

From: [Save Madison Valley](#)
To: [PRC](#)
Subject: Feedback on Project 3020338
Date: Monday, July 11, 2016 4:48:15 PM

Please see comments below from Jacquelyne DeVincent (ideajdevi@gmail.com)

Message: Our neighborhood, Madison Valley is facing a massive over-sized development project - a large multi-use building on an unusual triangular shaped lot just west of Mercer-Madison Woods and the P-Patch at 2925 East Madison. The development includes 75 market-rate level apartments, 26,000 feet of retail space, and 157 parking spaces (below ground on Madison but at a height of 20' on Dewey Place). Renters and shoppers' cars and delivery trucks will all enter and exit on Madison which is already heavily used and frequently backed up.

This proposed development is monstrous—in relation to the neighboring buildings. It is unfortunately, a clear example of prescriptive planning by a developer who has not taken into account the adjoining topography—a 40' hillside covered in mature trees and native plants, and the single family houses flanking the south (Dewey Place) and west (E Republican) sides of the development. The noise, air, and light pollution that would emanate from this development as well as the shadow it would cast over people's back yards and the P-Patch would have a massive negative impact on the neighborhood's "Livability" component.

I am especially concerned with the instability of the soils in this area, which would surely lose its greenbelt in the process of constructing this behemoth. We have already had numerous issues with flooding in this area and the thought of numerous pilings based in this flood basin is disconcerting.

Finally, I'm concerned about the safety of pedestrians and bicyclists. There is abundant pedestrian traffic from the neighborhood, the playfield, and the arboretum on East Madison. The new arboretum multi-use trail exits onto the junction of Madison and Lake Washington Park, an already very busy intersection. Putting a destination retailer on a street that has 1 lane of traffic in each direction and is bordered by entirely residential streets will cause an enormous gridlock of traffic (worse than what already exists) in Madison Valley.

Please consider the immense, negative impact on traffic and the general peace of the adjacent residential blocks and the entire neighborhood that allowing the proposed massive development at this site will cause.