

Dela Cruz, Jeff

From: Erik Fredrickson <erikfred@uw.edu>
Sent: Monday, August 01, 2016 3:08 PM
To: PRC
Subject: Complaint: Project #3020114

To Whom It May Concern,

I am writing as a resident of the Phinney/Greenwood neighborhood to comment on the design of a proposed apartment building at Greenwood Ave N and N 68th St.

As the design currently stands, the developers plan to install a total of 57 units across 4 stories and it seems clear to me that the developers are not providing the necessary infrastructure to support that number of residents.

My first and biggest complaint is the complete absence of parking for for 57+ residents. I have read the most recent traffic study provided by Gibson Traffic Consultants and even with an estimate of only 36 cars added by apartment residents and business patrons, parking in the area is projected to be 12 cars over maximum *physical* capacity. The consultants acknowledge earlier in their study that the *realistic* capacity is some 28 cars lower, meaning that on your average day, there will be 40 cars looking for parking. Where will they go? Most likely, down the hill on either side of the ridge, increasing risk for children in these residential areas and increasing vehicle damage for residents due to side-swipes and fender-benders. These roads are narrow. These roads are steep. The last thing we need is a vehicle increase of this magnitude.

The next issue I take is the apparent lack of laundry facilities in these units, as the developer is providing neither a shared facility or unit-specific appliances. The nearest laundromat is a mile or so away, downhill. That is not an easy walk while weighed down with linens and there is no bus service in that direction, so the types of residents interested in these units will surely be those with cars. Makes me wonder about the 36 car estimate provided by GTC.

Though I could go on with my concerns for this project, I'll leave it at these two and close with some final thoughts. In Seattle we are currently in a market overwhelmingly in favor of developers, and the tech boom will surely keep it so for the foreseeable future. I understand that this city's explosive population growth requires rethinking of our cherished spaces and an openness to high-density housing projects such as the one proposed here. However, we can't be so short-cited in the approval of these projects as to let our infrastructure fall behind. There will be more projects like this one and the consequences will continue to stack up. The developers behind these projects stand to gain immense amounts of profit from their endeavors and it seems completely within reason that in return they should be expected to provide the infrastructure necessary to support the residents and business owners who will ultimately inhabit the property. Building a parking garage and providing laundry facilities may cut into their margins, but it will not make this project unfeasible by any means.

Thank you, truly, for taking the time to read over my concerns and more generally for holding developers accountable.

Sincerely,
Erik Fredrickson
N 74th St