

From: [John and Janet](#)
To: [PRC](#)
Subject: Public comment reg. PCC Development
Date: Tuesday, July 12, 2016 9:06:27 AM
Importance: High

John & Janet 206 323 6790
waggoner2000@comcast.net

To: prc@seattle.gov

Re: 3020338, Development at 2925 E Madison St, Seattle, WA 98112

Dear Design Review Board,

I am a resident of Madison Valley.

Thank you for reviewing my comments below. I am in support of this development because our community needs additional housing, and the anchor tenant, PPC Natural Market, will be a complementary addition to our neighborhood retail mix.

BUILDING DESIGN OPTIONS:

- I prefer Option 2 instead of the architect's preferred Option 3. The design of option 2 simply benefits more people.
- 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.

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.

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.

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.

MERCER STAIRS:

I think the stairway would be nice.

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

our new neighbors.

Sincerely, Janet and John Waggoner

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To review the building design, download the revised Early Design Guidance (EDG) packet. You can see the proposed renderings of the new building in this packet on the Madison Valley website, just click the link in this article:

<http://madisonvalley.org/news/revised-designs-for-pcc.html> (Note: The document may take a minute to load—there are lots of images).

Email your public comments to the Design Review Board:

prc@seattle.gov

From: [Jeff scott](#)
To: [PRC](#)
Subject: Re: 3020338, Development at 2925 E Madison St, Seattle, WA 98112
Date: Tuesday, July 12, 2016 10:41:27 AM

Dear Design Review Board,

I am a resident of Madison Valley. I am in support of this development because our community needs additional housing, and the anchor tenant, PCC Natural Market, will be a complementary addition to our neighborhood retail mix.

Following are my comments regarding the design of the PCC development.

BUILDING DESIGN OPTIONS:

- I prefer either option 2 or 3, but am leaning towards option 2.
- A courtyard or greater setbacks on the Madison side of the building—the pedestrian side—will create a more community-oriented street front.
- 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 the 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.

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.

FIT AND FINISH:

I love the look of the building and think it will be a great addition to the neighborhood. The architect has done a fantastic job. I appreciate that the developer is willing to use more expensive materials such as brick and natural wood to blend into the streetscape.

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.

Thank you for taking the time to consider my comments. There are so many of us in the neighborhood who are very excited for this project to unfold.

Sincerely,
Jeff Scott

From: [Sabrina Scott](#)
To: [PRC](#)
Subject: 3020338, Development at 2925 E Madison St, Seattle, WA 98112
Date: Tuesday, July 12, 2016 11:26:57 AM

Dear Design Review Board,

I am a resident of Madison Valley. I am in support of this development because our community needs additional housing, and the anchor tenant, PPC Natural Market, will be a complementary addition to our neighborhood retail mix.

Following are my comments regarding the design of the PCC development.

BUILDING DESIGN OPTIONS:

- I prefer Option 2 instead of the architect's preferred Option 3. Although I do like that the 3rd option makes it visually better for people living on Dewey PL E.
- A courtyard or greater setbacks on the Madison side of the building—the pedestrian side—will create a more community-oriented street front.
- 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 the 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.

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.

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. For me it's important that an effort is done to make such a big building "disappear" by adding vegetation and natural materials.

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.

MERCER STAIRS:

I think the stairway would be useful.

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

Sincerely,

Sabrina Scott

From: [Gary Brown](#)
To: [PRC](#)
Subject: 3020338, Development at 2925 E Madison St, Seattle, WA 98112
Date: Tuesday, July 12, 2016 11:33:32 AM

Dear Design Review Board,

I am a resident of Madison Valley. I am in support of this development because our community needs additional housing, and the anchor tenant, PPC Natural Market, will be a complementary addition to our neighborhood retail mix.

Following are my comments regarding the massing and design of the PCC development.

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.
- 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 the 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.

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.

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.

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.

MERCER STAIRS:

I think the stairway would be nice.

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

Sincerely,

Gary Brown

gary@brown-shay.com

206.817.7727

From: [Pat Ryan](#)
To: [PRC](#)
Subject: Re: 3020338, Development at 2925 E Madison St, Seattle, WA 98112
Date: Tuesday, July 12, 2016 12:50:04 PM

Dear Design Review Board,

I am a resident of Madison Valley.

Thank you for reviewing my comments below. I am in support of this development because our community needs additional housing, and the anchor tenant, PPC Natural Market, will be a complementary addition to our neighborhood retail mix.

BUILDING DESIGN OPTIONS:

- I prefer Option 2 instead of the architect's preferred Option 3. The design of option 2 simply benefits more people.
- 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.

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.

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.

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.

MERCER STAIRS:

I think the stairway would be nice.

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

Sincerely,

Pat and Whitney Ryan

From: [Andrea Kurs](#)
To: [PRC](#)
Subject: 3020338, Development at 2925 E Madison St, Seattle, WA 98112
Date: Tuesday, July 12, 2016 3:08:49 PM

Dear Design Review Board,

I am a resident of Madison Valley.

Thank you for reviewing my comments below. I am in support of this development because our community needs additional housing, and the anchor tenant, PPC Natural Market, will be a complementary addition to our neighborhood retail mix.

BUILDING DESIGN OPTIONS:

- I like 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.

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.

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.

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.

MERCER STAIRS:

I think the stairway would be nice.

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

Sincerely,
Andrea