

From: [Julie Congdon](#)
To: [PRC](#)
Subject: Public Comment re: Project # 3020338
Date: Wednesday, July 13, 2016 11:15:51 PM

Dear City of Seattle Design Review Board:

While it is 11:00 pm on July 13, 2016, I am hoping that public comments received by the end of the day/11:59 today will be considered within the deadline for comments on this project, #3020338

I am very concerned about the variety of negative impacts that this proposed development will have on the community, in how it will increase traffic in an already congested area, in regard to stormwater management in an area that has undergone massive municipal stormwater infrastructure work to deal with flooding, and in the scale of the design.

I prefer Option 2, with a courtyard on Madison Street. While the Madison side of the building will still be massive in scale, with the courtyard setback, I feel it will make the building seem less like a wall and lessen the feeling of one driving down a canyon (unlike in so many other parts of the city now, like the University District and Capitol Hill).

I also like this option as it keeps the parking entrance and loading dock on Madison Street. While that will have impacts on traffic on Madison, it will keep traffic away from the calmer residential streets of Dewey Place East and East Republican Street.

The increased traffic on those sides streets is extremely concerning to me as I am a parent of 2 children who attend school in that area. As I walk and cycle with my children in that area, I am very concerned about our safety as pedestrians and cyclists trying to deal with the delivery trucks and building residents speeding on those streets.

To be blunt, the architect's preferred option of Option 2 is a massive wall on Madison Street. While I appreciate the setbacks provided on Dewey Place, the mass on Madison will create a dreaded canyon effect on that side. Truly, could not a courtyard as shown in Option 2 be incorporated into this design? Honestly, can't they trim their profit margin just a bit to allow an indentation in that canyon wall?

With regard to stormwater, I would hope that the planners will incorporate such green design features as a green roof or a stormwater recycling system (e.g., use of stormwater/gray water in the toilets at PCC, so as to stay within their sustainability ethic).

Thank you for your time and consideration of my comments. I trust that the Design Review Board will make a decision that considers the impacts on the community that has to live with this development. Please be sensitive to those who live here, not just those who stand to profit from the development.

Sincerely, Julie Congdon