted to our electronic library.

Information

The project file, including the decision, application plans, environmental documentation and other additional information related to the project, is available in our electronic library at web6.seattle.gov/dpd/edms/. Public computers, to view these files, are available at the Seattle DCI Public Resource Center, 700 Fifth Avenue, Suite 2000. The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.

To learn if a decision has been appealed check the website at web6.seattle.gov/DPD/PermitStatus/ and click on the Land Use tab in the lower half of the screen for any Hearing date and time. You may also contact the PRC at prc@seattle.gov, 700 Fifth Avenue, Suite 2000, 20th Floor or call our message line at (206) 684-8467. (The Public Resource Center is open 8:00 a.m. to 4:00 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 4:00 p.m. on Tuesday and Thursday.)

Decision

Area: NORTH/NORTHWEST **Address:** 6726 GREENWOOD AVE N
Project: 3020114 **Zone:** ARTERIAL WITHIN 100 FT., URBAN VILLAGE OVERLAY, NEIGHBORHOOD COMMERCIAL 2-40'

Decision Date: 12/29/2016

Contact: JAY JANETTE - (206) 453-3645
Planner: MICHAEL DORCY - (206) 615-1393

Land Use Application to allow a four story structure containing 55 apartment units, two live-work units and 3,298 sq. ft. of restaurant space. No parking is proposed. Existing structure is to be demolished.

The following appealable decisions have been made based on submitted plans:

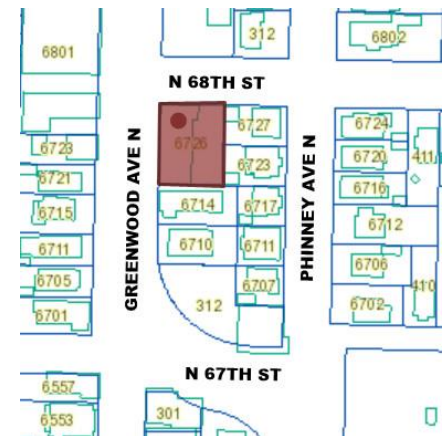
Conditionally Grant - Design Review

Conditions: Conditions have been placed on this project. You may view the decision through our web-based Land Use Information Bulletin, or contact either the assigned planner whose name and phone number appears above, or contact the Public Resource Center (206-684-8467, prc@seattle.gov).

Determination of Non-Significance with conditions (no environmental impact statement required). Environmental review completed and project conditioned as applicable. This DNS is issued using the optional DNS process in WAC 197.11.355 and SMC 25.05.355. The comment period was originally published on **March 3, 2016** and there is no further comment period on this DNS.

Conditions: Conditions have been placed on this project. You may view the decision through our web-based Land Use Information Bulletin, or contact either the assigned planner whose name and phone number appears above, or contact the Public Resource Center (206-684-8467, prc@seattle.gov).

Appeals of this decision must be received by the Hearing Examiner no later than **1/12/2017**.



The top of this image is north. This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in Seattle DCI's files will control.

3020114 - EDG Report sent 11/2/15 km 2nd EDG
Mtg sent 12/24/15 drn - EDG2 Report sent 2/8/16 km
**/Others Notice of Application *Notice of Application &
Checklist sent 3/3/16 bg Rec Mtg sent 7/14/16 & Public
Mtg sent 7/14/16 drn 1st Rec Report sent 8/22/16 km 2nd
Rec Mtg sent 9/8/16 drn 2nd Rec Report sent 10/10/16
EI **/*Notice of Decision Info & Report Others Notice of
Decision sent 12/29/16 rgc

LACHLAN E COOKE
P O BOX 19543
SEATTLE WA 98109

CYNTHIA LAPP
6525 2ND AVE NW
SEATTLE, WA 98117

*DUWAMISH TRIBE
4705 W MARGINAL WY SW
SEATTLE WA 98106-1514

*GARY KRIEDT
KC METRO - REAL ESTATE/LAND
USE/ENVIRONMENTAL PLANNING
201 S JACKSON ST MS KSC-TR-0431
SEATTLE WA 98104-3856

*MR. RAMIN PAZOOKI
WSDOT, NORTHWEST REGION
15700 DAYTON AVE N
SEATTLE WA 98133
Ramin.pazooki@wsdot.wa.gov

avpoggi@hotmail.com
bardjess@msn.com
becker@cs.stanford.edu
benpackard@comcast.net
bjones1063@gmail.com
Britdanhuj@aol.com

david.baum.seattle@gmail.com
davidvbarnes@hotmail.com
davidwirth@alum.mit.edu
dduthweiler@comcast.net
dennisclark01@outlook.com
derivativeduo@gmail.com

fkforster@gmail.com
fryhlecb@plu.edu
G_zuhl@yahoo.com
gailg@outlook.com
galenward@gmail.com
gentleacupuncture@earthlink.net

jerrytoner@comcast.net
jessie@mhseattle.com
jfhascall@me.com
jcross-whiter@comcast.net
jillmm@comcast.net
jmcvittie@comcast.net

**Applicant, Owner, FRP:
jay@sjarchitect.com
tyler@johnsoncarr.com
jpaconstruction@msn.com

AMY HAUGERUD
NOEL MILLER
6533 PALATINE AVE N
SEATTLE, WA 98103

W.F. JOHNSON
6727 PHINNEY AVE N
SEATTLE, WA 98103

*SUQUAMISH TRIBE
PO BOX 498
SUQUAMISH WA 98392

*PUGET SOUND CLEAN AIR AGENCY
1904 3RD AVE STE 105
SEATTLE WA 98101-3317

*RAD CUNNINGHAM
DEPT OF HEALTH
ENVIRONMENTAL HEALTH DIVISION
PO BOX 47820
OLYMPIA WA 98504-7822
rad.cunningham@doh.wa.gov
kelly.cooper@doh.wa.gov

brosieg@hotmail.com
caramine@aol.com
cdj6712@gmail.com
celina.darnell@gmail.com
chikbeer@comcast.net
christinadrakos@gmail.com

dhoover8448@yahoo.com
diane@mindopera.com
douglas.f.sharp@gmail.com
dtsharify@comcast.net
Duncan.griffin@hdrinc.com
ebabby@seanet.com

gillian@gilliantheobald.net
green_igloo@yahoo.com
greenkid336600@gmail.com
gregorythomsen@hotmail.com
grossbetter@gmail.com
h7hudson@yahoo.com

joerwall@hotmail.com
john@lidstrom.com
johnryter@q.com
jroon@live.com
jrudden@comcast.net
jtnjwa@gmail.com

BOARD:
Kwalzak@nbbj.com
DKutzera@gmail.com
Emily@grouparch.com
Christophercabell@gmail.com

KENNETH LANGLAND
501 N. 68TH STREET
SEATTLE, WA 98103

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WATERSHEDS & LAND USE TEAM LEADER
MUCKLESHOOT INDIAN TRIBE FISHERIES
DIVISION
39015 172ND AVE SE
AUBURN WA 98092

*ENVIRONMENTAL REVIEW SECTION
DEPARTMENT OF ECOLOGY
PO BOX 47703
OLYMPIA WA 98504-7703
separegister@ecy.wa.gov

afgiacobbe@comcast.net
aleikin@yahoo.com
Andersen@chem.washington.edu
andrewd2@uw.edu
annehoff@mac.com
anthony.r.marsh@gmail.com

colleenpacheco@gmail.com
cpmiller@comcast.net
dandrais@comcast.net
darafoti@gmail.com
dave.crippen@kingcounty.gov
dave.mebs@gmail.com

ebartfeld@comcast.net
eevocal@aol.com
ellen.wallace@gmail.com
emily.ensey@gmail.com
erikfred@uw.edu
fflorance@comcast.net

hagen.dole@earthlink.net
henryyava@comcast.net
hilulu@loispierris.com
iwall@serv.net
janweldin60@gmail.com
jenwrena@gmail.com

jtreibman@yahoo.com
jude.dai@gmail.com
juliekatherine@gmail.com
k2t2@msn.com
kalegra@gmail.com
karenleikin@gmail.com

karlpicard@yahoo.com
kasheey@comcast.net
katrinahowe@gmail.com
katyvhanon@gmail.com
kdavisaz@gmail.com
kileyriffell@gmail.com

Lindap06@comcast.net
lindsey.r.blankenship@gmail.com
lisa.watanabe@comcast.net
lisa@lbbi.org
lisdallywilson@gmail.com
lisagrahamuk@hotmail.com

Michael.brandstetter@gmail.com
mikeandshirli@msn.com
mikelrich@msn.com
mikeveets@gmail.com
mimi.hoover@yahoo.com
mmconnelly@mac.com

patricia.nef@gmail.com
pattyalbertarchitect@msn.com
patutie1@comcast.net
Peg.Manuel@tetrattech.com
peg@bluecharles.com
pegmandtomr@gmail.com

robert@williamson.ws
roushrebecca@gmail.com
rozance@gmail.com
rpvoorhies@gmail.com
ruth@ivylawgroup.com
sabura@comcast.net

upupbeat@comcast.net
warrenandkate@comcast.net
watanabelisaa@gmail.com
willis.robert@gmail.com

kimidemarest@gmail.com
khoward60@hotmail.com
kstorment@comcast.net
lakoutsky@gmail.com
laura@ignatz.com
laurareymore@cbba.com

louburdreid@gmail.com
Lund.annette@gmail.com
MADA461@ECY.WA.GOV
mannfried@gmail.com
margaret@tlgwa.com
margaretbright@mac.com

mpenderg@hotmail.com
mssfrankfurt@yahoo.com
mtmcdowell@hotmail.com
n.shay@msn.com
natalie.seitz@gmail.com
Newsta1023@gmail.com

peterfarnung@yahoo.com
phinneyridge.council@gmail.com
phrenophred@gmail.com
poirier@whidbey.com
ppronesti@aol.com
publiccomment@eric.aderhold.us

salmonriverflash@comcast.net
sharon.branson@gmail.com
soteriosap@aol.com
stanleyryter@hotmail.com
sycamore@cnw.com
tangonomad@yahoo.com

RETURNED MAIL:
SARAH LAPP
112 W 74TH STREET
SEATTLE, WA 98117

lauraroseseattle@gmail.com
laurieanntaylor@msn.com
ldohrs@yahoo.com
levasseur12@gmail.com
lhuppin@gmail.com
lindamusiclee@yahoo.com

marybyrnepark@gmail.com
marymccann@msn.com
mbjim@comcast.net
mcbell@seanet.com
mdsea20@aol.com
melrom@gmail.com

nfmiller17@comcast.net
nhawkins@seanet.com
ozma66@earthlink.net
p_lkipping@comcast.net
parismoe@comcast.net
pateggers@hotmail.com

rarorod1@gmail.com
rbtrask@gmail.com
reed.nightingale@gmail.com
rhineej@yahoo.com
rickreihs@comcast.net
rlnolting@comcast.net

teanini007@gmail.com
Thomas.whitemore@seattle.gov
tonyroth@comcast.net
TracyP@ECH-PS.com
TWTAYLOR@seattleu.edu
tysonz@uw.edu

Returned e-mails:
joan@msn.com
stuart.gerzer@gmail.com
david@mindopera.com
moldskred@comcast.net
mart5i@martimacewan.com
joyce.m.jackett@comcast.net
ronrob1@aol.com
creiner@seattle-it.com
ejanweldin60@mail.com