

From: [Annie Mauad](#)
To: [PRC](#)
Subject: 3020338 Development at 2939 E Madison St, Seattle, WA 98112
Date: Wednesday, July 13, 2016 4:08:27 PM

Dear Design Review Board,

I am a merchant in Madison Valley. I own and operate Annie Mauad Massage Therapy.

Thank you for reviewing my comments below.

- **Traffic congestion** on Madison is our primary concern.

Option three, the preferred option, has trucks and grocery customers enter from Madison St., while residents enter on Dewey Pl. This option is a good compromise, at least diverting resident traffic to the back of the building. That said, I have concerns about the loading dock for trucks on Madison, instead of street loading. This means trucks will pull up, stop traffic on Madison, while backing into the loading dock. The trucks will block cars trying to get into and out of the parking garage as they pull into and out of the loading dock. The small size of the loading dock, will potentially require drivers multiple attempts to properly get into the loading zone. The mouth of the parking garage is of a similar size to the current lot but the amount of cars coming in and out of PCC compared to City People is much greater, the parking garage should have a wider entrance so that cars can enter and exit safely while also ensuring pedestrian safety. I would like to see the design of the entry and loading dock, studied more carefully to ensure the best possible result.

- **Setback on Madison Street:**

The architect's preferred option has the most setback and terracing on the rear of the building. However, we would also like to see setback on the front, the pedestrian side, of the building will foster a more engaging and dynamic business core. It would also allow for the PCC to use the front for staging produce, plants, etc., outside. Maximizing sidewalk space in the front will create a better pedestrian experience and enhance our business district.

- **Parking Stalls:** Lack of customer parking in our neighborhood is an ever-

growing challenge. I support this development having as much parking as possible for its residents and retail customers. Maximizing the parking garage will minimize overflow parking into the already congested residential streets. The more parking stalls the better.

- **Fit and Finish:** The use of brick and natural colors will blend nicely with the existing streetscape. I appreciate the developer using higher quality exterior finishes.

- **Signage:** Currently there are no large or plastic backlit signs in the Madison Valley business core. In an effort to preserve the charm of the neighborhood, adhering to modest and thoughtful signage and lighting is a priority.

I look forward to welcoming our new neighbors or colleagues.

Sincerely,

Annie K. Mauad
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Seattle, WA 98112