

Dela Cruz, Jeff

From: Claire Hagen Dole <hagen.dole@earthlink.net>
Sent: Thursday, August 25, 2016 12:17 PM
To: PRC
Subject: project 3020114, 6726 Greenwood Avenue N.

Re: project #3020114, 6726 Greenwood Avenue N.

I have deep concerns about this proposed development, summarized below (from Phinney Ridge Community Council). None of these concerns have been addressed satisfactorily, and this development is grossly unsuitable for the neighborhood. Please disallow this development or require significant design changes. There is no reason not to set aside one or two units for laundry, for example, and to move mailboxes inside the lobby. The restriction on air conditioners will make the tiny units uninhabitable in summer, yet allowing 57 window air conditioners would be extremely noisy and create a hot zone around the building.

If you are determined to increase density within the city, do it in a smart, responsible way. Please don't create ghetto housing that negatively impacts the city neighborhoods.

Claire Dole
745 North 67th St.

- Transitions & Setbacks:** The building is 2.5 to 5-feet from the property line facing the adjacent homes to the east. The current plan has neighboring homes looking at a high, solid wall of dark, painted cement board beginning at ground level. There is no transition between the planned apartments and the lower-rise apartments to the South on Greenwood Ave.
- Mailboxes:** Many new buildings are being allowed to put banks of mailboxes in the parking strip, eliminating potential greenspace, and creating a hard scape, instead of a soft scape in front of the building. The current plans show no mailboxes in the lobby.
- No Laundry Facilities:** It's expected most residents will use cars or buses to travel to and from laundry facilities. Currently, the closest laundromat is 11 blocks away and down a steep hill with no direct bus service.
- Neighborhood Character:** According to the City's design guidelines, new buildings are required to "fit the character of the neighborhood."
- Air Circulation & Cooling:** The developers have placed restrictions on their similar properties prohibiting air conditioners. Some of their current tenants report sweltering temperatures in the units, even with their single window open. The planned units have one-window each.
- **Roof Deck:** The layout is not user friendly.

Issues of concern that could be solved with design changes:

- Traffic & Parking Impacts:** There is no parking in the building, even for the two live/work units. The developer's parking study indicates 30% of tenants will have cars, and that the neighborhood is already at greater than 100% parking capacity with existing use. The current building plan shows 23 bicycle spaces. There is no, on-site Loading Zone. The developers say the average length of stay in their similar units is 12 to 18 months. It's expected moving and delivery trucks will be parking on Greenwood Ave. or 68th.

- Transit: Although bus service has increased in Greenwood/Phinney, some rush hour buses are so full they are not stopping at stops in Phinney. More upstream traffic will increase ridership.