

## Herbaugh, Melinda

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**From:** Dan Kamm <upupbeat@comcast.net>  
**Sent:** Thursday, October 15, 2015 12:02 AM  
**To:** PRC  
**Subject:** Project 3020114

Project 3020114

6726 Greenwood Ave N

It is my understanding this urban village plan includes approximately 60 units ranging between 245 and 400 square feet. However, most units are predominantly 275 to 300 square feet. It appears there are also some amenity areas in the facility. The facility does not have any parking spaces. The bike storage area seems very small, if that is really supposed to be a major mode of transportation for the occupants. I couldn't find any individual unit designs, but I don't believe this facility really expects to house families. If I am incorrect on this assumption, I guess I can't imagine a family living in this environment. On the other hand, if the intent is to provide a facility for low income single individuals that does make more sense. However, I have not found any restrictions on the number of individuals per unit. Does that mean four people or more could possibly inhabit one unit?

How might this facility impact the occupants and our neighborhood? Since no one really knows the number of people that could live in this facility, if we said two adults per unit that would equate to 120 additional people in our neighborhood and in the facility. With this in mind these are my concerns.

- 1) Some believe there is a positive linear relationship between population density and the rate of crime. As population density increases, the rate of crime increases. I imagine in a facility with 60 small units there could be noise issues, use of facility issues and so on. In the neighborhood there will probably be issues between private property owners and the occupants of this facility. Now, we seem to have limited police protection. (Believe me at least that is the general consensus in my area.) If it is true that as an incentive for this development, developers do not have to pay property taxes for 10 years, than certainly we will not be adding funds for more police protection.
- 2) I am most concerned about affordable housing for families. Probably no one believes another Holly Park is the answer. This facility sure isn't either. However, small clusters of about six 800 square foot 2 bedroom apartments with garages, seems like it could add at least a homier environment. Also, if they did have parking there would be no or minimal impact on our neighborhood. Myself, I would rather provide financial assistance to qualified families and have them scattered throughout the neighborhood.
- 3) If it is true that the developers will receive a property tax benefit for 10 years, what happens when the 10 year period is over? I would guess the rents will have to go up. If not, how well will these facilities be maintained. If not maintained could they become a real eyesore for the neighborhood? Also what kind of tenants would they attract?
- 4) Of course, parking is already a problem. To assume that a portion of the people living in this facility will not have cars is absurd. So if half (assumes 2 people per unit) 60 new cars were

added to our street parking, it would be almost impossible to park in Phinney. In addition, these people will have friends that drive here and visit. I have witnessed property owners yelling at people parking in front of their driveways now. I try to walk as much as possible, but I must drive at times too. Parking is difficult now by stores and restaurants along Phinney and Greenwood. When you drive off Phinney and Greenwood deeper in the neighborhoods the parking is still congested. Sometimes I must leave the neighborhood to shop or eat out because it is impossible to park here. Add any kind of event and no one wants to come here. I never go to West Seattle and Ballard anymore because of the parking issues. I will walk to Fremont for dinner, but not shopping. We need more public parking now, in order to draw more individuals to shop and dine in our neighborhood.

In closing, I am very concerned about adding urban villages of this type in Phinney Ridge. How will an increase in population density of this magnitude impact the quality of life in Phinney Ridge? If crime increases and there is no parking available for our businesses will the families and individuals that make this area great now be forced to leave to improve their quality of life? I understand the need to provide more affordable housing, but instead of large facilities it is important that we retain the character of our neighborhood and ensure the new facilities can meet the test of time. Please do not allow the urban village format to ruin what has been one of the top neighborhoods in the United States. Thank you.

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