

**From:** [John Waggoner](#)  
**To:** [PRC](#)  
**Subject:** 2925 E Madison St. Project for PCC and Apartments  
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I'm writing to comment on this development in my neighborhood. I am looking forward to the new services that are planned for the community and think it is a greater benefit to the local population than the restaurants and nail polish businesses that make up a lot of the businesses in Madison Valley. I don't think City People's customer base would be as local as PCC's, and they mostly came in cars. We would love to walk to buy groceries or have a simple meal at the planned PCC.

While I understand that there has been some NIMBY response from a few of the neighbors who seem well organized, I think most neighbors here support the project. It seems to me that the developer and his architect are going beyond what is required to minimize negative impacts and may be willing to do more, while the project opponents are exaggerating them. Most of the opponents live south of Madison in a trough that has drainage issues and next to a steep bank that I understand is less stable than the developer will create. City People is built as an overhang on stilts above them, and it parks commercial vehicles on the streets below its property. I don't think the development worsens that situation.

Traffic can be a problem on Madison, especially at rush hour. I hope that closing the 520 onramp in the Arboretum will diminish the cut through traffic from Capitol Hill and beyond that uses Madison to turn left on Lake Washington Boulevard. 29th Avenue East also has cut through traffic going both ways, and 28th Avenue East should not be treated as an extension of MLK. I think with good planning and a small investment the traffic issues can be mitigated.

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