

## Camacho, Rudy

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**From:** eevocal@aol.com  
**Sent:** Wednesday, January 06, 2016 1:07 PM  
**To:** PRC  
**Subject:** Project #3020114; Attn: Michael Dorcy, Planner

Dear Mr. Dorcy,

I am submitting comments upon the proposed 56 unit building at 6723 Greenwood Ave N, Project # 2030114. I live with my father Wallace Johnson in the house directly behind this project on the NE side. My father has lived in this house since 1959 and plans to remain. I have come to assist him in this and make sure that his remaining days are safe and comfortable. We are therefore very directly impacted by this project and would hope that the developers and the Design Board take our needs into account.

We are concerned primarily about how little setback each of the three options give us. In all Option A,B, and C we are given only 2 feet between our property line and the proposed live/work unit or service entrance. This is hardly enough room to turn around in or do maintenance on the garage and the hedge which separates our backyard from the building. This is an antique garage and is still used to house the car and as storage. We are concerned that a setback of merely 2 feet will not be enough to protect it from damage during the project's construction. We are distressed that the adjacent single family to us has been allotted 5 feet of setback on the ground floor as I understand it, and yet we are not. We would appreciate the courtesy of the developer to abide by the new setbacks standards required by the City of Seattle shortly after they made their bid. Legally, they are not bound to it, but in the spirit of good neighbors and the spirit and legality of the new law we would request that.

Secondly, as the Residential Entrance will be on the 68th side of the street, and therefore where the residents will move in and out, if this be the case if one of these designs is accepted, we would like to see a well marked LOAD/UNLOAD ONLY area and signage placed on that part of the street and sidewalk. We are concerned with Moving trucks and Delivery Trucks blocking access to the garage and driveway. And a DO NOT BLOCK THE DRIVEWAY for our garage if such signage is provided by the city. As it is, we encounter this problem regularly with trucks making deliveries to the Kort Haus and the Stumbling Goat, as well as patrons of these businesses blocking it on occasion.

Finally, as a community, we all feel that this building is too big and imposing for its space and has too many units. It will create too many traffic safety and parking issues for our small and intimate block setting. We are used to being a low rise block and adding three stories where there had been for many years one story, deeply distorts this. The fact that they are studios and the average length of tenancy is 12-14 months doesn't mesh with our neighborhood's vibe of long term, stable residents and families. There will be a lot of coming and going on a narrow street that frequently has cars illegally parked on the the north side of 68th Street - cars from non-residents visiting the Kort Haus and other businesses that are attractive to the outer community-- creating bottlenecks and a dangerous, blind driveway for our garage as well as a blind intersection with Greenwood Avenue. (North 68th is often used as a through street for drivers to get from and to Aurora to Greenwood or Ballard). Dangerous for all, but especially our elderly residents and children. We would request and environmental impact and traffic/parking study be done prior to this project unless the developer amends the project to a more human and humane scale for our block and a parking solution be found. We are deeply concerned that this project will impact our quality of life in a profoundly negative way.

We appreciate that the developer and architect listened to our concerns re: not having the commercial entrances be on the N 68th side of the street which would impact the noise level and that they have been more attentive to materials and how the building could fit in with the other buildings in the community. We request the above further compromises so that we the neighbors can be happy and they can still make their money. Having long term happy residents in their building, who can park their cars is better in the end I would argue, than constant turnover and the bitching, stress and complaints of "There is NO where to park!"