

From: [Andrew Taylor](#)
To: [PRC](#)
Subject: Re: 3020338, Development at 2925 E Madison St, Seattle, WA 98112
Date: Wednesday, July 13, 2016 7:49:01 AM

I am a longterm resident of the nearby, rapidly developing, Madison-Miller Urban Village on E. Madison Street, and a longterm neighborhood advocate and Design Review meeting attendee.

I approve of the applicant's willingness to meet with residents prior to the EDG meeting, and to share their preliminary plans. This seems a useful trend and should be encouraged.

The applicants have made several changes to their plans since that meeting, perhaps in response to neighbors' concerns.

- 1) Residential traffic now exits via the rear of the property, reducing the traffic impacts on E. Madison Street.
- 2) 19 of the 75 units are now 2-bedroom, a rarity in recent developments, providing homes for families adjacent to this mostly single-family neighborhood.
- 3) Multiple strategies are employed to disguise the parking garage wall that faces Dewey Place, via extensive use of greenery.

I personally approve of these changes, and am encouraged by the developer's willingness to change.

I am aware that the developer has not made the major changes in the bulk and scale of the project desired by many neighbors, but note that the design does not seek any design departures, and seems to me to be within the parameters envisioned by the City of Seattle for NC2 developments.

Indeed the 25,000 square foot medium-sized grocery store proposed is the example given of a typical commercial NC2 use by our City's zoning chart (http://www.seattle.gov/dpd/cs/groups/pan/@pan/documents/web_informational/dpds021568.pdf). I note from that chart that NC2 would allow "50,000 square feet for multipurpose retail sales facilities."

I thank the Design Review Board for their tireless volunteer work,

Andrew Taylor
20th & John,
Former chair of East District Council and Miller Park Neighborhood Association.