

## **Change can be good!**

Yes, change can be hard, but sometimes change can be positive. I believe that the closure of City People's and sale of the property on East Madison presents an opportunity for positive changes for those living in or driving through Madison Valley.

There are several givens: City People's is closing; the property is being sold to a developer who wishes to build a 75 unit apartment complex with two retail businesses including a PCC (Puget Consumers Cooperative). We are currently in the design review process. The community has several options; we can accept the changes, try to influence the change by working with the builder/PCC or try to get the city to change the current zoning for the site. I support the second option for two reasons. The PCC is a responsible local Coop that works with communities where they have a market, and the contractor proposed to make the landfill under East Madison earthquake resistant and stable.

### **About the PCC**

The PCC is a member-owned cooperative with ten natural markets around the Seattle area. The Co-op is known for healthy food. I would be willing to bet that a lot of people have a PCC card and that they will frequent a PCC on East Madison. The PCC will be within walking distance for many living on or near East Madison. It is not a Super Market like a Safeway or QFC. It features natural healthy local and organic produce, quality meats and sustainable seafood. If you haven't been to a PCC, you may wish to visit a store, check them out on Facebook (PCC Natural Markets) or visit their website at <http://www.pccnaturalmarkets.com>.

Their outreach to the communities they serve is commendable and includes:

- Healthy Kids – Engages kids in nutrition and fitness through programs, activities, classes, recipes and tips for the entire family.
- Community Grants – Provides support for schools and organizations in the communities they serve. A recent example is a grant for Meals on Wheels for seniors.

- Food Banks – They purchase nutritious bulk foods for local food banks.
- Script - Offers local nonprofits easy ways to raise funds when their supporters shop at the PCC.
- Donations - \$50 donations to local qualifying nonprofits.

I will gladly take the PCC, given the possible alternatives of a fast food restaurant, a drug store or other retail. The PCC is a well-known entity, and they appear to have the ear of the communities they serve. Hopefully, they will expand their garden area to help offset the loss of City People's.

### **Earthquake Proofing and Site Stabilization**

On May 17, 2016, there was a presentation by the architect of the new structure to be built replacing City People's. A most interesting part of the presentation was the plan by the developer to make the site safer by improving the long-term stability of the fill under East Madison. East Madison was a wooden trestle until the 1930's when it was replaced by a landfill which we have today.

Residents living south of East Madison in the Valley and those using East Madison face an earthquake or major weather event that could erode the stability of the fill under East Madison. I've been told by City People's employees that the concrete floor is resting on pilings that are not in the best of shape and that there are cracks in the concrete. One can see from the back how the existing building is cantilevered out over the hill. City People's has instructed employees to "run west" in the case of an earthquake since the building could slide down the hillside!

There have been recent articles in the Seattle Times about the neglected earthquake proofing we've done for buildings. Given that our government leaders are hard pressed to meet current infrastructure needs, and we know the current City People's building, and the slope is tenuous at best. Residents should be happy to get a stable hillside which will protect life and property for the long term.

The PCC and potential earthquake retrofitting and stabilization for the new structure will be good for our area and the residents living south of the hillside. I've been told by a real estate agent that this development might increase property values of the area too. Yes, the developers and the PCC need to continue to listen to and work with the community. Those against the project should recognize that there are some positive aspects to the proposed building. In conclusion, this proposed development will make East Madison St, and the Valley residents safer while providing housing and a good retail tenant in the PCC.

The PCC development has also been good for the community in that it has engaged a lot of people for and against the project. This activism and participation are needed. Hopefully, it will continue once the current issues are resolved.

### **How to comment on the proposed land use actions**

Comments must be submitted in writing to the Public Resource Center even if they are presented at the public meeting below:

Email: [prc@seattle.gov](mailto:prc@seattle.gov) (preferred method)

Fax: (206) 233-7901

Postal Mail:

Seattle Department of Construction and Inspections  
ATTN: Public Resource Center Assigned Planner  
700 Fifth Ave, Suite 2000  
P.O. Box 34019  
Seattle, WA 98124-4019

Public comments regarding this development will be heard by the city's design review board on Wednesday, July 13, 2016, at 6:30 PM.

Seattle University  
1000 E James Way  
Student Center 210 - Multi-Purpose Room