

Dela Cruz, Jeff

From: Craig B. Fryhle <fryhlecb@plu.edu>
Sent: Monday, August 01, 2016 10:15 AM
To: PRC
Subject: Project 3020114, 6726 Greenwood Avenue

I would like to register a number of comments regarding proposed project 3020114 at 6726 Greenwood Avenue.

(1) The June 24, 2016 parking study failed to account for weekend parking. The survey was done on only Wednesday and Thursday. Businesses on Greenwood Avenue attract a significant number of weekend customers (restaurants, markets, salons, retail). Many of these customers come from beyond walking distance and drive to the businesses. The viability of businesses on Greenwood be detrimentally impacted by lack of parking due to the added demand from the 6726 Greenwood Project.

Even the flawed parking study already shows parking demand at over 100% capacity (104%) as a result of pipeline projects.

Though city code does not require parking at the 6726 Greenwood project, 10-12 parking places should be included in the building design because of the negative impact on the neighborhood and commercial enterprises by lack of parking. Parking demand will far exceed 104% on weekends.

(2) The 6726 Greenwood project must add laundry capabilities. It is not reasonable for residents to have to travel to 65th St and 7th AVE for the nearest laundromat. People cannot walk or bike that far with laundry. It is a stiff hill climb back up to 6726 Greenwood from the laundromat, as well.

(3) This project does nothing to provide affordable housing. The projected \$1000 rent for a 275-300 sq ft zero-bedroom unit is simply not affordable, as the city's own analysis shows in this city council document: <http://www.seattle.gov/council/issues/affordable-housing>.

(4) The units in this project are essentially the same as hotel rooms. The developers project tenants will stay 12-18 months. Even that length of time is unlikely given the lack of laundry, parking, and other facilities. The Traffic Study suggested that "Again, due to the small nature of the residences it is anticipated that 50% of the tenants are likely to be students traveling to/from the University District." It is highly likely that a significant portion of the units will become AirBnB rentals. Until the city codifies regulations to protect the integrity of neighborhoods from any negative effects of AirBnB establishments, projects like this one with the potential to become an AirBnB hotspot must be rejected or redesigned to encourage longer-term residency. The potential for units in this building to be used as AirBnB rentals further diminishes the prospect of providing long-term affordable housing.

(5) The clerestory design serves no practical effect other than to increase shadowing on the street below and further diminish views from nearby locations. The clerestory aspect simply adds ceiling height to the upper units and should be removed, lowering the overall bulk and height of the structure.

(6) The 3 foot distance between the building and east property line is completely inadequate. It is not respectful of the project's placement adjacent to single family homes.

(7) To create a building that enhances live-work capacity and affordability, this project should increase the square footage of the units (reducing the overall number of units and increasing affordability by reducing the dollars/sq ft rent), include capacity for laundry facilities, provide parking for 20-25% of the units so as not to detrimentally impact businesses and nearby residents, remove the clerestory to reduce overall height and bulk, and increase the ground level set back from adjacent properties.

Thank you for working to create a project that could be a benefit instead of a detriment to this Seattle neighborhood.

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