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Project #: 3033991-LU - Joseph Hurley, SDCI Planner, (206)684-8278 - Floor SMT 19

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Comment:

There are two residential buildings which will face the east side of the proposed apartment complex when it's completed, the Grandview and Emmons on 3rd. The distance from the rear of the new building is just an alley way. We currently have water and mountain views which will be replaced by a view of the rear of this new complex. I am a home owner on the ninth floor of the Grandview.

Recognition of impact on existing residences has been considered in previous residential development on the block. When the Senior Center Services building was constructed, the residential portion of the building was set back from the alley and a concrete planter the length of the building was constructed which was originally planted with trees to serve as a buffer between the buildings. When Emmons on 3rd was constructed, the designer had originally planned for a terrace lined with trees to be on the north side of the building, but switched it to the south, to provide a set back and green space between the Grandview and Emmons.

As has been the pattern previously, I would like to see considered the effect that the proposed development will have on the quality of life for the residents of the existing residential buildings on the block. And an effort to make the rear of the building visually appealing with the addition of green space: possibly switching the penthouse terrace to the southeast side of the building, installing a green wall or a set back for the residential portion with trees lining the rear of the building.

At this point, I don't see any attempt to address the impact on existing residents on the block.

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