

From: [Katy Hanson](#)
To: [PRC](#)
Subject: project #3020114
Date: Monday, July 25, 2016 2:27:38 PM

To whom it may concern,

I'm writing to you to urge you to consider some modifications to the proposed building at the Ed's Korthaus/Stumbing Goat site. As a longtime resident of Phinney Ridge (17 years) I'm beyond frustrated that members of the neighborhood do not have a true say in the way their neighborhood is developed. We choose to live here. We send our children to the schools here. We support and love this community. Who better to help shape the development of this beloved neighborhood? Yet, residents are only given these design-review meetings or urged to write emails (just like this one) but our voices are never taken seriously. We can't affect change. These outlets give the illusion that our opinions matter but nothing comes out of them. Our voices fall into a black hole. However, since this is one of the only outlets available to us to voice our opinion, here goes -

Here are some practical issues with the proposed building:

- 1) Parking – The developers state that their (57+) residents will not have cars yet national statistics show that for every apartment bedroom there is a car. That's 57+ cars that will be taking parking away from the numerous small businesses on this stretch of Greenwood. These cars will further congest the side streets and Greenwood Ave.
- 2) Laundry – The current plan doesn't include any on site laundry facilities. The nearest laundromat is on 65th, about ½ mile away. Since residents supposedly won't have cars (according to the developers) how will transport their clothes to the laundromat? Bike? Walk? There isn't a bus that runs from Greenwood Ave to 65th.
- 3) Bus – The developers insist that their residents won't have cars and will use the bus. The stop across the street is the #5. It runs downtown and is often so full it doesn't stop to pick up those waiting.
- 4) Environmental - The site history submitted at the beginning of the permit process stated that there was a dry cleaner on the property in the past. There are concerns there has been inadequate environmental testing to ensure soil excavation can be done without exposing workers and neighbors to dangerous substances.
- 5) Affordable? - The units are expected to rent at market rate. Similar units were renting in Seattle for about \$1,000 a month in **2015**
- 6) Community – These do not fit in with the look of the neighborhood. There are not any of these modern, cubicle looking buildings on this stretch of Greenwood/Phinney

Despite the stereotype of neighbors being “anti-develop nimbys” I think you'll find that we would like to work with the developers to create a building that would enhance the neighborhood instead of drain it. We understand the need for development and know this neighborhood is not immune. We are asking (read: demanding) that we have a say in how that happens. Add parking. Give us a brick façade. Add some laundry. Give a little bit. We want our voices to carry the same weight as the developers. This is not the case.

Sincerely,
Katy and Bryce Hanson
115 NW 70th St.