

Herbaugh, Melinda

From: James Lindler <mbjim@comcast.net>
Sent: Saturday, March 26, 2016 4:24 PM
To: PRC
Cc: O'Brien, Mike
Subject: 6726 Greenwood Ave North proposed 55-unit apartment building

Hi,

We would like to register our concern about the proposal for a 55-unit apartment building at 6726 Greenwood Avenue. We object less to the number of units as to: (1) the lack of parking in the building to accommodate those who rent the units, and (2) the high likelihood that the units will turn over quickly.

First, our concern about the lack of parking in the building. Parking is already tight for residents in the neighborhood. We don't think the city should assume that renters of small 275-square-foot apartments will not have cars they will need to park. Those additional cars will add stress to the congested street parking that already exists for current residents in this primarily residential neighborhood. Street parking by those renters will also reduce parking for the businesses along Phinney and Greenwood avenues. In addition, because the area is more and more popular for its nightspots, those renters looking for off-street parking will compete with visitors from surrounding neighborhoods in the evening at the same time that many existing residents need to park their cars.

Second, our concern about the high likelihood that the units will turn over quickly. We believe that renters of these units will move to more desirable housing as soon as they can. By comparison, most other renters and the owners of condos are drawn to the ambience of Phinney and Greenwood and stay for extended periods of time, resulting in more commitment to the neighborhood and its quality of life. Today, for example, we met a young couple who has rented here for two years and considers our neighborhood to be a desirable place to live. This couple is far more likely to feel committed to what happens in the neighborhood than the renter of a 275-square-foot apartment who is more likely to move on. The high rate of turnover from this project will change the nature of this well-established and highly committed neighborhood.

For both of these reasons, we are asking that you reconsider your tentative approval for this project and ask the developer to address these issues in a revised design. If you would like to discuss this matter further, please feel free to contact us at this email address or by calling 206-782-8468.

Sincerely,

James P Lindler
Maribeth Stephens

500 N 63rd Street
Seattle, WA 98103