

From: [Save Madison Valley](#)
To: [PRC](#)
Subject: Feedback on Project 3020338
Date: Monday, July 11, 2016 5:03:41 PM

Please see comments below from Serin Ngai (sngai3@yahoo.com)

Message: I live in the Madison Valley neighborhood and concerned about the new proposed development's negative impact on traffic.

Madison Street is the main street to get in and out of Madison Valley, followed by MLK Jr Way and Lake WA Blvd. Madison Street and Lake WA Blvd connect to 520 and I-5, and MLK is used to reach I-90. All 3 main streets in the neighborhood are two-lane roads. During busy hours, Madison Street gets backed-up and it is a snail crawl to get in or out of the neighborhood. During these times, many drivers cut through the residential streets and speed in neighborhoods where there are schools, a community center, and young children who live in the neighborhood. It is also a challenge to turn on to Madison from the side streets, especially when you have to cross a lane of traffic. Adding a destination retailer with 75 new residents all trying to get in and out on these small residential streets is going to create chaos and more gridlock. Please address how traffic will be impacted (or improved) in this neighborhood with this new proposed development, and especially since Madison Valley acts as a throughway for Madison Park residents, and those who live in Madrona/Leschi, and the Central District, to name a few.

In addition to traffic, if the parking structure to PCC is difficult to get in and out of, or hard to make turns back on to Madison Street (both east or west), shoppers who become familiar with the problem will likely start parking their cars on the side streets where the residents rely on the spaces for their vehicles or their guests', as well as the smaller businesses around the area. E. Republican Street is already essentially a one-way street because people park their cars on both sides of the street and only one car can pass at a time. Add 75 more residents and a PCC, and there will be a traffic jam from Madison Street trying to turn on to 29th and on to E. Republican.

I also think the proposal is out of scale for the lot and the neighborhood. Could you please consider a smaller development? I am actually excited for a PCC and like the idea of walking to it and supporting it, but can it be a smaller grocery store, and not one that dominates the entire site? Indeed, the area already has a Bert's Red Apple in Madison Park, Safeway on 23rd & Madison, Trader Joe's on 17th and Madison, the Central Co-Op on 15th and Madison, and a Grocery Outlet on MLK Jr. Way. Having space for smaller retailers alongside a smaller PCC is more palpable and aligned with the neighborhood's character, and I think the neighborhood would be more welcoming of the project if the scale was reduced.

Finally, I had visited a home where the backyard was behind a PCC. The noise of the PCC's refrigeration system was constant and loud and you could not enjoy the backyard because of it. If there is a way to lessen the noise I am sure the neighbors next door to the PCC would appreciate it. Additionally, adding 75 new units and garages will also add to the noise levels in an otherwise quiet neighborhood and that is another reason why reducing the scale of the project would be preferred.

I appreciate the architect's attempt to put all the massing on Madison Street and away from Dewey, and to add some greenery and scale-backed areas. But, this will still be the largest building in this neighborhood and one that our small residential streets and flow of existing traffic cannot realistically support without first having a plan on how to handle the flow and volume of traffic and parking.