

From: [Jaime Pharr](#)
To: [PRC](#)
Subject: Permit #3020338, 2925 E Madison St Seattle 98112
Date: Thursday, July 07, 2016 2:25:43 PM

Re: Permit #3020338, 2925 E Madison St Seattle 98112

Dear Magda Hogness,

The building proposed for 2925 E. Madison is grossly out of scale for that location. The height, bulk, and scale of the building dramatically overwhelm the neighborhood. This massively oversized 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 topography—a 30' 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 excessive size of the building, as it is currently designed, will necessitate removing a mature urban tree canopy and green space and replace it with an exposed, two-story parking garage. 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 as well as its "Sense of Place".

Many Madison Valley residents value their proximity to the network of urban forest corridors and green open spaces that surround us—the Arboretum, Mercer-Madison Woods, and Harrison Ridge. Some of us support growth and projects that contribute to the livability of the neighborhood. The bulk and scale of this proposed development and its lack of connection to existing natural areas is not a positive addition to our neighborhood.

The resident's parking garage entrance on Dewey Place East does not show respect for adjacent sites. Dewey Pl borders single-family homes and a P-Patch. As such, this second garage entrance will drastically increase conflict between vehicles and non-motorists on Dewey and connecting residential streets.

There are development projects in Seattle that incorporate elements of the natural aspects of the site, or the character of neighborhood. This proposed massive development, does neither. It shows no design sensitivity to its neighborhood and without major modifications it will overwhelm and negatively impact Madison Valley.

Regards,

Jaime Pharr