

From: [Jerry Toner](#)
To: [PRC](#)
Subject: project #3020114
Date: Monday, July 25, 2016 9:57:14 AM

Please list me as against the building proposed for Greenwood Ave. N. & N 68th St.. The following list is just the beginning of a much longer list of issues that should prevent such a building from being built in the Phinney Ridge neighborhood.

- Lack of Parking:** If current condo and apartment averages are applied to this building, approximately 39 of the 57 residents are expected to have cars. Many of their visitors and almost all repair and service people who come to the building are expected to arrive in vehicles. The current building plan shows 23 bicycle spaces.
- Community:** The units vary in size from approx. 275 to 325 square feet, meaning they are roughly 2 ½ times the size of a typical Seattle parking space. The units are not family-friendly. The developers have stated that the average length of rental in their similar Seattle buildings is 12 to 18 months. Meaning none of the tenants are expected to be families or long term residents of the community.
- Lack of amenities:** There are no laundry facilities which is likely to generate increased vehicle trips as residents come and go with their laundry.
- Environmental testing:** 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.
- **This is not affordable housing :** The units are expected to rent at market rate. Similar units were renting in Seattle for about \$1,000 a month in 2015.

I will attend the meeting tonight at the Phinney Neighborhood Association to voice these concerns.
Thank you

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