

From: [Mark Kot](#)
To: [PRC](#)
Subject: Project #3020338
Date: Monday, July 11, 2016 12:48:56 PM
Attachments: [letter.pdf](#)

Dear Sir or Madam,

I am writing to express my concern about Project #3020338, located at 2939 E. Madison St., Seattle WA 98112.

I have appended my letter below. I am also attaching the same letter below, as a pdf file, for your convenience. Please let me know if you have any trouble opening the pdf file. Thank you.

Respectfully your,

Mark Kot
506 30th Ave. E.
Seattle, WA 98112-4205

--- Start of letter

MARK KOT
506 30th Ave. E.
Seattle, WA 98112-4205

11 July 2016

Nathan Torgelson, Director
Seattle Department of Construction & Inspections
700 5th Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Dear Mr. Torgelson:

I am writing, as a 25-year resident and home owner in the Madison Valley (Harrison) neighborhood, to express my grave concern about Project #3020338, located at 2939 E. Madison St., Seattle WA 98112.

The project is a huge, over-sized housing and business development that replaces City People's Nursery. As I understand the architect's plans, the new structure will stand 4 stories tall on Madison Street and 6 stories tall on Dewey Place and will include a 157-car parking garage. The

shear scale of the structure will totally overwhelm the peaceful, bucolic atmosphere of the adjoining residential neighborhood. In addition to this general concern, I have two specific concerns:

- (1) The project will eliminate a mature and important grove of urban trees that shelters, shades, and beautifies the adjoining neighborhood. Our house is on 30th Avenue East, but these trees are my view out my home office. It is terrible to imagine replacing these trees with an ugly retaining wall and parking garage.
- (2) The excessively large parking garage will add fumes, lights, and noise to our residential neighborhood, will encourage people to drive, and will greatly exacerbate local traffic problems. The architect, in his presentation to the neighborhood, said that all traffic would enter the development off of Madison St., but, in the latest plans, there appears to be a garage entrance off of Dewey Place. Dewey Place is a quiet, narrow, u-shaped street that cannot handle much traffic. This plan would also increase traffic on other residential streets (e.g., East Republican Street, 32nd Avenue East, and 29th Avenue East). What is the architect thinking?

I beseech you to do everything in your power to scale back and re-engineer this development so that it is commensurate with its unique (narrow, sloped) topography and with the bucolic flavor of the adjoining residential neighborhood. Thank you.

Respectfully yours,

Mark Kot

--- End of letter

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