

To: SDCI Reviewer Michael Dorcy (michael.dorcy@seattle.gov)

From: Laura Koutsky (loraxforster@gmail.com)

Date: August 1, 2016

Subject: Project 3020114 Phinney Flats at 6726 Greenwood Ave N

Bicycle storage plans for this building still have not been adequately addressed. As presented below, current plans continue to present real dangers to all tenants and additional security risks to those who own a bicycle:

1. The narrow doorway from the bike storage room opens into a very small communal area that includes doorways for the main staircase, only elevator, hall to nearby living units, and front door to the lobby. The close proximity of the bike room doorway to 4 additional congested spots substantially increases the potential for collisions and falls.
2. According to safety guidelines, each bike should have a 2' by 6' space and there should be at least 5' to 6' behind each stored bike to allow for bicycle maneuvering. The current Phinney Flats design specifies 20% less – only 4' rather than 5'.
3. In order to insure that each hanging bicycle can be moved and locked without moving or damaging another bicycle, safety guidelines specify that there must be a minimum of 2' from center to center of adjacent bikes and from the wall to the center of the nearest bike(s). The builder's plans call for 50% less space, that is, only 1' from center to center.
4. The room itself must be lockable, and current plans do not state that this will be the case. Moreover, a description of the proposed locking system and plans for ensuring that the system remains safe when tenants with bicycles move in and out must be provided.

DPD's request (Cycle I Corrections for Zoning **16** Sheet A2.11.) for the dimensions of the proposed bicycle storage room were not provided in any of the recent documents submitted by the developers. Information about these dimensions is needed to evaluate whether building codes have been met. Importantly, the bike storage room dimensions for this building must not include the space needed to open and close the storage room door and must account for how the bike storage space overlaps with the co-located electrical service area.

Dela Cruz, Jeff

From: laura koutsky <lakoutsky@gmail.com>
Sent: Saturday, August 27, 2016 9:52 AM
To: PRC; loraxforster@gmail.com
Subject: letter to post for project number 3020114
Attachments: Koutsky 6726 building plans DPD letter August 1, 2016.pdf

Please post the attached letter to the Documents section of the DPD site for project number 3020114.

Thank you, Laura Koutsky