

From: [Wallis Bolz](#)
To: [Hogness, Magda](#); [PRC](#)
Cc: [Herbold, Lisa](#); [Johnson, Rob](#); [O'Brien, Mike](#); [Sawant, Kshama](#); [Uemoto, Lisa](#); [Macdonald, Rich](#); [Mark Huston](#); [joyce.m@grownorthwest.org](#); [ray.s@grownorthwest.org](#)
Subject: Project #3020338, Mad P P-patch comments for Early Design Guidance
Date: Monday, July 11, 2016 3:41:50 PM
Attachments: [Mad P P-Patch priority guidelines and comments EDG project 3020338.pdf](#)

Regarding: Project #3020338, 2925 E Madison St, Seattle, WA 98112
Comments for Early Design Guidance

Dear Ms. Hogness,

We write as members and representatives of the Mad P-Patch community garden. The Mad P-Patch is very close to the proposed development for 2925 E Madison St, at present the site of the City People's Nursery and Garden Store in Madison Valley.

Please find attached to this email our comments and priority guidelines for the Early Design Guidance meeting to be held for project 3020338 on July 13, 2016. If you have any questions regarding our letter, or if additional information would be helpful, please do not hesitate to contact me.

With best regards,
Wallis Bolz
On behalf of the Mad P-Patch

July 11, 2016

Department of Construction and Inspections
Attn: Magda Hogness (magda.hogness@seattle.gov)
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124

Regarding: Project #3020338, 2925 E Madison St, Seattle, WA 98112
Comments for Early Design Guidance

Dear Ms. Hogness,

We write as members and representatives of the Mad P-Patch community garden. The Mad P-Patch is very close to the proposed development, to the east-northeast and down the slope.

The Mad P-Patch is one of the 88 community gardens that operate under the auspices of Seattle's Department of Neighborhoods. As defined by the Seattle Department of Neighborhoods, a community garden is "a space where neighbors come together to grow community and steward – plan, plant and maintain – a piece of open space."

In addition to providing food for its ~20 members, the Mad P-Patch annually donates several hundred pounds of fresh organic produce to local food banks and is valued highly by the Madison Valley community as a peaceful and beautiful public space open to anyone who wishes to enjoy it.

From a general standpoint, we ask that the Design Review Board, developer, and architect consider the presence of and potential impacts of the project on the Mad P-Patch. It is notable that the Mad P-Patch, a significant neighborhood amenity, is not mentioned in the April 19, 2016 materials prepared for the Early Design Guidance Meeting. The exclusion of the Mad P-Patch suggests that the developer and the architect have an incomplete understanding of the neighborhood.

We have specific concerns that fall under the purview of design review, and others that we will comment on during the SEPA comment period. We have noted which design guidelines the Mad P-Patch supports as priority guidelines for the proposed project.

Context and Site: Natural Systems and Site Features: Guideline CS1 B2: **Sunlight** and natural ventilation. Sun diminution/shade increase: We are concerned that shading of the garden will begin earlier in the fall than it does now:

- Daylight and Shading: Maximize daylight for interior and exterior spaces and **minimize shading on adjacent sites** through the placement and/or design of structures on the site.

Context and Site: Natural Systems and Site Features: **Use natural systems and features of the site and its surroundings as a starting point for project design.**

Guideline CS1, D1 and 2: Plants and habitat:

- On-Site Features: **Incorporate on-site natural habitats and landscape elements** such as: existing trees, native plant species or other vegetation into project design **and connect those features to existing networks of open spaces and natural habitats** wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.
- Off-Site Features: Provide opportunities through design to **connect to off-site habitats** such as riparian corridors or existing urban forest corridors. **Promote continuous habitat**, where possible, **and increase interconnected corridors of urban forest and habitat** where possible.

Context and Site: Urban Pattern and Form: Guideline CS2 A1:

- Sense of Place: **Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place.** Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. **Examples of neighborhood and/or site features that contributed [sic] to a sense of place include** patterns of streets or blocks, slopes, sites with prominent visibility, relationships to bodies of water or **significant trees, natural areas, open spaces**, iconic buildings or transportation junctions, and land seen as a gateway to the community.

Design Concept: Open Space Concept: Guideline DC3 C3:

- Support Natural Areas: **Create an open space design that retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.** If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.

Design Concept: Projects Uses and Activities: Guideline DC1 B1: Optimize the arrangement of uses and activities on site. We are concerned that the placement of the residential parking garage entry on Dewey Pl E introduces a high volume of traffic into the Dewey Basin, which is a cul-de-sac, creating unsafe and unattractive conditions for pedestrians, bicyclists and drivers and compromising both neighborhood mobility and access to the Mad P-Patch:

- {Vehicular} Access Location and Design: Choose locations for vehicular access, service uses and delivery areas that **minimize conflict between vehicles and non-motorists** wherever possible. Emphasize use of the sidewalk for pedestrians, and **create safe and attractive conditions for pedestrians, bicyclists, and drivers.**

As individuals we have other concerns (sent separately) related to the overall design and transportation but are limiting ourselves in this letter to the issues relevant to the Mad P-Patch.

So, as a P-Patch we ask that:

- The developer and architect respond to the presence of and potential impacts on the Mad P-Patch in their design;
- The above-mentioned design guidelines be made priority guidelines in design review.

Please contact Wallis Bolz (wallisbolz@gmail.com) if additional information would be helpful.

Best regards,

Wallis Bolz, Andrew Kirsh and Liz Brandzel
On behalf of the members of the Mad P-Patch

Cc: via e-mail to
Council Land Planning, Land Use and Zoning Committee
Lisa Herbold, lisa.herbold@seattle.gov
Rob Johnson, rob.johnson@seattle.gov
Mike O'Brien, mike.obrien@seattle.gov

District 3 Council member
Kshama Sawant, Kshama.Sawant@seattle.gov

Dept of Neighborhoods
Lisa Uemoto, lisa.uemoto@seattle.gov
Rich MacDonald, rich.macdonald@seattle.gov

GROW Northwest
Mark Huston, Board president, mark.h@grownorthwest.org
Joyce Moty, Board member, joyce.m@grownorthwest.org
Ray Schutte, Board member, ray.s@grownorthwest.org