

Dela Cruz, Jeff

From: Diane Duthweiler <dduthweiler@comcast.net>
Sent: Monday, January 11, 2016 9:16 PM
To: PRC
Subject: comment on Project 3020114 street address 6726 GREENWOOD AVE N.

I want to thank the Design Review Board members for paying attention to this project and working to hold the developers accountable for following the law.

From what I understand from some neighborhood residents with greater understanding of the codes and laws, the current proposed designs still do not comply with existing law in terms of property line setbacks. If that is the case, please enforce that.

I would like to add that I don't believe the design fits the "character of the neighborhood" as required. The project looks like a square box with giant square windows. Most of the traditional apartment buildings in the neighborhood have some rounded elements, arches, roundness over the windows, entry ways or fencing, courtyards, expansive outdoor entryways. Most of the homes in the neighborhood have peaked roofs, not the flat one as proposed for this building. The proposed building is all right angles and square just doesn't fit in. The traditional buildings are also finished in one material, brick or siding, or stucco, not a mix of materials like this proposal. In the past decade, so many buildings that violate the character of the neighborhood have been rubber-stamped by the design boards and city, then built, that they are starting to be common and now cited "as the character of the neighborhood." I'd love to see that trend reversed.

I would also like to encourage a design that puts the garbage collection and the transfer of garbage containers inside the building. Moving the containers is very noisy and there will be many dozens of garbage and recycling containers to move each week. Having it inside the building will help contain the noise.

Due to the high turnover expected in these units, it would also be wise to put a load/unload zone inside the building as the residential entrance is on 68th street and the only place for a truck to park is on Greenwood. Moving furniture/household goods and replacement appliances from Greenwood, around the corner to 68th will be a serious disruption for pedestrians and an eyesore to the building's street-level businesses.

I also worry about fire safety. I think trying to access the east side of the building if there is a fire would be difficult as it is built just 2 feet from the neighbor's garage on the eastside. I don't see any fire escapes in this design. Not to mention the neighbor has expressed concern about being able to repair or repaint the west side of his garage with just 2 feet of space to work in. Barely enough for a ladder and certainly not enough for a person.

I would encourage the design review board to require that the ground floor retail be large enough for restaurants and vented for them. We are losing more and more of our mom and pop restaurants because the new residential buildings commercial spaces are not big enough for restaurants and not vented for them. It is hurting the character of the neighborhood.

Also, the building does not have a laundry room and the units are so small, even a stacking washer/dryer would take up quite a bit of space. Not to mention I don't believe the units are plumbed for a washer and dryer from what I know. I think the closest laundromats are more than a mile away. So, no walking to them. It would require a vehicle trip just to do laundry.

Best,
Diane Duthweiler
dduthweiler@comcast.net • (206) 375-0012

