

From: [Save Madison Valley](#)
To: [PRC](#)
Subject: Feedback on Project 3020338
Date: Monday, July 11, 2016 4:58:13 PM

Please see comments below from Danielle Sigrist (dsigrist@sbcglobal.net)

Message: I am writing to express my concern about the development of a large retail + residential building in Madison Valley on the unique triangular shaped lot, west of Mercer-Madison Woods and the P-Patch, at 2925 East Madison. I understand that the project will include a retail space for a new PCC grocery store, 75 residential units and some parking spaces. It is also my understanding that all ingress and egress will be from Madison Avenue. I am concerned because this is already a very congested area and this project will bring more people and cars into it. The "nature" of this part of the Madison Valley corridor has traditionally been a small town feel with small local shops and services, serviced by a 1 lane street (that cannot be expanded) where traffic is already congested at certain times of the day. People enjoy strolling in this area and meeting with neighbors. Families walk with young children and residents walk their dogs across intersections that do not have traffic controls - it has already become quite dangerous at certain times of the day. Increased traffic to the area will make the risks even greater.

This is a large urban development that will change the very character of Madison Valley. The people who live here and have made it home need to have their voices heard because, if allowed as proposed, it will change their neighborhood significantly and will open the door for similar developments until the area is forever changed. Seattle has lost many such neighborhoods to big development and it is time to consider protecting the character and quality of older neighborhoods and to invest in smaller scale projects and refurbishment of existing structures that do not dramatically alter our charming neighborhoods.

I am in favor of regentrification and new development, but only when it respects the neighborhood and adequately addresses the impact it has on the various qualities of the area being developed. This project is much larger than others in the neighborhood and seriously alters the topography of the land it will be built on. This will negatively impact homes below it, destroy a well developed green habitat and permanently affect drainage in this area. The height of the project will likely cast a shadow and block natural light to the homes that sit below it. The project will also increase noise pollution for these homes. Ultimately this development will negatively impact the resale value of these homes.

As a resident of this area and one who truly enjoys its existing character and charm, I ask you to please take a hard look at how this project, as proposed, will affect the neighborhood and the homes around it. I think there is a reasonable compromise for developing this land, that enhances the character of the neighborhood and supports the businesses and homes around it so that everyone is positively impacted.