

Herbaugh, Melinda

From: Jan Weldin <janweldin60@gmail.com>
Sent: Friday, October 16, 2015 10:37 AM
To: PRC
Subject: Proposed construction at Greenwood and 68th St Project 3020114

I live on N 68th St, just down the hill from the proposed construction on the SE corner of N 68th St and Greenwood Ave on Phinney Ridge.

I have lived in my house since 1981. I love the Phinney Ridge Neighborhood.

I also know understand that there is a desire and need to provide more affordable housing in the city and encourage use of public transportation.

I support these issues. The Phinney Wood Neighborhood is wonderful, vibrant and diverse and I understand that change is very much happening in our neighborhood.

I feel greater density brings greater diversity and I think that can be a good thing.

What concerns me is the impact of so many new units in this development with **Zero Parking**. On the NE corner of N 68th and Greenwood there is a building under construction with 35 units with 28 parking spaces. Just south of the Phinney Neighborhood Center a permit has been filed for another 10 unit building with Zero parking **So in 2-3 blocks on Phinney/Greenwood it seems there are 105 proposed units with 28 parking spaces in one building only.**

The development on 85th across from Fred Meyer is a zero parking building. There are other zero parking developments already built or planned farther north on Greenwood.

The block directly behind, to the east of, the proposed development already carries crowded parking for the residents of these blocks, some of whom do not have driveways. and also overflow parking for the Starbucks and Red Mill Burger located the corner of 67th and Phinney/Greenwood, and the Phinney Neighborhood Center, in the next block south. There are many, many events there and the demand for parking frequently overflows onto streets nearby. A farmers Market on Friday afternoons in the summer is an important activity and people fill up parking within a 2 block radius for this. These are well maintained older homes and the building on Greenwood directly behind them is certainly going to affect the quality of light and for homes and gardens, drainage issues and traffic. It will most likely mean a decrease in property values for these home owners.

I am asking you to address issues of concern and interest to the neighborhood.

1. A simple solution for the developer to provide dig a hole and provide parking that residents would pay for.

2. Get guarantees from the developer and the city that there will zero parking for residents of the proposed building by issuing street parking

permits for residents of single family homes. within a 4-5 block radius. Residents of the zero parking building would be ineligible for overnight street parking permits.

This may impact the rental and sales of the units in the proposed building, but then the developer hopefully will work with the neighborhood to find a workable solution.

If this is going to be built as a zero parking, building, it should be exactly that. Zero parking.

3. Consider that the houses on Phinney Ave directly behind the proposed development are already tight on parking, impacted by Starbucks, Redmill Burger, the Phinney Neighborhood Center. Remember there is parking directly north of this building on Greenwood because of a bus stop, new commercial space in the new building under construction on the NE corner of 68th and Greenwood, and less than one parking space per unit in this building. (Project #3016207)

3, At this time there delivery trucks for commercial establishments along Greenwood use the center turn lane to park while making deliveries. Parking is this tight already.

4. 68th St is a fairly steep hill. It is not an easy street to walk carrying groceries or children. It is not possible for people with disabilities to use a wheel chair, a walker on the steep hill on east Phinney Ridge.

I care about my neighborhood. The development happening should be thoughtful and fair.

Jan Weldin
504 N 68th St
Seattle, WA 98103