

From: [Cherie Sato](#)
To: [PRC](#)
Subject: Concerns for Project 3020338
Date: Tuesday, July 12, 2016 5:07:08 PM

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

As a resident of Madison Valley, 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.

1. The massive bulk, height and scale of this development does not fit the neighborhood character of vibrant pedestrian "village"-like feel of small retailers and quiet neighborhood streets in the back. This is a huge development that is 96.5% of FAR. It is also 11 times the size of current building even if you exclude the 2 floors of exposed parking garage for 156 cars.
2. PCC retail garage entrance on Madison, is not consistent with "pedestrian friendly" zoning of the lot. In one study, PCC in Columbia City had an average of 12 cars per minute on a Saturday morning. That is 1 car per 5 seconds. This will make it too dangerous to walk on Madison Street. Currently, City People's is in the center of this pedestrian friendly neighborhood, where people (and pets) gather even if they are not buying anything.
3. The garage entrance to the apartment on Dewey threatens the lives of children. Many children walk to the Pea Patch almost daily on Dewey and surrounding residential streets from daycares and schools. Dewey is not even a full-size residential street. It cannot handle the volume of traffic without risking the lives of children and other people. The retail traffic will also go through these residential streets because it will be difficult to make a left turn onto Madison when coming out of the building.
4. Removal of grove of very large trees. There are not many places in the city where there are still a grove of very large trees (and native plants), that connect to other surrounding greenspace nearby. If approved, this development will remove a precious habitat and replace it with only small saplings in flower beds.
5. Damage on local businesses: There are many small businesses in Madison Valley that are contemplating on renewal of their leases because 1) They don't know if they can withstand a major construction for 18 months, and 2) they don't think they can compete against a very large chain store like PCC. This will be devastating for local small businesses in Madison Valley and Madison Park.

Please consider very carefully the immense, negative impact of this project on safety and the peaceful community that we have worked so hard to build in Madison Valley.

Sincerely,

Cherie Sato