

## Clowe, Michael

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**From:** Patricia Naughton <patn68@gmail.com>  
**Sent:** Tuesday, April 26, 2016 5:45 PM  
**To:** PRC  
**Subject:** Project 3020338 at 2925 E Madison St. Seattle 98112

To whom it may concern:

This proposed large development has raised serious concerns among my neighbors, for good reason. The following are the areas that worry me the most:

The proposal is too tall for the location; most buildings on that side of E. Madison are one or two stories. The outsized bulk of the building will appear even more massive from the streets in the valley behind it, sitting as they do at the bottom of a very steep slope. Instead of green space they will have only a huge wall looming over them.

Furthermore, there is a tragic history of flooding at this very site. In December 2006, after a heavy rainstorm, a woman died in her home on Dewey St. when a wall of water from E. Madison St. pushed through a retaining wall and crashed into her house. As I understand it, the city's subsequent elaborate and expensive drain-water holding pond project only fixed a separate flooding problem in Madison Valley, not of more flash floods like that fatal one. So, obviously, I worry about paving over such a very large surface as the proposed project plans to do. All of the earth under Madison St. (which originally was supported only on a trestle) is fill dirt. Even in 1988, when the current small garden store replaced an older, smaller one, the question of erosion and flooding was considered serious - how much more serious could the consequences be from this mammoth building?

Another extreme element of the proposed development is its provision of a parking garage for 164 cars. One hundred sixty-four extra cars, entering and exiting all day onto E. Madison, is simply unreasonable, especially given the city's focus on walkable neighborhoods and transit, including a BRT line soon to be running in this already traffic-clogged street.

There is certainly a need to build more housing in Seattle and I support the ideal of urban density. But so large a development in this particular location is more than inappropriate, it is dangerous.

I would appreciate it if you would keep me informed of any decisions on this project.

Thank you very much,  
Patricia Naughton  
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