

## Herbaugh, Melinda

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**From:** Karen Leikin <karenleikin@gmail.com>  
**Sent:** Wednesday, July 27, 2016 9:42 PM  
**To:** PRC; Torgelson, Nathan; O'Brien, Mike  
**Subject:** 6726 Greenwood Project in Phinney Ridge

To Mike, Nathan, and PRC,

As a 13 year Phinney Ridge resident who has the newest Isola building in my backyard, I am not against growth in the neighborhood, but I do want it done responsibly.

The developers of the newest project at 6726 Greenwood are the complete opposite of Isola. They are only interested in making the largest profit possible and not in keeping with the neighborhood style/integrity and listening to neighbors. The 55 micro units, do not provide laundry, the pricing is not affordable like they boast (in fact they are charging at least double per square foot then what the unit just south on Greenwood charges her tenants - as reported by the landlord Laura Perris), the developers have not gone through the proper EPA testings and it is believed they will find many problems if they do some more digging, they violate parking codes (As our neighborhoods already have too many cars on the streets), and more!

There were over 80 people in attendance at the issues meeting Monday night who wanted their voices to be heard and to be seen. Not one council member attended. Mike O'Brien, you have been to none of the meetings about this project! As a taxpayer and resident, I am curious about your thoughts? Also, why don't you come out and show the community you care. We are feeling like we have no representation with our taxation. It is time for you to show up to one of the design meetings!

Adjacent neighbors spoke of impacts to their properties, professionals spoke of reviews, and community members spoke of greater neighborhood impacts and character. Expressed was fewer units, provide some parking, provide laundry facilities, make these units truly affordable housing; provide strong building management to encourage long term tenants who could become participants in the community. The environmental studies (Assessment for the sale/purchase of the property and the Phase 2 subsurface Soil Investigation are inadequate, the revised Parking Study is still erroneous; Transit is already overburdened; Setbacks are insufficient to neighbors. Build a quality building responsible to the environment with solar and grey water recycling. Build a building with character that compliments the neighborhood.

I believe we deserve to be heard by the builders. Isola was exemplary at this. Perhaps other developers should take lessons. In the meantime, do not let these people line your pockets and then leave our neighborhoods with long term poorly built projects. It is sad that none of us feel heard.

Regards,

Karen Leikin  
6807 Phinney Ave N

## Herbaugh, Melinda

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**From:** Galen Ward <galenward@gmail.com>  
**Sent:** Wednesday, July 27, 2016 3:27 PM  
**To:** PRC  
**Subject:** proposed building at Greenwood Ave. & N 68th St. (6726 Greenwood Ave. N)

I'm in support of this project.

It's ridiculous to me that someone trying to build a form of housing that is more affordable has to spend this much time and money getting their plans reviewed. This is part of why housing costs so much here!

**Parking:** Adding parking is an enormous expense and more and more people are using a combination of bus and car services. I highly support keeping parking to a minimum or having none at all in buildings like this.

**Family housing:** This neighborhood has very few units available to non-families. I am highly in support of housing for all kinds of people.

**Amenities:** there are laundromats in the neighborhood and this will help them stay in business and will also keep costs down for the renters.

**Affordability:** Every market rate unit in Seattle brings down the cost slightly. 57 units will make a difference.

Sincerely,

Galen Ward  
Phinney Resident

## Herbaugh, Melinda

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**From:** Jan Weldin <janweldin60@gmail.com>  
**Sent:** Tuesday, July 26, 2016 4:37 PM  
**To:** PRC  
**Subject:** drainage on Phinney Ridge

Many issues are of concern regarding the development Phinney Flats at 6726 Greenwood Ave N and residents of the neighborhood spoke to these last night at the meeting. One issue I want to comment on is the issue of drainage and water on Phinney Ridge. There are springs that run down the Ridge and water regularly bubbles up in the middle of N 68 th St and N 70th St. It bubbles up in multiple places, actually. It has been "worse" in the last couple months. Th Isola building did extensive digging. They put in a holding tanks, detention basin to help handle drainage. The sewer for both the Isola building and Phinney Flats will connect to the pipe that runs down N 68th St. This is a lot of capacity to add to this one pipe. Nowhere in the architect's drawings is there anything showing such a basin. This is not an issue that can be ignored.

Last summer I had extensive foundation work done on my house. A sink hole was discovered under the slab. Deep posts had to be driven into the ground to stabilize the foundation . Many houses on just my street have had serious foundation and water issues. SPU undoubtedly has information documenting the springs and drainage issues in this neighborhood.

Just last night a sink hole appeared in the 400 block to N 68th St. This morning there was also a significant depression of the pavement on N 67th near the intersection of Dayton. Photos of the sinkhole on N68th have already been sent. I am attaching photos of the depression on N 67th as well. It is important to document the stress the streets in this area are experiencing now. With 90 more residents projected at the top of this street, it is certain that traffic is going to increase a lot. I hope you will communicate with SDOT and SPU about these issues.

Thanks



Jan Weldin

