

From: [Teri Rutherford](#)
To: [PRC](#)
Subject: PERMIT # 3020338, 2925 E. Madison Street, Seattle, WA 98112
Date: Tuesday, July 12, 2016 12:49:37 AM

Dear Design Review Board Members:

Our neighborhood, Madison Valley, is facing the development of a large, out-of-scale, massive, multi-use building on an unusual triangular-shaped, urban forested lot just west of Mercer-Madison Woods. We are facing the destruction of our coveted hillside and its old urban forest. We cannot afford to lose what this urban forest and canopy provides to the neighborhood. It is a valuable green space that must not be wiped away by development, as it cannot be replaced.

Small homes flanking the hillside on Dewey will be faced with some serious negative impacts. The negative impacts will be due to a proposed, open parking garage in the hillside, just feet from these homes. Vehicles will enter and exit this garage 24/7. This can only create constant noise, air pollution, noise pollution and traffic that Dewey Place cannot handle. Dewey Place is an alley way, not meant for extra traffic. Air conditioning and other 24/7 noises will emanate from PCC to these small homes. It will no longer be safe to walk along Dewey Place. This development will loom over these homes. All of the towering trees will disappear.

I have been a resident of Madison Valley since the late 1980's. I have seen our neighborhood go through a lot of changes through the years. This Valley is unique in character, and I am happy to call it home. So many things have created this neighborhood's character and uniqueness. This is everything from the green space and topography, to the location, and the people who made their homes and raised their families here years ago. I moved into Madison Valley in the 1980s, and I feel a special connection here.

This massive, over-scaled development and its destination supermarket, will provide many residents and non residents with a different shopping experience. But, is that what really makes a neighborhood more 'livable'? This comes with a high price to so many of us in the neighborhood. Is creating 'livability' the act of wiping out the character of a neighborhood? Is building out of scale, out of character cement boxes, practically in residents' back yards, what 'livability' is all about? What makes this little neighborhood special, will be lost.

Many of us believe our neighborhood is already 'livable.' We have so much here, and our community is already vital. This does not mean we are against change. We are not against grocery stores. What we stand for is preservation of what we already have, and what has survived from the past. We believe preserving what we have can work in conjunction with positive changes. This massive development is not a positive change. It is out of character and scale for the neighborhood and the proposed location.

As a worried and concerned resident, I feel the developer did not take into account:

The importance of preserving our green space

The impact this development will have on those small homes on Dewey

Increased gridlock along the Madison Corridor, which is already badly congested

Increased congestion on side streets

Cyclist and pedestrian safety, including safety and congestion at the site of the new multi-use Arboretum trail currently being built

Increased traffic and noise pollution on Madison, Dewey and other residential streets 24/7

The size and proportion and scale of this massive development in relation to the neighborhood

Noise from air conditioners and coolers and fans blowing 24/7 at PCC, especially affecting residents on Dewey, but on other neighboring residents as well

Noise from service and delivery vehicles 24/7 on Dewey and Madison

This 'destination' retailer, slated to be built on Madison, will bring hundreds more vehicles, each day, into the neighborhood. How will Madison and the surrounding residential streets be able to accommodate these extra vehicles? It is already very difficult to navigate Madison and the side streets without the extra traffic? How will this extra traffic be accommodated when the BRT is up and running? We only have so many side streets.

I respectfully ask you to take into consideration all of the negative impacts this development will have on this small neighborhood. Again, change is not the problem. It's how change can be effectively brought about to FIT IN with a neighborhood. Thank you. Teri Rutherford