

Herbaugh, Melinda

From: eevocal@aol.com
Sent: Friday, October 16, 2015 2:22 PM
To: PRC
Subject: Project #3020114 -- 6726 Greenwood Avenue N.

Elizabeth Johnson
6727 Phinney Avenue N.
Seattle, WA 98103

Seattle Dept of Planning and Development
Design Board

October 16, 2015

To Whom It May Concern:

I am writing on behalf of my father, Wallace F. Johnson, who has lived in his home at 6727 Phinney Avenue since 1959. He will be directly impacted by this development as it is in his backyard. I am writing because he has several concerns about this new development which he/we would like you to take into consideration.

First and foremost is the set back issue. The proposed planning of a unit comes right up to my father's property line. We (he and myself) see this as deliberate tactic to make use of a loophole in the zoning law which applies to set backs. We would request that this unit be removed from the plan and the legal set backs for a 4 story building be observed and implemented. He will no give permission for any workers to come on the property which would be necessary to build this unit if maintained in the plan. Any damage done to the garage would be the responsibility of the developers and the contractors. Set backs were granted in the case of the building built across the street from it. We would like that precedent to be continued and spare us all a lot of storm and stress. This proposed unit would also not be aesthetically contiguous with the style of our neighborhood. It would be higher than the garage and stick out like a sore thumb. The garage is one of the few remaining garages from around 1915. It is separate from the house and will clash with a modern building. Some space between it and a newer building would look better.

Other issues have to do with where will the garbage be kept and how will it be collected? Where will the delivery trucks for the businesses (a restaurant and a tavern) park and make deliveries? Picking up from the middle of Greenwood is a disaster waiting to happen as cars zip around the corner from Phinney to Greenwood. The safety of the delivery drivers, people crossing the street at 68th and Greenwood, and cars needing to turn onto Greenwood is a huge issue. 68th already feels like a crosstown arterial for those wishing to avoid 65th between Ballard and Linden/Aurora. Our neighborhood has many families with younger children and older residents. It is important that we consider their safety as well. The sight lines are already compromised. There is always a concern in crossing or turning onto 68th, that a car will whip around the corner and that will be that.

We propose for your consideration that the current driveway behind the existing building be maintained for the use of delivery trucks, zip cars for residents, employees and guests of the businesses. As it is, parking is a huge issue from popular businesses like Starbucks, the Red Mill, Ed's Court House Tavern, 8 Limbs Yoga, the Phinney Neighborhood Center, and during the summer months the Farmer's Market. Often cars park illegally along 68th street as they cannot find convenient spots elsewhere and there is little, if any, enforcement.

We feel that apodments are better placed near universities, on flatter terrain (Phinney Ridge already has many multi-story buildings that block the view of the Olympics and Cascades) and in the downtown business area. The 67 block between Phinney and Greenwood is not large, it sits on a nasty S curve (cars have crashed many times into Starbucks), we already feel cramped and this building will do nothing for our feeling of breathing room. It will impact our quality of life for the worse and we would like to see fewer units with some set aside for low income families, parking spaces and attention to safety of all the residents on our tiny block. This would be a better solution to the density issue.

Thank you for your attention to this matter.

Sincerely,

Elizabeth Johnson
Wallace F. Johnson