

Herbaugh, Melinda

From: douglas.f.sharp@gmail.com
Sent: Monday, October 19, 2015 11:30 PM
To: PRC
Subject: (ShapingSeattle) Comment about Project 3020114

Despite being a Residential Urban Village, this particular section is a narrow corridor, a single avenue backed by single family homes on both sides. Most homes on west side of corridor don't provide off-street parking for the families that live here. These streets fortunately feature parking on both of sides of street. Many homes on the east side of corridor also don't provide off-street parking. Nearly all the streets on this side feature parking on only one side. Phinney Ridge has long been a neighborhood consisting of residents of all ages, families are significantly represented. Families will continue to own and use private vehicles, hopefully electric.

Unless there is some regulation restricting 100% of future residents of this project from owning a vehicle, there exists possibility of an additional 60 cars in this vibrant neighborhood, already experiencing parking difficulties, many travel from other neighborhoods to enjoy the amenities and businesses of Phinney Ridge. This doesn't even take into account the commercial tenants this project will provide space for.

I understand increased density is the future of Seattle, and I understand the SMC doesn't require off-street parking for this particular kind of project, however, there are real limitations of physical space available for current and future residents. There currently are and will be future projects that follow the lead of this project and exacerbate the problem.

Please hear the residents of Seattle, as opposed to the developers, and require parking for some modest percentage of residents, or restrict ownership of private vehicles by all residents of this project.

As for the massing studies presented, I prefer Option D as it most effectively maintains the commercial street wall and provides a dissimilar built form from the project to the north, and a superior layout with more variety of unit sizes and privacy from each other.

I was unable to attend the public meeting on October 19.