

Herbaugh, Melinda

From: Michael Richards <mikelrich@msn.com>
Sent: Monday, September 26, 2016 11:26 AM
To: PRC
Cc: Dorcy, Michael; O'Brien, Mike
Subject: Project #: 3020114 / 6726 Greenwood Ave. N.

Unfortunately the EDG scheduled for 9/26 coincides with the televised Presidential Debate. This will significantly lower what has been excellent attendance by neighborhood residents - almost unanimously opposed to this project. That said, I'll add the following:

This deplorable project is extremely invasive to the Phinney Ridge neighborhood in so many ways. Thanks to Mayor Murray and the City Council (especially Mike O'Brien), the Seattle Department of Construction and Inspections largely has its hands tied. Neighborhoods are rapidly losing individuality and a voice in our future. Uncontrolled growth and development has, behind the backs of local residents, been legislated into City Policy. Thus, invasive and blatant profiteering is allowed by developers such as Johnson and Carr. These developers are motivated solely by short-term profit. They clearly don't care about the effect their project has on the neighborhood. They could try to "fit in" with an acceptable project, but have chosen not to. For example:

- **No Parking Provided.** By their own estimate, their project will put an additional 39 vehicles on the neighborhood streets - exceeding full capacity at 104%! The Parking Analysis completed by the developer is also replete with errors and omissions as noted in previous comment.
- **Overly Dense and Transient Population.** At least 57+ new additional residents will be crammed onto a small 8,000 sq ft lot. Micro apartments are known to have short-term (12-14 month) tenants. The Phinney Ridge community is largely single family or long-term apartment and condo residents who are invested in the neighborhood. This project will significantly alter the character of our area.
- **Ugly Building.** The proposed building is basically a square or rectangular box - built to contain as many little micro-apartments as possible. Visually, it's an eyesore and contributes to the "canyon effect" on Greenwood Ave. N. This building goes for maximum height with minimal set-back from immediate neighbors. Landscaping is minimal.
- **Environmental Impact.** Very legitimate questions have been raised regarding the potential release of toxic chemicals (inadequate testing) and water drainage or containment. Needless to say, the saturation of the neighborhood with parked cars will have a significant effect on residential access to our own homes!
- **Affordable Housing.** This project contributes absolutely nothing toward creating affordable housing! A roughly 270 sq ft apartment renting for \$1,000/month adds up to over \$3.70 per sq ft., suitable for only a small demographic - excluding Seniors on a fixed income, those with children, and anyone with a truly low income. This would be "affordable" (1/3 of income) to those making close to \$20/hour. Minimum wage is less than HALF of that!

Overall, this project is a slap in the face to the residents of Phinney Ridge. This proposed project is contrary in many, many ways to the "Greenwood/Phinney Neighborhood Design Guidelines, Revised 2013" compiled with community input regarding growth and building design. Unfortunately, our elected officials have chosen to blatantly ignore these Guidelines and neighborhood input - thus encouraging developments like 6726, and developers like Johnson and Carr, to ignore resident input and do what they damn well please.

This project should be denied a Master Use Permit at the given location on Greenwood Ave. N.

Thank you,

Mike Richards,
30+ year Phinney Ridge Resident