

## Herbaugh, Melinda

---

**From:** Terry <salmonriverflash@comcast.net>  
**Sent:** Monday, September 26, 2016 5:54 PM  
**To:** PRC  
**Subject:** Project #3020114 Phinney Flats

Dear Mr. Dorcy,

I live on Palatine Ave N, one block west of the proposed project. I have attended several meetings regarding this project where significant concerns have been raised by neighbors living next door to the project as well as those of us in the surrounding blocks. I have yet to see any consideration by the city regarding these issues.

I will keep this brief:

- 1) There is evidence of prior businesses which may have left contamination in the soil. The soil sampling conducted is woefully inadequate given the fact that there is a day care center across the street on Palatine. The developers will need to dig at least 7' for sewer and utilities.
- 2) The project will certainly be required to build a catchment basin given the fact that Phinney Ridge is full of springs. There have already been issues with sinkholes developing on 68th. There have also been several homes where waste water has backed up into the lower levels. There is enough risk involved that deeper soil samples need to be conducted prior to any excavation.
- 3) Given the fact that Seattle sits on a major fault and has had several major earthquakes, I don't think that a slab support for a 4 story building is remotely adequate. The building has very small setbacks making the building a potential disaster if an earthquake hits.
- 4) PARKING. There is NO parking for a structure that the developers have said will have at least 30% of renters with a car. Their parking study found %100+ over and not even during peak hours. Renters of this building will take up street parking even if they ride the bus or their bike to work. This creates a significant issue for those neighbors who are 65 and over. They may not be able to walk more than a block with their groceries or other packages, especially on the east side of Greenwood where the slope is significant. Where will the occupants of the building park vehicles when they move in?
- 5) There is NOTHING affordable about a 275 sq foot apartment renting for \$1000/mo. If you were lucky enough to make \$15/hr AND get 40 hrs/week your annual income would be \$28,800. Thirty per cent of that is \$720/mo.

I sincerely hope that there will more scrutiny off this poorly designed, inappropriate excuse for housing.

Regards,  
Terry Cook  
Palatine Ave N

"Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." Margaret Mead