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April 7, 2014

Ketil Freeman
Legislative Analyst
City of Seattle
PO Box 34025
Seattle, WA 98124-4025

Re: Clerk's File 313339
Minor Amendment to Property Use and Development Agreement (PUDA)
Approved under Ordinance 121961.

Dear Mr. Freeman:

I am writing in support of Vitamilk South LLC's Minor PUDA Amendment application.

The City Council passed Ordinance 121961 in 2005 authorizing this PUDA (the "2005 PUDA") to facilitate redevelopment of the Green Lake Urban Village. My client, Green Lake Joint Venture LLC, is nearing completion of construction of its Green Lake Village project, the first development built under the 2005 PUDA. Green Lake Village is an exciting mixed-use project with 297 apartments and 50,000 square feet of commercial space, including a new Puget Consumers Coop (PCC) grocery store on the south side of the development along NE 71st Street. An underground parking garage provides 430 parking stalls, meeting code required parking for all uses in the building. A recent aerial of Green Lake Village is attached.

The Minor PUD Amendment is necessary to order to help ensure the success of the new PCC.

PCC has asked Green Lake Joint Venture to establish an accessory surface parking lot in the immediate vicinity of its new grocery store in order to provide customers driving to this new PCC with convenient easy to find surface parking on an interim basis. While underground parking to serve grocery store customers has proven to be successful in urban settings, providing a visible surface parking lot on an interim basis can help PCC customers driving to the store become familiar with the new store and the available parking in the underground parking lot. After a few years, the accessory parking lot can be eliminated and customers driving to the store will know how to access parking in the underground garage.

Green Lake Joint Venture has proposed establishing this interim accessory parking lot on the south side of NE 71st Street, across from Green Lake Village and the PCC entrance, on property that is part of the 2005 PUDA. This property is expected to be redeveloped prior to the PUDA's expiration in 2020.

Due to unique land use code provisions and the terms of the 2005 PUDA, the requested Minor PUDA Amendment is needed to establish this interim accessory parking lot. While the 2005 PUDA allows accessory parking, because the proposed parking lot would be the sole use of the lot, SMC 23.54.025 A prohibits accessory parking unless principal use parking is a permitted use. Under the terms of the 2005 PUDA, principal use parking is prohibited.

The Minor PUDA Amendment has been narrowly crafted to allow an interim accessory parking lot for the PCC but retain the overall prohibition of principle use parking.

We urge the City Council to approve this minor amendment. Representatives from Van Ness Feldman LLC and Green Lake Joint Venture will be at the April 18th hearing to answer any questions.

Very truly yours,

Brent Carson

BC:brc
Enclosure

PCC Entry
Proposed Parking Lot
2-3-14