

PHINNEY RIDGE COMMUNITY COUNCIL MINUTES

Tuesday August 9, 2016 7pm

phinneyridgecc.org

Present: John Bito, Mark Phillips, Scot French , Tom Yeager, Ted Inkley, Alice Poggi Absent: Carolyn Lee, John Bito, Mark Phillips, Chuck Ayers, Mary Lou Reslock, Jeff Reibman Duncan Griffin, Craig Fryhle, Susan Wagner, Terry Cook, Irene Wall

SITE TOUR OF 7009 GREENWOOD AVE N

In preparation for the Early Design Guidance (EDG) meeting Tuesday August 15, the Board members toured the site and reviewed the options submitted by the developer, Evolution Projects. The site is currently zoned Neighborhood Commercial 40 (feet) as is most of Greenwood Ave N until the Town Center at N 85th. There is a vacant single family lot off of N 70th that has not had a house on it for an undetermined amount of time. There is a church with daycare across N 70th to the south and and single family house with a 40 foot tower to the north. The corner house on N 70th and Palantine is owned by a family and the next single family house to the north is being purchased by the developer whose backyard borders the multifamily property.

The proposed plans requests a rezone to 65 feet. The first floor is 13 feet high and subsequent floors are 10 feet, totaling 6 floors + bonus height of an additional 4 feet. Bonus height is commonly used for clerestories on the top floor which offers additional light. The design offers an interior retail courtyard from Greenwood Ave N and N 70th and open space where there is now a vacant single family lot off of N 70th.,.

The rezone process is parallel but separate from the design review. The community has one meeting where the proposal is presented at the Hearing Examiner who recommends to the City Council to change the zoning ordinance. The developer has hired an prominent attorney for that complex process and the community does not receive any legal support from the City.

A letter had been drafted in opposition to the rezone which was discussed. It will be submitted to the project site at Public Resource Center, prc@seattle.gov. prior to the EDG.

ALL OTHER AGENDA REPORTS WERE SUSPENDED

Next meeting Tuesday Sept 6, 2016 @ PNA 7 pm