

From: [Brie Gyncild](#)
To: [PRC](#)
Subject: Comment on 3020338, Development at 2925 E Madison St, Seattle, WA 98112
Date: Wednesday, July 13, 2016 12:17:13 PM

Thank you for considering community input on the design of the proposed PCC building at 29th and Madison.

I live at 15th & Union, and I walk down to Madison Valley to shop, dine, and enjoy the Arboretum, so I am very familiar with that area. I've also been an enthusiastic City People's Garden Store customer for decades, so I know the location well. While I am sad to see City People's go, I support the PCC project. I believe the site is well-suited for a grocery and for much-needed residential units. I know there has been community opposition to the scale of the building, and I think the developer's willingness to use high-quality materials should make the building more palatable to those who live and work near it.

Though I wasn't able to make it to the public meeting, I've reviewed the EDG packet. I'll leave comments about parking, loading docks, terracing, and other aspects of the design to those who will be more directly impacted and who have a stronger investment in the neighborhood. However, as a person who walks and bikes in the area frequently - and who spends considerable time thinking about the public right of way - I do have some comments on the streetscape.

A pedestrian-friendly street requires active retail at the pedestrian level, typically very close to the sidewalk. This design seems to provide for that. However, given that the primary tenant will be PCC, I'd like to see additional space on the Madison side of the building that can accommodate cafe seating and the sorts of community interactions that occur when you run into your neighbor at the grocery store. Additionally, there should be ample space to allow PCC to stage produce, plants, or other merchandise without impeding the pedestrian right-of-way, and the sidewalks should be wide enough to provide sufficient bike parking without impeding pedestrian flow.

Thank you for your consideration.

Brie Gyncild
1407 15th Avenue
Seattle, WA 98122
206-325-3743