

From: [Tony Hacker](#)
To: [PRC](#)
Subject: RE: Project 3020338
Date: Sunday, July 10, 2016 4:09:52 PM

From: Tony Hacker, 515 30th Ave E, Seattle 98112, tonyhackerphd@gmail.com

To: Magda Hogness

Subject: Public Comment on Project #3020338, 2925 E Madison St

Date: July 10, 2016

I have been a resident and small-business owner in Madison Valley for nearly 20 years. I am writing to express my grave concerns and opposition to the proposed project.

All of the many, many problems with this development stem from the building being so massively out-of-scale for Madison Valley's current, varied mix of retail and residential buildings.

A partial list of the problems is:

- * the height, bulk and scale of the building dramatically overwhelms the site and would loom over all business and residential buildings in the area
- * a green space and a mature urban tree canopy, all part of an urban forest corridor, will be removed
- * a two-story parking garage will be open and exposed on E Dewey St, sending fumes, light, and noise onto single-family homes 23 feet away and over the entire northern end of the valley
- * the garage entrance on E. Dewey will add potentially hundreds of cars a day to a narrow, non-conforming street where many children and pedestrians currently walk
- * several blank walls, 30-60 feet high, will stand 15-25 feet from single-family homes and apartments on three sides
- * an entire hillside will be **removed** and replaced by the garage
- * on the side facing the valley this building, zoned for 4 stories, will actually be 6 stories
- * the 156-car garage is significantly **more** than the city requires. The building will be two blocks from a Bus Rapid Transit line and the excess parking is counter to the focus on increased public transportation in our area and the city
- * the garage will open onto East Madison Street, making walkability in a pedestrian zoned area much less safe. Also, Madison St is two lanes and already heavily congested at peak traffic times
- * only market rate (no affordable) housing is being offered
- * no family housing is included (predominantly studio, and 1-bedroom apartments)

This is an “anti-green” building that is disrespectful of our entire community. It is misplaced in its scale and scope, and will have a detrimental impact on traffic from Madison Park to Capitol Hill. It is an attempt to squeeze every possible dollar out of a lovely property on the backs of the surrounding neighbors and the larger Madison Valley community.

Thank you for your and the board’s consideration of these vital concerns.

Respectfully submitted,

Tony Hacker