

## Camacho, Rudy

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**From:** Henry & Ava <henryava@comcast.net>  
**Sent:** Sunday, January 10, 2016 11:50 PM  
**To:** PRC  
**Cc:** Henry & Ava  
**Subject:** Project: 3020114 (6726 GREENWOOD AVE N)  
**Attachments:** Project 3020114 Concerns 20160107.pdf

Comments 1/7/2016 regarding Project 3020114, 6726 Greenwood Ave N. I have been a resident of Phinney Ridge 1979-1992 and am again since 2005. I am not just an advocate of intelligently increased density in Seattle's urban villages, but also a participant in that movement living in the nearby Fini Condominium.

### Summary

These concerns are provided in advance of the second EDG meeting after reviewing the developer presentation as shown by SDCI.

The changes from the initial design presentation are an improvement. However, they do not address a number of the basic issues raised at the first design review. The design continues to fail basic integration with the surrounding community and remains out of step with key attributes that make the Phinney neighborhood a desirable place to live and work.

All 3 designs are only marginally different and all are unacceptable. The following comments address several major problems common to all 3 of the currently proposed designs.

### Specifics

The proposed microunit design may be a good business model for some areas but is not appropriate for the family oriented, public transportation challenged Phinney Ridge neighborhood. The proposed design would have mostly single and more transient tenants. I am concerned this development as proposed will contribute neither to Phinney's family neighborhood context nor to its friendly, walking neighborhood culture. A significant increase in the size of some of the apartments, up to twice as large, without reducing the size of any of the others would be an obvious and needed improvement.

The developers indicate the microunit tenant turnover of their properties is average for Seattle but I do not believe that is true when compared just to Phinney Ridge, especially when considering Phinney's trend toward condominiums. I believe the increase in unit size would also foster better neighborhood family relationships as well as better tenant stability. The full-on microunit model is more appropriate for areas with better transportation options and closer necessities shopping such as the Greenwood Phinney urban village north of North 85<sup>th</sup> Street.

Neighborhood transportation is inadequate for accommodating the proposed high density increase. The number 5 bus is the only practical bus line available to our neighborhood, and it is already full during rush hours when leaving or returning to the Phinney Ridge area, and Metro will probably reduce service further. The developer's presentation transportation analysis is misleading when it shows Aurora bus line "Nearby Transit Stops". Those stops are a long walk and more importantly a steep, 150 foot elevation change from the proposed building. That is not a reasonable alternative for most tenants.

From a visual perspective, the 2012 Greenwood/Phinney Design Guidelines calls for corner building entries which would provide better driver visibility between Greenwood Ave N and N 68<sup>th</sup> Street as well as reflecting the Isola condos across N 68<sup>th</sup>. The Guidelines indicate that the very small setbacks from single family properties in each design are discouraged. Additional upper floor setbacks for single family home privacy are specified. It appears Option C provides the most setbacks, but does not have a corner entry. Options A and B have mechanical rooms on the first level adjacent to the zone boundary with almost no setback, also discouraged in the Guidelines. Last, the Guidelines call for reducing building heights. There is not enough reason for having 12' ceilings on the 4<sup>th</sup> floor. Build height could easily be reduced 3-4 feet.

Overall, I think the developers are trying to push the envelope too far for this neighborhood. Just because you think you can do something doesn't mean you should do it.

Respectfully,  
Henry Brandis  
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