

From: [Leah Connachan](#)
To: [PRC](#); [Johnson, Rob](#); [O'Brien, Mike](#); [Herbold, Lisa](#); [Sawant, Kshama](#)
Subject: Project #3020338, 2925 E Madison St, Seattle
Date: Monday, June 27, 2016 10:04:22 PM

Re: Permit #3020338, 2925 E Madison St Seattle 98112

Dear City Representative,

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. As a resident of Madison Valley I have serious concerns regarding the traffic problems a destination retailer this large will bring to an already gridlocked area. Currently the immediate neighboring blocks suffer from drivers attempting to use residential streets to go around the traffic that backs up daily on the arterials. This happens from 23rd Ave E all the way down Madison to Lake Washington Blvd. and cars can be seen turning off of Madison and on to the nearby residential streets to try to get around the back up. Traffic also backs up from Boyer all the way through to 29th Avenue East as people use Boyer to cut around the traffic backups on 23rd coming off of or going to the Montlake bridge, I5 or 520 and it backs up through the entire length of the arboretum and, again, people use the nearby residential streets to speed around that gridlock. The safety of pedestrians and bicyclists is another concern. Currently there is abundant pedestrian traffic from the playfield and the arboretum to the north of Madison and bikes will soon be able to use the multi-use trail through the arboretum exiting onto the junction of Madison and Lake Washington Blvd, an already very busy intersection. Cars and trucks exiting on Madison from the proposed development will provide a safety hazard for both pedestrians and bicyclists. Finally, the neighborhood's "Livability" component would be completely undermined by the noise, air, and light pollution that would emanate from this huge development as well as the shadow it would cast over people's back yards and the P-Patch. Please consider the immense, negative impact on traffic and the general peace and well-being of residents in the adjacent blocks that allowing a 26,000 sq. ft. destination retailer and a large parking lot at the site will cause.

Regards,
Leah Connachan
2956 E. Republican St
Seattle, 98112