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To: [PRC](#)
Cc: [Dorcy, Michael](#)
Subject: Project #: 3020114 / 6726 Greenwood Ave. N.
Date: Wednesday, March 30, 2016 4:56:19 PM

As a long time Phinney Ridge resident I'm deeply concerned about the proposed development noted above. A few comments that come to mind are as follows:

Parking - or lack thereof: Most of the comment letters on this project have to do with parking - and for good reason. Anyone who lives in the area knows that parking is scarce - and a BIG issue.

A Parking Analysis, completed by GTC, was completed in November, 2015. That study was then released for public comment on 3/22/16 - just before the end of time for public comment and 4+ months following completion. Why?

Although that Parking Analysis appears on the surface technically quite comprehensive, the results are essentially unbelievable. For example, the study says: "*No natural or man-made barriers were assumed to limit the 800-foot distance in any direction*". First of all, I'd question 800 ft as being all that "walkable". For any neighborhood resident - with any kind of mobility impairment (age, disability, any physical condition); carrying groceries or home supplies; carrying, pushing or walking with tired children; walking on wet or icy sidewalks - traversing 800 ft isn't all that "walkable". And guess what? Phinney Ridge is the top of a ridge! Access to Greenwood or Phinney Ave. from the east or west is typically up a considerable grade and elevation gain. Take for instance the study area along N. 68th St. - from Greenwood Ave. N. all the way to Fremont Ave. N.. That's a distance of over 1,300 ft (way past 800) - and it's up or down a very steep grade all the way. Unbelievable!

Density = More Parking/Traffic Problems. This project proposes to introduce to the neighborhood, in a 4 story+ building on a smallish 4,000 sq ft lot, with 57+ inhabitants of "Small Efficiency Dwelling Units" (AKA SEDUs). Inhabitants of these dwelling units are said to be short term residents with a turnover of 12-14 months. Presently, there is no such building at this level of occupancy/density in the area. The entire southern end of the Greenwood/Phinney Urban Village is single family and longer term apartment residents. This single development, as stated by the GTC Parking Analysis, would generate 39 vehicles in need of parking on local residential streets (29 from residents, 10 from ground floor commercial). The conclusion of that Analysis regarding the study area having ample parking space is in error. The available supply of parking space was miscalculated while the utilization counts were not taken during peak parking demand times.

Affordability. A 270 Sq Ft "Dwelling Unit" renting for over \$1,000/month is not "affordable housing". Any definition of affordable housing must take into account the size of the unit in

relation to cost. SEDUs are transitional housing, and would be "suitable" only temporarily and for a small demographic of the population. They are intended to provide sizable profits for the developers and not provide livable housing for low income residents.

This project should be denied a Master Use Permit at the given location on Greenwood Ave. N.

Thank you,

Michael Richards

Resident, Phinney Ridge