

Camacho, Rudy

From: Mary Park <marybyrnepark@gmail.com>
Sent: Monday, January 11, 2016 3:14 PM
To: PRC
Subject: 6726 Greenwood Avenue North

To City of Seattle DPD:

As a longtime resident of the 6800 block of Phinney Ave N, I have significant concerns about the building design proposed for 6726 Greenwood Ave N, less than a half block from my house. The current plan includes 55-60 studio apartments of less than 300 square feet each, without any provision for parking for either tenants or retail/restaurant customers on the ground floor. This microhousing/apodment model is a bad fit for our lightly urbanized corner of Phinney Ridge, inconsistent both aesthetically and functionally with Phinney's historically small-scale, family-friendly feel. Adding such a high-density development with high-turnover units and transient tenants will worsen traffic, congestion and safety issues in a neighborhood primarily populated by the elderly and families with kids.

It's not realistic to expect that tenants will not bring their own cars to this development, no matter what we might like to believe. Unlike the Greenwood downtown to the north, the Phinney neighborhood lacks a transit hub and is served primarily by the overcrowded "5" line, with no east-west service of any kind. Unlike the dense, apodment-friendly neighborhoods of Lower Queen Anne and Capitol Hill, Phinney street parking is currently unregulated, which will actually attract car-owning tenants who'd like to save a buck on parking. Dumping 40-50 new cars on our block (plus additional 10-20 for employees and patrons of the two ground-floor restaurants) will significantly affect the quality of life of current residents, worsening an already significant parking problem and leading to the kind of neighborhood "cruising for parking" that worsens traffic and spoils our air. (Study after study has shown that up to 30% of traffic is caused by people looking for parking.) Traffic already speeds down 68th on the way to Aurora; add tenant, "cruising" and moving-van traffic to a corner not designed for this level of density and 68th might change its residential character entirely.

It was clear from the developers' presentation to the Phinney Ridge Community Council that they have little interest in neighbors' concerns. I'd like them, and you, to know that my neighbors recognize the need to increase housing stock in Seattle. I for one support increased density if and when it can be served by the existing infrastructure. Improve public transportation, rebuild sewers, resurface some of our neighborhood's rutted streets and regulate parking, and I would welcome our new neighbors, particularly if some units were available as affordable housing to those who might otherwise be priced out of the urban area.

Best,
Mary Park
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