

From: [Denise Hemus](#)  
To: [PRC](#); [Denise Hemus](#)  
Subject: 3020338 - Development at 2925 E Madison St, Seattle, WA 98112  
Date: Tuesday, July 12, 2016 1:47:10 PM

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Dear Design Review Board,

Thank you for reviewing my comments below re the proposed development at 2925 East Madison St, Seattle, WA 98112.

### **BUILDING DESIGN OPTIONS:**

- **I prefer Option 2 instead of the architect's preferred Option 3.**
- A courtyard or greater setbacks on the Madison side of the building—the pedestrian side—will create a more community-oriented street front. Imagine stopping in the sunlit courtyard in front of the grocery to talk with your neighbor or eat a salad purchased in the deli.
- Greater setbacks in front will allow PCC to better use the front for staging produce, plants, outdoor seating, etc. Maximizing sidewalk space in the front will create a better pedestrian experience and enhance our business district.
- I'm also in favor of greater terracing on the front of the building to allow more light to enter the sidewalk space between Madison Lofts and PCC, and to prevent Madison Street from feeling cavernous. **This terracing will also be more attractive to residents of Madison Lofts who directly face the site. (To date, design has been centred around the 6 residences on Dewey Place rather than the 8 residences in Madison Lofts who look directly onto the site which is their only source of light - for the residents on Dewey Place, their main entrance in on 30th.)**

## **PARKING:**

- I support having as much parking as possible for residents and retail customers. Lack of parking in our neighborhood is an ever-growing challenge. Maximizing the parking garage will minimize overflow parking on the already-congested residential streets. The more parking stalls the better!

## **VEHICLE ENTRY and EXIT TO THE PARKING GARAGE:**

- The architect's preferred alternative places the entry and exit for resident vehicles on the back side of the building and the entrance to the parking garage for grocery store customers on Madison St. Splitting the entries is a good compromise, and seems to be a reasonable way to reduce congestion.

## **LOADING DOCK:**

The architect's preferred alternative has the loading dock entrance on Madison St, which concerns me. This means trucks will pull up to the side of the building and block a lane while backing into the loading dock. Putting the loading dock on the back of the building seems impractical given the narrow street and a burden to the residents behind the building. On the other hand, entry to a loading dock from Madison St is not in keeping with the pedestrian friendly environment we desire. I would like to see more consideration given to the placement and design of the loading dock. **If the loading dock entrance is on Madison St, we request that the loading hours do not start until 7:00am to alleviate noise for residents directly opposite the dock on Madison St.**

## **FIT AND FINISH:**

I like the look of the building. I appreciate that the developer is willing to use more expensive materials such as brick and natural wood to blend into the streetscape. also pleased to see that the developer is not looking to incorporate crazy accent colours!

Currently there are no large or plastic backlit signs in the Madison Valley business core. In an effort to preserve the charm of the neighborhood, adhering to modest and thoughtful signage and lighting is a priority. **Also this will be important for residents of Madison Lofts whose units face the development - any signage would be at eye level for the sleeping lofts.**

In addition, request residents of Madison Lofts are concerned that large floor to ceiling store front windows will cause interior store lighting to be intrusive

Thank you for considering my comments. We look forward to welcoming our new neighbors.

Sincerely,

Denise Hemus

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