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From: Jennifer Goodwin <mail.for.jen@gmail.com>
Sent: Sunday, April 24, 2016 5:42 PM
To: PRC; Johnson, Rob; O'Brien, Mike; lisa.herbold@seattle.gov
Subject: Permit #3020338 Addresses: 2925 E Madison St. and 2925 E Madison St., Seattle 98112

As an immediate neighbor of the proposed project I have serious concerns regarding the traffic problems a destination retailer with plans for a large parking lot (which will encourage people to drive to the location) will bring to an already gridlocked area. Currently the immediate neighboring blocks suffer from drivers attempting to use residential streets to go around the traffic that backs up daily on the arterials. Daily one can see this happening from 23rd all the way down Madison to Lake Washington Bd. On an average, weekday morning or afternoon traffic will be backed up from the top of 23rd all the way to Lake Wa Bd. and cars can be seen turning off of Madison and on to the nearby residential streets to try to get around the back up. Traffic also backs up from Boyer all the way through to 29th Avenue East as people use Boyer to cut around the traffic backups on 23rd coming off of or going to the Montlake bridge, I5 or 520. Traffic also backs up through the entire length of the arboretum and, again, people use the nearby residential streets to speed around that gridlock. 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. Additionally, as the planned parking lot fills, drivers will circle on the residential streets of 28th and 29th Avenue East looking for or waiting for parking, causing those residential streets - designated Greenways - to be even more of a speeders' highway than they already are. The traffic gridlock on Madison will make the planned and costly rapid bus impossibly slow. Residents like me, willing to give up our cars completely when the rapid bus comes, will find bus service again so delayed as to be not useful.

Lastly, the planned building will tower 70 feet over the residents on Dewey, and nearby residents will suffer the noise of the heating and cooling equipment that can extend another 10 feet or more on top of the building and run noisily in to the night and start noisily in the early a.m. hours. Add to this the noise of 5am daily delivery trucks stocking the proposed giant grocery store (a mere 6 blocks from an existing and quite large grocery store - there is no shortage of nearby places to shop for groceries).

Please consider the immense, negative impact on traffic and the general peace of the adjacent residential blocks that allowing a destination retailer and giant parking lot at the site will cause.

Thank you.

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