

From: [Regina Brown](#)
To: [PRC](#)
Subject: Permit #3020338 - Letter of Concern
Date: Tuesday, July 12, 2016 3:52:03 PM

To Whom It May Concern,

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

As a resident of Madison Park, I have serious concerns about the planned 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 in Madison Valley.

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 - a street that already faces significant congestion.

A destination retailer of this size will bring much more traffic to this already gridlocked area. Currently the immediate neighboring blocks suffer from drivers attempting to use residential streets to go around the traffic that backs up daily on the arterials. Trucks entering and exiting on Madison from the proposed development will provide a safety hazard for both pedestrians and bicycles, and residents' cars entering and exiting on Dewey Place E will impact local streets: specifically, 32nd Ave E, E Republican, and 29th Ave E.

In addition to the traffic overload, this massively oversized proposed development (in relation to the neighboring buildings and homes) is a project that does not take into consideration the adjoining topography—a 30' hillside covered in mature trees and native plants, as well as the modest 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 huge negative impact on the neighborhood's livability .

We understand we live in a rapidly growing city and are not against development that is done thoughtfully and with consideration to surrounding neighborhoods. The scale of this project does neither.

Please consider the immense negative impact this development will have on traffic and on the general peace and well-being of Madison Valley and surrounding communities -- and help ensure that this development stays within reasonable scope.

Best regards,
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