

## Camacho, Rudy

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**From:** Terry <salmonriverflash@comcast.net>  
**Sent:** Saturday, March 05, 2016 12:21 PM  
**To:** PRC  
**Subject:** Project #3020114; 6726 Greenwood Ave N  
**Attachments:** parking plan.pdf

I am submitting my comments on the proposed new development at 6726 Greenwood Ave N, #302114.

Since this lot is 8,000 SF and abuts SF homes to the east, the concepts presented are not in scale with these homes or the 2 existing multifamily apartments to the South. This lot is considerably smaller than the development sites to the north and across Greenwood Ave to the West. A reasonable response to this lot size is a SMALLER BUILDING overall with setbacks on the east side in an effort to create a real transition to the SF zone.

The design guidelines for Greenwood/Phinney placed an emphasis on the views from the ridge. The proposed building should be designed to maximize the public view down the 68th street view corridor not a bunker-like mass at the corner.

The architecture of this building is truly disappointing because it is so far removed from what the surrounding buildings and single family homes look like. A "cookie cutter" design keeps things simple and less expensive to build, but I this design doesn't work for every neighborhood, especially Phinney Ridge. I would like the developers to revise this bunker style building to create a transition style that will fit into the neighborhood architecture.

Building this many units with NO parking is totally unrealistic. At a recent community meeting the developers stated that 25-30% of their renters will have cars based on their other properties. I think it only reasonable to expect that that many spaces be built. I have attached a drawing to show this is feasible.

The large imposing south facing wall looks like early Soviet bunker style buildings. Since it will loom large as you are traveling north along Phinney/Greenwood I ask that the developers provide concepts to make this less imposing and more attractive, perhaps a mural of the way Phinney looked in the early 1900's - streetcar? a zoo motif? Or balconies with plantings?

I believe the small setbacks for this building will present serious safety issues in an emergency. The city is currently planning for an emergency exercise in June to deal with a potentially devastating 9.0+earthquake. I ask that the city planner consider this as a possibility and how this will impact the safety of tenants and the people living around your proposed building. The proposed building towers over surrounding structures. When this structure collapses it will flatten the smaller structures to the east and south increasing damages.

In addition to creating new living units for people moving into Seattle, we also need to maintain our livability which includes light, green space and community.

Respectfully,  
Terry Cook  
6718 Palatine Ave N

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." Margaret Mead

