

Land Use/SEPA Decision Appeal

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OFFICE OF
HEARING EXAMINER

Appellant:

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Decision Being Appealed:

Area: North/Northwest Address: **2034 NW 56th Street**

Project Number: **3012205** Decision Date: 01/26/2012
(Greenfire)

Reduction of the initial **number of parking spaces** for the "Greenfire" project from 46 in the design review process to 32 in the Director of DPD's decision of January 26, 2012 based upon a parking impact study from which the DPD Transportation Planner incorrectly determined "no significant parking impacts..."

Appeal Information:

1. I would be adversely affected by excess on and off street parking displaced by parking spill over from the project caused by the reduced requirement of 32 instead of 46 parking spaces. This would necessarily deny my family and friends the ability to find adequate parking to visit me by vehicle near my home that is located directly across from the residential component of the Greenfire project. In addition the cumulative effect on parking space needed in the affected Ballard central core by new multiple unit housing and businesses coming on line now in the neighborhood's recovery from the economic downturn would adversely impact parking and negatively affect me, neighboring residents, businesses and their employees and customers in the downtown Ballard core. This would violate Section of SMC 25.05.675.2a and mitigation is warranted to avoid this undesirable outcome.

2. The parking impact study done by TranspoGroup on October 11, 2011 is fatally flawed in two very important ways. The first is that the study seriously over estimates the total demand of vehicles that may be accommodated on street and in various off-street lots within walking distance of the project.

The project would eliminate 105 surface parking spaces outright. The analysis very conservatively estimates parking spillover from the apartments of 4 and office portion 32. I understand that the project intends to have a coffee shop or restaurant/bar on the ground floor of the project's office building which would place extraordinary demands on the available on street parking and add to the spill over to be accommodated in nearby off street lots. The study estimates that only 59 vehicles currently use the surface parking of the 105 that are being eliminated. The summary of the study claims "this total demand of 91 (sic. 97) vehicle could be accommodated in various off-site lots within walking distance of the project site" and bases the decision that there are "no significant parking impacts ... therefore, no mitigation is warranted". As part of urban hub assume no private parking lots will be there in perpetuity. This conclusion is not substantiated by the facts studied in October of last year.

Further the study did not take into account the increase in demand for parking being caused by the current return to active businesses of more than one half dozen vacated street retail business spaces in the core center of Ballard. Currently on the north side of the 2000 block of Market Street, alone, there are the newly opened Umpqua Bank, plans for expansion of the existing Washington Federal Bank, a new restaurant/bar, Kangaroo and Kiwi, on the empty first floor of the Carnegie Building, new Po Dog restaurant and the new Seattle Coffee Shop replacing the Tully's not to mention other empty buildings nearby in the core. These businesses including the Majestic Bay theatre are without any on site or accessory parking. This additional demand for parking space is not considered in the DPD Transportation planner's analysis nor the Director's decision.

The second serious flaw in the study is that there is no accounting for the several major multi family dwellings currently scheduled for development in the downtown Ballard core near this project. North of the Greenfire project also on NW57th Street is the Low Income Housing Institute's (LIHI) low income housing project for seniors (51 units) with a proposed hygiene center for homeless planned to start the design process in the next month or so. On the 1700 block of NW 56th Street, one block from the Greenfire project is a newly proposed project at 1760 NW 56th with 135 residential units. At 1753 NW 56th is the planned Nyer Urness building to be run by the Compass Center with 80 apartments for homeless adults. And at 1737 NW 56th is the planned phase II of the Hjiarta project. None of this new demand for parking space is factored into the study upon which the decision is based to reduce the number of required parking spaces provided in the Greenfire project.

By not including these important factors into the analysis, the proposed decision to reduce parking space violates the policy to minimize impacts to parking from the project in SMC 25.05.675.2a. and would cause negative impacts on the parking availability for neighborhood residents and their visitors and businesses including their employees and customers in our core downtown Ballard neighborhood.

3. I want the Examiner to reverse the decision to reduce parking space for the Greenfire project and have DPD conduct or have conducted a new analysis of the parking needs of the core downtown Ballard neighborhood factoring in all the available details of the most recent developments to apply to the Greenfire project and other related projects in order to make accurate decisions congruent with the City policy in SMC 25.05.675.2a.

Signature



Date

2/9/2012

Due before 5:00 pm, Thursday, February 9, 2012 (Deliver with \$50.00 check) To: City of Seattle ,Office of Hearing Examiner, Seattle Municipal Tower, 700th Avenue, Suite 4000. Phone: (206) 684-0521.