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**To:** [PRC](#)  
**Subject:** Project #3020144 Phinney Flats 6726 Greenwood Ave N  
**Date:** Tuesday, September 20, 2016 11:31:59 AM

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Comments on the latest Design submitted by Johnson/Carr and Jay Jannette Architect for Phinney Flats at 6726 Greenwood Ave N.

I am writing on behalf of my father and myself. We live directly east of this proposed building on the corner of 68th and Phinney. I have made many comments the past 12 months on this building, even going so far as to write a letter (PRC webpage 7/29) to the Mayor and City Councilman Mike O'Brien. The Mayor directed Michael Dorcy, the city planner on this development, to write to me and I have posted his response to this comment page. I received no reply from Mike O'Brien. The fact that neither the Mayor, nor O'Brien deigned to make any direct reply to my heartfelt letter about the impact of this development upon my father's health and welfare, the environmental impacts upon our entire community in terms of traffic, parking and the environmental contamination that may exist in the soil and our drainage issues only proves how out of touch the entire city government is. This design review process is in many and most ways a sham, where single family owners are forced to comment upon the outer adornments and not the main issues at stake: parking, it's mass, it's impact upon our sewage lines and drainage and environmental issues due to disruption of soils.

So in terms about what I can comment upon, I would like to thank the Design Review team for requesting that a 5 foot setback be implemented upon the entire eastern boundary of the property. I see that the current design has made this change and my father is happy about this. Landscaping and plants have been added that help as well.

The problems that we continue to have are with the transition between the development and the single family zone to the east. **The upper stories on the north eastern side of the building tower a mere 10 feet away from our backyard.** It impacts the abundant light we currently have and will impact the growing of my vegetable garden. There will be much less sun during all seasons of the year. Looking at pictures of the shadows, if they set back these stories to 25 feet, like they are on the southeast side, we would have much more sun. **I asked for this at the last Design Review and I thought that the developers were required to put in place some sort of tier or better transition to single family housing at the northeast corner. I see that this has not been done.** The other reason beside the sun and shadows is **privacy**. The residents will be able to see us in the garden, look into the kitchen and into the upstairs bedrooms. We will see them. A mere 10 feet is an encroachment upon our privacy. As it is, we will no longer be able to see the sky when we look out the back window. We will have a northeastern wall that is gray and ugly and will cast a pall of gloom over our house. The southeastern setback is more light and elegant. I would request that look with its 25 foot setback be implemented across the entire eastern side of the building.

**The burden should be on the developers to mitigate impacts upon existing homeowners in the neighborhood.** But questions and concerns remain:

Johnson/Carr have refused our most pressing pleas to temper their design to meet our neighborhood's needs and wants.

This building continues to cause undue stress to this community for its failure to provide needed parking for so many units and for it's massiveness on such a small parcel causing strain on our utilities, and lack of adequate transit infrastructure.

It continues to cause stress to us living on the northeast corner, for failure mitigate the shadows into our backyard and invading our privacy by the 10 foot upper story setback with no discernible transition to single family zoning.

**The burden should be on the city to address the monitor, regulate and enforce standards of**

**environmental testing and impacts of new development upon it's citizens.**

There continues to be many unanswered questions about the inadequate soil testing that was done and drainage issues due to increased volume and stress on our sewage pipes and groundwater. Why not adequately test the soil now given the history of the site? Why was no perimeter testing done? Why risk the soil being disturbed and causing an incident of toxic vapors and particles being released into the air? Has no one heard of Murphy's Law? The health of all of us nearby are at stake here.

What are the higher storm water standards? And no assessment that I know of has been done regarding the impact of all the new development on 68th has and will have upon the groundwater that flows down 68th Street and how that might impact people down the hill. Who do we even contact to ask about this?

Michael Dorcy's response (aka, the city's) to me did little to assuage my fears upon that score. I understand the Design Review process now. I didn't need him to tell me what a it is. What I want to know where I can go to get real answers to contamination and drainage issues and I want these issues addressed and dealt with meaningfully. On this the city likes to remain opaque and silent and therefore untrustworthy.

Thank you for the 5 foot ground floor setback! But this whole building still casts an unholy shadow. Please, a more gradual transition to single family housing, to allow for our privacy and light.

Sincerely,

Elizabeth Johnson