

W. F. Johnson  
6727 Phinney Avenue N  
Seattle, WA 98103

February 25, 2016

Department of Construction and Inspections  
City of Seattle  
700 5th Ave., Ste. 2000  
P.O. Box 34019  
Seattle, WA 98124

Re: Project No. 3020114  
Project Address: 6726 Greenwood Avenue N

Dear Ladies and Gentlemen:

My home is located at 6727 Phinney Avenue N, immediately to the east of the project property on N 68th Street. I understand DCI has requested comments with respect to the project, specifically addressing issues raised in the Second Early Design Guidance of the Northwest Design Review Board.

I wish to make several points with respect to the proposed project:

- As the report notes, the proposed project will abut the common property line I share with the project site; there is no setback, barrier or break between the two properties. As proposed, the project will deny me any access to repair, maintain, paint or otherwise service that portion of my property which faces west, specifically the garage and vegetation.
- If the project is developed as currently planned, it appears there will be either a common wall or two walls (the eastern wall of the proposed project and the western wall of my garage) abutting one another. This poses fire safety issues,

and also health issues. There is likely to be some break or gap between the two walls, thus providing a breeding place for rats, insects, birds and other nuisances.

- The proposed building will loom over my property, making me feel like I am living in a cave. The height of the building will cast significant shadows over my home for much of the year. A setback of five or ten feet will not make that much difference but with no setback, there will be no mitigation of the shadows whatsoever.

- Switching to the project side, I am also concerned the retailers and other tenants will not be able to adequately access their property, to repair, maintain and service it. As proposed, there will be no rights of access to the eastern facade of the building — no way to paint it, service it, repair or maintain it. Regardless of the identity of the ultimate tenants or occupants, they will need to service this wall. With no means of access that would exist with an alley or separation between the buildings, they may begin to trespass on my property to take care of these issues. They may do so even though they will have no rights to enter upon my property.

- The proposed development also has no on-site parking, underground or otherwise. The neighborhood is already in dire need of additional parking, as the streets are frequently filled and local residents have difficulty finding street parking themselves. To put new multi-family housing in the area with no on-site parking available would only exacerbate that problem. For home owners in the immediate vicinity of the project like me, I would not be surprised to occasionally find my driveway blocked by people who were either desperate at night to find a place to park or oblivious to the fact that they were blocking a private driveway.

- It is also unclear how the project would handle arrangements and schedule movements of tenants, and the loading and unloading of merchandise and materials for commercial units and retailers. It will be as if a large monolith were dropped in our backyard, with no adequate means of access, insufficient parking and no loading docks or areas. The developers are merely passing these problems onto the surrounding neighbors. Assuming the project goes forward, it must incorporate and include on-site space for parking, loading and unloading, and servicing the exterior of the structure; it cannot foist these problems off onto the neighbors.

In conclusion, the City needs to re-evaluate the project in light of the concerns which neighbors are expressing. It strikes me that by failing to address issues it knows will arise from this project, the developer is placing its profit motives above all else. These problems cannot be passed on to an unwilling and already overburdened neighborhood. The developer must account for the concerns of the neighbors and address issues such as parking, loading zones, and service and maintenance of the building exterior. Likewise, a project that is not well thought out and/or

fails to address the issues it will create will adversely affect neighbors such as me, detracting from my enjoyment of the home I've lived in for more than 55 years.

Very truly yours,

*Wallace F. Johnson*

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