

From: [Matt Brooks](#)
To: [PRC](#)
Subject: re;Project #3020338, 2925 E Madison St, Seattle
Date: Wednesday, July 13, 2016 11:18:12 AM

Please include my comments in the Design Review Process.

Thank you, Matthew Brooks

401 31st Ave E, Seattle WA 98112

A summary of what I find objectionable about this project as it presently stands is:

- the height, bulk and scale of the building dramatically overwhelms the site
- a mature urban tree canopy and green space will be removed
- a two-story parking garage will be open and exposed on one-side, sending fumes, light, and noise onto single-family homes 23 feet away and over the entire northern end of the valley
- a large blank wall will stand 15 feet from single-family homes on one side
- the entire hillside that City People's sits on will be removed and replaced by a garage
- on the side facing the valley this four-story building will actually be six stories
- a 158-car garage, significantly more than the city requires. The building will be two blocks from a Bus Rapid Transit line and this excess parking is counter to the focus on increased public transportation in our area
- of particular concern to Madison Park residents is that the garage will open onto East Madison Street, which is two lanes and already heavily congested at peak traffic times
- only market rate (no affordable) housing is being offered
- no family housing is included (predominantly studio and 1-bedroom apartments)

I feel this "anti-green" building is disrespectful of our community. It is misplaced in its scale and scope and will have a detrimental impact on the area stretching from Madison Park to Capitol Hill. It is an attempt to squeeze every possible dollar out of this lovely property on the backs of the surrounding neighbors and the larger Madison Valley community.

Here is a sample of what I would like to see:

- a smaller grocery, 10-15,000 square feet
- the minimal number of parking spaces possible allotted
- affordable housing for families (e.g., 3-bedroom units), which would also minimize the impact of cars on the already over-burdened Madison Street
- the green space and tree canopy preserved and the natural topography respected