

Camacho, Rudy

From: Barbara Grondal Boyd <brosieg@hotmail.com>
Sent: Monday, October 12, 2015 1:28 PM
To: PRC
Subject: Project #302011

October 9, 2015

City of Seattle
Attn: Jay Janette, Michael Dorcy
DPD/PRC
700 5th Avenue
Ste. 2000
PO Box 34019
Seattle, WA 98124

Re: Project #302011
Phinney Ridge neighborhood

To All Concerned:

I am writing you today concerning the housing project proposed for the Phinney Ridge on Greenwood Avenue N. The plan calls for a four level building with 56 apartment units and ground level business space.

I regard myself as a realist and a pragmatist. While I enjoy my neighborhood in its current form and resist the idea of it changing, I understand that Seattle's growth is inevitable. No neighborhood will be immune to it. Therefore, I support the need for Seattle neighborhoods to accept higher apartment dwelling density to support our city's population growth. That said, I have some specific concerns about this project.

My understanding is that the planned apartment building does not include parking stalls.

- What accommodation, then, is being made for tenants who DO own cars?
- What accommodation is being made for tenants who do not own cars and will need transportation services?
- Where will commercial trucks park for daily deliveries?
- How will tenants 'move in' and 'move out' their belongings?
- Where will taxi's, Uber or Lyft drivers idle while waiting for their patrons?
- People who do not own cars often use car rental services. Where will these vehicles be parked?

I support increased use of bicycles, transit and car ownership alternatives in our city. I believe that, at least in theory, making less parking available, expensive or harder to find, would encourage more people to use these alternative services. However present day reality is that intermodal transportation services are not seamless in this city. We are still many years away from achieving that goal. Presently, people rely heavily on cars to connect their work lives with their daily needs, such as groceries, daycare and personal services. Any effort to force people out of their cars without supplying reasonable alternatives, is to invite chaos and guarantee failure.

Phinney Ridge street-side businesses are already challenged by limited parking availability. Commercial vehicles must double park in the center lane to unload their deliveries along Greenwood Avenue N., disrupting traffic flow and putting pedestrians at risk. Additionally, the curve in the avenue as it transitions from Phinney Ave N to Greenwood Avenue N. (located south of this proposed project) poses a particular challenge. This curved transition limits sight distance for drivers of vehicles heading north and traveling onto Greenwood Avenue. When a vehicle coming around the curve comes upon a commercial vehicle unloading in the center lane, the driver must quickly determine the lane divisions. Add to that another vehicle ahead in the northbound lane that is stopped or slowed to look for parking or to pick up a tenant or patron, and a hazard is created that is an accident in the making.

Additionally, it is common to have cars enter onto Greenwood Avenue N from NE 67th street heading northbound or southbound. Pedestrians frequently risk crossing the street in this area, due to the long span between marked crosswalks. At best, this is already a congested area. Blindly adding more stress to this roadway area, without making reasonable provisions for the increased traffic, parking and pedestrian use that this project will inevitably bring, is unwise.

Here are my suggestions:

- Include a drive thru driveway/entry area that accommodates drop offs/pickups at the building.
- Provide for ample bicycle parking/storage.
- Include parking places onsite designated for Zip Car, Car2Go and rideshare commuter vans.
- Approve a building design that incorporates the existing brick facade of 'The Kort Haus' and 'Stumbling Goat' building; this effort would pay tribute to the historical character of the Phinney Ridge community and help residents of the community to embrace the inevitable growth and change coming their way.

It is my hope that these comments can be added to the discussion of this project and be useful toward building greater consensus among all members of the community--residents, businesses and developers. I believe Phinney Ridge has the potential to be a welcoming and enjoyable community for all.

Thank you,

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