

**From:** [Save Madison Valley](#)  
**To:** [PRC](#)  
**Subject:** Feedback on Project 3020338  
**Date:** Monday, July 11, 2016 4:56:37 PM

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Please see comments below from Dana Hanna ([justdana@gmail.com](mailto:justdana@gmail.com))

**Message:** The place we call home is changing. Seattle is growing, and neighborhoods are changing to accommodate the increased density. This is a point in time future residents will look back on as pivotal in the development of the city's character. How did we, as a city, plan for this growth? Did we create a thriving, diverse environment that fosters a sense of community? Or did we simply allow developers to build whatever generates the most profit within existing laws?

The current plans for this development are more the latter case. The project creates a sad precedent for future construction in Madison Valley. Main issues:

1. These market-rate apartments will do nothing to address the housing problem low- to middle-income Seattle residents face, ensuring further gentrification of a neighborhood that's lost much of its diversity in the last decade. Assuming a minimum wage of \$15/hr, and the general principle that housing should constitute no more than 30% of your monthly income, a single-resident apartment would need to rent at \$720/mo, and a two-income residence would be \$1,440. That is not market rate. Our current representative within the city council who was elected on promises of economic opportunity for lower-income residence should be concerned about this trend.
2. Although there are MANY open questions about the environmental impact of this development on the hillside, on the existing tree canopy, and on the residences surrounding the project, it appears no environmental impact study will be required. Why would this be waived? When multiple organizations have expressed wide concerns on this yet the report is deemed unnecessary, residents understandably want to know what criteria this decision was based on. It does have an appearance of irregularity.
3. Without major improvements to existing roads, the site can't support the level of traffic that a large grocery store, 75 apartments, and 157 parking spaces is going to generate. Current plans for the BRT system end at Madison and MLK. Madison is a feeder road for the 520 and already backed up for blocks for long periods every morning and evening. The only entrance / exit location that does not introduce commercial traffic in a residential area is the existing City People's driveway, and it's already dangerous / almost impossible to make a left turn from that driveway during peak hours - not to mention that there's heavy pedestrian traffic around it. In the last day or two, we've seen updated plans from the architect to introduce another driveway in Dewey Place. The hillside makes that entrance difficult to access from Madison and requires traffic to route through a quiet residential area with lots of kids at play.

I welcome smart development within Madison Valley. I look forward to seeing the (hopefully diverse) faces of new neighbors. I'd love to have a reasonably-sized PCC or similar business in the neighborhood. I urge you to press for a smaller-scale development on the City People's site - one that offers truly affordable housing for our hard-working friends who are finding themselves priced out of their own neighborhoods, does not introduce perpetual gridlock, and preserves the character of our community.