

From: [Save Madison Valley](#)
To: [PRC](#)
Subject: Feedback on Project 3020338
Date: Tuesday, July 12, 2016 9:54:41 PM

Please see comments below from Py Bateman (py@pybateman.org)

Message: I have lived in Madison Valley for just shy of four decades. Over the years I've seen many changes - good and bad - in the neighborhood. But this project is physically the largest and has a much bigger negative impact on the neighborhood that I've seen.

It's massively out of scale. The architect's renderings focus mainly on the Madison Street where only the top three floors are visible and the facade is pleasant. The side facing Dewey Place is a tremendous shock to the neighborhood immediately surrounding the building. The visual shock is not the only shock. We're also facing the loss of dense vegetation covering the slope from Madison to Dewey. We enjoy not only the beauty of the greenery, but the wildlife it hosts and its environmental benefits. \

I have walked around the building known as "The Lofts" across Madison from this project. I was particularly interested in the places where the building and its grounds meet the neighborhood. Much of the building borders the arboretum. But building property is only barely visible from the arboretum. And nowhere is the intersection of the building and the surrounding neighborhood as shocking as with the proposed project.

I know that traffic is a huge concern for most of the Valley residents. I'll give you the view from the driver's seat of my car. I have a lot of activities and friends on the north side of the ship canal and often drive home through the arboretum. In the past several years, I've had to plan my trips home to avoid traffic backed up on 25th Avenue NE and Sand Point Way. More recently, traffic backups in the arboretum have had me in stop and go traffic as deep into the arboretum as the north end of the Japanese Tea Garden. The arboretum is supposed to give people a chance to stroll through the trees and shrubs without having to breathe the exhaust of idling cars waiting for a chance to move a few more inches toward Madison. Adding 75 families who might also need to travel through the arboretum to get home, not to mention the customers driving to a very large grocery store. And that's just the impact on arboretum traffic.

Traffic both ways on Madison is difficult as it is, and the additional load, especially moving eastward is likely to increase dramatically, exacerbated by the left turns from both direction to enter the parking garage. In addition to the problems moving east (or west) on Madison and south on Lake Washington Blvd, we have traffic moving north and south on Martin Luther King, with both cars and buses turning left and clogging the intersection of MLK and Madison. I live on 31st East, north of Republican and volunteer as a tutor at Thurgood Marshall Elementary during the school year. As things stand now, it is visually impossible for me to get going south on MLK without driving four or five blocks through residential neighborhoods. This area needs less, not more, traffic.

One of the benefits of our neighborhood is its walkability. Even now, it's not easy to get from one side of Madison to the other. We have crossings protected by traffic lights at MLK and Lake Washington Blvd. Between those two, we have pedestrians crossing both at corners and in the middle of blocks. More traffic will make crossing the street even more risky. Bicycling will also be more risky. And both pedestrians and cyclists will be breathing polluted air.

I could go on and on. In short, it's my opinion that this project detracts from the quality of life to an absolutely unacceptable extent. If it were in my power, I would prevent this project from being approved at all. At the very least, it must be scaled back.