

From: [Save Madison Valley](#)
To: [PRC](#)
Subject: Feedback on Project 3020338
Date: Tuesday, July 12, 2016 9:52:26 PM

Please see comments below from Andrea Yount (splandie@gmail.com)

Message: Our neighborhood, Madison Valley is facing the development of a large multi-use building on an unusual triangular shaped lot just west of Mercer-Madison Woods and the P-Patch at 2925 East Madison. The development includes 75 market-rate level apartments, 26,000 feet of retail space, and 157 parking spaces (below ground on Madison but at a height of 20' on Dewey Place). Renters and shoppers' cars and delivery trucks will all enter and exit on Madison.

Given that the number of spaces in the proposed garage is significantly more than the city requires I am concerned that it will encourage people to drive to this destination retailer. This makes little sense in light of the soon-to-be operational Madison Street BRT which will provide convenient and timely transit options.

This massively oversized proposed development—in relation to the neighboring buildings—is unfortunately, a clear example of prescriptive planning by a developer who has not taken into account the adjoining topography—a 40' hillside covered in mature trees and native plants, and the single family houses flanking the south (Dewey Place) and west (E Republican) sides of the development. The noise, air, and light pollution that would emanate from this development as well as the shadow it would cast over people's back yards and the P-Patch would have a negative impact on the neighborhood's "Livability" component.

Finally, I'm concerned about the safety of pedestrians and bicyclists. There is abundant pedestrian traffic from the neighborhood, the playfield, and the arboretum on East Madison. The new arboretum multi-use trail exits onto the junction of Madison and Lake Washington Park, an already very busy intersection. Putting a destination retailer on a street that has 1 lane of traffic in each direction and is bordered by entirely residential streets will cause an enormous gridlock of traffic (worse than what already exists) in Madison Valley.

Please consider the immense, negative impact on traffic and the general peace of the adjacent residential blocks that allowing the proposed development at this site will cause.