

Camacho, Rudy

From: Dani and Wayne Reinhardt <daniandwayne@hotmail.com>
Sent: Thursday, February 18, 2016 10:35 AM
To: PRC
Subject: Comments on Proposed Design at 6726 Greenwood Ave

Dear Seattle Planning Staff,

As a resident (of 30 years) in the Phinney Ridge Neighborhood and only 3 blocks from this proposed development, I feel it is necessary to comment on this planned development.

Let me first be clear, I have no issues with urban development - if it is done appropriately for the neighborhood and responsibly. As I understand the proposed design - I do not in any way believe it is appropriate for the neighborhood or is being done responsibly. The thought of putting 56+ studios apartments and two restaurants in our neighborhood at the existing location will definitely create a "tunnel effect" given the existing structures and development across 68th. The "tunnel effects" that have been created by development in the Ballard, West Seattle, South Lake Union... have greatly reduced the amounts of sunshine, light, air flow and visual aesthetics of the neighborhoods. As we go through the process of urban development in Seattle, it is critical to address the conditions of livability and the strengths of existing neighborhood, not only the profit of developers.

In addition, the developers are stating that the rent would be \$800 per month, lets be realistic. How long do you think that would be the case before they are raised and raised again. It is my belief (shared by many other residents of Seattle) that the cry for "affordable housing" is a new ploy that developers are using to gain approval and increase their levels of profit. If we wish to truly develop affordable housing, than lets do it in a responsible and livability manner.

Perhaps most important -- allowing this development to occur without ANY parking!!! This is totally irresponsible and will result in years of hardships and consequences for the neighborhood (meanwhile the developer has moved on to "invade" another neighborhood to gain more profit. I would be very interested in seeing the developers research stating that only 20 - 30 % of residents will have cars and that existing street parking is available for an additional 15 - 20 car, plus customers for the two proposed restaurants (that have currently existing parking in the rear of the building) .

If a city planning staff comes to the neighborhood at any hour they will see that existing street parking in the area of 68th and Greenwood is currently at its maximum level. The construction staff working on the development across the street from this proposed building has but a stress on street parking in this area. This is even before the cars from the condo building being developed across the street even occur - this building was approved with limited parking. Further, if a staff member came to the location during the mid-afternoon / evening hours, they would see that parking is limited even more in the proposed area. Again, the demand for parking will be much greater in this area when the new condo is finished across the street and the restaurant parking and lost.

It is time that the city begin to stop approving the building of multi-unit living quarters without sufficient parking. The results are destroying the existing character of older established neighborhoods and the livability for the majority of existing and future residents who desire to live in a neighborhood that provides for comfort, low stress, light, sun shire and future generations of families who choose to live in the city. We must stop seeking short term gains and adding to the profitability of developers.

Lastly, this development that is being proposed and future development in the Phinney Ridge Neighborhood will most likely lead to the city installing paid parking along Greenwood and some side streets to "control" the resulting consequences of approving development such as this proposal. Paid parking along Greenwood and some side streets would be an act of "death" for the small businesses and further "punishment" for neighborhood residents.

I do not encourage you to support this development without some major changes and involvement by community members. It is crucial that you take a holistic approach when considering this proposal, rather than simply a building, development, and "affordability" (an emerging scam in Seattle by developers) perspective.

Thank you and I wish you mindfulness based on responsibility, livability for all, and respect of existing residents.

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