

From: romi2@comcast.net
To: [PRC](#)
Cc: csato77@comcast.net
Subject: Concerns for Project 3020338
Date: Wednesday, July 13, 2016 9:42:00 AM

Re: Permit #3020338, 2925 E Madison St Seattle 98112

As a resident of Madison Valley of 10 years, I have many strong concerns regarding the development at the City People's Nursery. If approved, this development will be devastating for many in Madison Valley.

- A rare grove of very large trees in the city (and the natural habitat) replaced with exposed garage and saplings in flower boxes. *Inconsistent with guidelines CS1D1, and CS1D2.*
- The massive bulk, height and scale of this development does not fit the neighborhood character of vibrant pedestrian-friendly retailers and quiet neighborhood streets in the back. *Inconsistent with guidelines CS2B1, CS2C2, CS2D2, and CS2D4.*
- PCC has very quick turn-around, and their garage entrance on Madison, threatens the safety of pedestrians in this "pedestrian-friendly" zoning. *Inconsistent with guidelines CS2B2.*
- The garage entrance to the apartment on Dewey threatens the lives of children as they walk to the Pea Patch almost daily from daycares and schools. *Inconsistent with guidelines CS2D5 and CS2B2.*
- Damage on local economy: Many local small businesses are fearing of going under from the major construction for 18 months and competition against a very large chain store like PCC.

Careful examinations of potential negative impacts are essential for this massive development. Please protect the safety and the peaceful community that we have worked so hard to build in Madison Valley. Thank you.

Best regards,
Hiroko Ikeya