

**From:** [Save Madison Valley](#)  
**To:** [PRC](#)  
**Subject:** Feedback on Project 3020338  
**Date:** Monday, July 11, 2016 5:08:46 PM

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Please see comments below from Kathleen Mar ([kathy.mar@gmail.com](mailto:kathy.mar@gmail.com))

Message: Our neighborhood, Madison Valley is facing the development of 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. Given that the number of spaces in the proposed garage is significantly more than the city requires I am concerned that it will encourage people to drive to this destination retailer. If there is a left-turn permitted from the east lane, traffic will be backed up for miles.

The traffic on this small and frequently crowded one lane road of Madison St is already heavily congested, and this new development will negatively contribute to this situation. The noise pollution and light pollution this building will create will be untenable for residents. This area of Madison Valley is a promenade, not an area for major development, development that is already completely out of control within the city, development that benefits the developers and not the residents. It's time to take a good, hard look at what is happening to our city.

This massively oversized proposed development—in relation to the neighboring buildings—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 negative impact on the neighborhood's "Livability" component.

It will remove a vital area of natural beauty, block natural light, and obscure the beautiful trees and foliage that have been growing for years. It creates a permanent and hideous corridor of soulless, horribly designed, and completely unaesthetically pleasing area known for its lush and beautiful foliage. It's unacceptable. The design is clearly not made to fit into the area, it's designed to use every single inch available to create an unnecessary eyesore. It boggles my mind that the city is even considering approving this monstrosity.

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, quality of life, and the general peace of the adjacent residential blocks that allowing the proposed development at this site will cause. Reject this design until the greedy developers can create something that suits the neighborhood. Better yet, start thinking about your citizens and create green spaces and parks rather than these design monstrosities. They're the equivalent of condo strip malls. Seattle is

losing its soul in the name of greed. Please rethink this development.

Respectfully,

Kathy Mar

Madison Valley resident