

## Herbaugh, Melinda

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**From:** anne hoff <annehoff@mac.com>  
**Sent:** Friday, July 15, 2016 6:58 PM  
**To:** PRC  
**Subject:** Comment on proposed "Phinney Flats" at 6726 Greenwood

Dear Sirs/Madams,

It is proposed to build a 57-unit building "Phinney Flats" at 6726 Greenwood Ave. The proposal plans minimal bicycle parking and no automobile parking and no laundry facilities. Even in a utopian future world, some of the residents of such a building would have automobiles. Until Seattle has better public transportation, a significant majority of people will own cars. Even those who commute by bus to work will often have cars for weekend activities and travel.

It is unreasonable to site such a building in a neighborhood that itself doesn't have adequate parking. The cars owned by residents will crowd the arterial and residential streets, making parking an issue for long-time residents and homeowners of single family homes, as some do not have garages and driveways and most do not have adequate parking for more than one family car. With the aging of our population in the US, adequate parking near one's home is imperative.

Moreover, when residents of all 57 of these units need to do laundry, where are they going to go? They will put their laundry in their cars and crowd our already crowded parking situations in nearby commercial areas that have laundromats, many of which already overflow into residential neighborhoods. Seriously - people are not going to take their laundry on bicycles or on the bus!

Thus, the developer's view that this project will have "non-significant" impact is clearly a fallacy.

Should Seattle agree to allow the replacement of small buildings with large housing units, adequate parking must be provided, eg in parking garages at the lower level of the building. Plans such as this are destroying the character and morale of our city and taking us toward the urban excesses of San Francisco and LA and Vancouver BECAUSE where residents routinely have to park illegally to be located anywhere near their homes.

We must not sacrifice livability for the immediate profits of developers, the needs of the many for the profits of the few.

Respectfully  
Anne Hoff  
5116 2nd Ave NW, Seattle 98107  
Seattle homeowner since 1990