

Herbaugh, Melinda

From: Lachlan Cooke <tangonomad@yahoo.com>
Sent: Thursday, July 21, 2016 3:39 PM
To: PRC
Subject: Comment on 6726 Greenwood Ave N. project

Hi,

I'll add some fresh comments to my previous letters about this project. This is clearly the wrong type of project for this neighborhood. As you can see by the overwhelming expression of opposition to everything from the size of the building, the size of the units to the lack of parking. In addition to this a number of key assumptions on which the building is planned are clearly flawed:

1. That Greenwood Ave N. is a "Transit corridor." Apparently the qualifying criteria for this are that buses run more frequently than once every 20 minutes. While they may be scheduled this way, the reality is that buses are often skipped or running late, so this criteria is only met in theory and not in fact.
2. If the residents of this building are in fact not going to own cars, something that nobody believes, then there should be adequate bicycle storage. 6 bicycles for 55 units is not going to do it.
3. Retail at street level necessitates parking for employees and customers.
4. The developers in this case are attempting to shirk the need to create parking so that they can obtain additional profits while leaving the neighborhood stuck with the problems created by many additional cars.
5. Let's say the residents of this building are transit saints and take the bus to work everyday. The at least 50% who do own cars will then leave them parked in the same spots in the neighborhood all week long without moving them.

In summary, this is like building a college dorm or Fraternity house in the middle of a quiet neighborhood, it's the wrong project for this area. While the original idea was to create "Affordable" housing, these units are going to be rented at market rates, eg. absolutely as much as can possibly be charged for the miniscule space involved. Please let's start over with a clean slate and design a nice building with parking and reasonable size units, and stop trying to force a project that is clearly unwelcome on the neighborhood.

Lachlan Cooke