

**From:** [Larsen, Shauna](#)  
**To:** [Hogness, Magda](#); [PRC](#)  
**Subject:** FW: Project 3020338  
**Date:** Tuesday, July 26, 2016 11:03:16 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

---

Magda-

Below are comments from Christopher Frink regarding project 3020338.

Shauna

---

**From:** Herbold, Lisa  
**Sent:** Monday, July 25, 2016 11:38 AM  
**To:** Chris Frick <cfrick3@comcast.net>  
**Cc:** Torgelson, Nathan <Nathan.Torgelson@seattle.gov>; Larsen, Shauna <Shauna.Larsen@seattle.gov>; Johnson, Rob <Rob.Johnson@seattle.gov>; Kranzler, Andra <Andra.Kranzler@seattle.gov>  
**Subject:** RE: Project 3020338

Dear Christopher,

Thank you for contacting me regarding the Madison Valley construction project. I always appreciate hearing from constituents.

By the way of this email, I am bringing your concerns to the attention of Nathan Torgelson, Director of the Department of Construction and Inspections (SDCI), as well as, Shauna Larsen, the SDCI liaison to the Seattle City Council. Director Torgelson and his staff are best equipped to respond to your issues.

In asking that they respond to you, I'm also requesting that they keep my staff assigned to OPCD issues, Andra Kranzler (also copied on this email) apprised. If you do not receive a response within two weeks' time, please do not hesitate to let myself and Andra know and we will redouble our efforts to ensure the responsiveness of SDCI.

Additionally, I have copied Councilmember Rob Johnson. This issue falls under the jurisdiction of the Planning, Land Use, and Zoning (PLUZ) Committee and Councilmember Rob Johnson, is the chair. I am also a member of this committee. This committee oversees matters pertaining to the following:

- Planning and land use, including comprehensive planning, zoning, design, and land use regulations as well as incentive zoning
- The Affordable Housing Impact Mitigation Program,

- Equitable transit oriented development;
- Major institutions
- Quasi-judicial decisions
- Community development.

Thanks again for getting in contact with me.

Best,

Lisa Herbold  
District 1 Councilmember  
206-684-8803  
[lisa.herbold@seattle.gov](mailto:lisa.herbold@seattle.gov)

## CONNECT WITH LISA

Get our weekly newsletter with detailed  
District 1 and citywide updates

[SIGN UP FOR UPDATES](#)



---

**From:** Chris Frick [<mailto:cfrick3@comcast.net>]  
**Sent:** Wednesday, July 13, 2016 3:59 PM  
**To:** Herbold, Lisa <[Lisa.Herbold@seattle.gov](mailto:Lisa.Herbold@seattle.gov)>  
**Subject:** Project 3020338

Name: Christopher Frick

Email Address: [cfrick3@comcast.net](mailto:cfrick3@comcast.net)

Our neighborhood, Madison Valley is facing the 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. 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). We were told by the architect that renters and shoppers' cars and delivery trucks will all enter and exit on Madison. Recently, we learned of a change such that the entry to the garage for residents would be on Dewey Place. This will increase traffic on Madison and will make the 29th, East Arthur, and E. Republican street intersection a hazard as those who would

bypass the lights at MLK and E. Madison will collide with the added traffic on E. republican heading to Dewey Place.

This massively oversized proposed development—in relation to the neighboring buildings—is unfortunately, a clear example of prescriptive planning by a developer who has not taken into account the adjoining topography—a 40' hillside covered in mature trees and native plants, and the 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 negative impact on the neighborhood's "Livability" component.

Finally, I'm concerned about the safety of pedestrians and bicyclists. There is abundant pedestrian traffic from the neighborhood especially at the 29th E Arthur, and E. Republican St intersection, as well as the playfield, and the arboretum on East Madison. The new arboretum multi-use trail exits onto the junction of Madison and Lake Washington Park, an already very busy intersection. Putting a destination retailer on a street that has 1 lane of traffic in each direction and is bordered by entirely residential streets will cause an enormous gridlock of traffic (worse than what already exists) in Madison Valley.

Please consider the immense, negative impact on traffic and the general peace of the adjacent residential blocks that allowing the proposed development at this site will cause.

Christopher Frick  
[206.790.8581](tel:206.790.8581)  
Christopher Frick  
206.790.8581