

Dela Cruz, Jeff

From: Bolser, Shelley
Sent: Monday, March 27, 2017 9:36 AM
To: PRC
Cc: Hogness, Magda
Subject: FW: FW: Project 3020338; 2925 E. Madison St.
Attachments: BIRDS_ANIMALS_PLANTS ON THE HILLSIDE.docx

From: melissa stoker [mailto:melissastoker1@gmail.com]
Sent: Sunday, March 26, 2017 3:26 PM
To: Bolser, Shelley <Shelley.Bolser@seattle.gov>
Cc: Rips, Bruce <Bruce.Rips@seattle.gov>; Haines, Stephanie <Stephanie.Haines@seattle.gov>; Hogness, Magda <Magda.Hogness@seattle.gov>
Subject: Re: FW: Project 3020338; 2925 E. Madison St.

Dear Magda and Shelley,

We received your emails and understand that you will not meet with us. As you requested, we are instead writing to you now. However, we'd like to make clear that this is not a comment letter. We will be sending in comment letters very soon, now that the MUP comment period has begun. Our remarks here regard documents posted on the City website that have errors or omissions, many related to the EDG phase, with which we in the community have been closely involved. These are the issues we had hoped to address with you in person, and which we would still like to, since we believe this is information from EDG that has been misrepresented.

- In the Board Memos for EDG 1, 2, and 3 (posted on 7/13/16, 10/18/16, and 1/18/17), Magda consistently identifies the project as a 7-story building. While the applicant has *proposed* a 4-story building, SDCI has clearly identified the project as 7-stories. We would ask that on the large white sign, all other notices, and the applicant's MUP application it be accurately described as seven stories – as SDCI has identified it. In earlier designs the strained logic was that the garage was “subterranean” (even though it rose two stories above the ground on Dewey). However, Dewey now has five stories of residences and one-plus story commercial. This is a 6.5-7 story building.

- Some significant comments from the Board's deliberations at EDG 3 have been omitted. On a number of issues the Board equivocated, and never reached a resolution. By selectively including supportive comments, and omitting others, the message is distorted. This is a sample of concerns voiced by the Board which are not represented:

- [Igualy] would **like to see more options** from applicant next time rather than single recommendation

- [Busetti] applicant will have to **assume more risk for flexibility**; may be **changes in massing; further analysis on structure of townhouses feels important**

○ [Orr] ...little character because of solid massing; trouble with either end of building; entrance to parking garage and façade above it is very bland; fenestration on other end shows a bike room and gym that probably has lights on 24/7; **both ends need work**; Dewey side with exception of townhomes **needs to be studied more**

○ [Bigelow, summarizing the Board's deliberations] many **issues that still need to be resolved**; depth of modulation, massing, ends of townhouse along Dewey, elevation around Dewey **all need continued development**

- The answer to question 5 on the SEPA checklist prepared by the applicant is incomplete. They have listed only songbirds as present. I have attached a list prepared by neighbors, visitors, and bird watchers in the area. Forty-four birds and mammals have been seen here and identified. Many of the birds listed are protected by the Migratory Bird Treaty Act. Because of the biological diversity and richness of the area the Audubon Society chose this site as their starting point for their Christmas Bird Count of 2016.
- The residences on Dewey are not townhouses. They are not detached, as townhouses are, so they should be identified as apartments.

We look forward to your attention to these areas.

Melissa Stoker

On behalf of Save Madison Valley

On Tue, Mar 21, 2017 at 9:28 AM, Bolser, Shelley <Shelley.Bolser@seattle.gov> wrote:

Hi Melissa, I had let Magda know that she should ask you and anyone else for the proposal to submit any comments, concerns, or observations about the submitted documents to: prc@seattle.gov or via a written letter to

700 5th Ave.
Suite 2000
P.O. Box 34019
Seattle, WA

Please be sure to include the MUP number **3020338** with any comments.

We met with you and your neighbors once, but we will need to ask that you submit any future comments via this system (or if they are design related, those can also be submitted at the design review meetings). The reason for this is that we want to ensure that we are considering all comments, and any communication is part of the written record.

Magda has over 40 projects to review and we need to make sure she is using her time efficiently to be able to consider and respond to all comments for all her projects. Additionally, submitting written comment via the prc@seattle.gov email ensures that other reviewers can see the information. For instance, if you submit comments about traffic concerns, drainage concerns, and design review concerns, then that comment needs to be viewed by three separate reviewers. We have a system for accepting comments and we need to make sure all comments are considered by the necessary reviewer and documented correctly. We can't do that via one-on-one meetings with neighbors of proposed developments.

If there are further questions about this proposal or my response, Bruce Rips or Stephanie Haines will respond (cc'd). I will be working on a project for the next couple of months that will take most of my time.

Thank you for understanding,

Shelley



Shelley Bolser, AICP, LEED AP

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As stewards and regulators of land and buildings, we preserve and enhance the equity, livability, safety and health in our communities.

From: melissa stoker [mailto:melissastoker1@gmail.com]

Sent: Monday, March 20, 2017 9:39 PM

To: Hogness, Magda <Magda.Hogness@seattle.gov>; Bolser, Shelley <Shelley.Bolser@seattle.gov>

Subject: Fwd: Project 3020338; 2925 E. Madison St.

Hi Magda and Shelley

My apologies Magda. When I sent the email I've forwarded here (below) to you and cc'd Lisa Rutzik, I was confused. I had meant to send it also to Shelley, whom we met with before, and who I believe is familiar with the project.

Thanks again.

Melissa

----- Forwarded message -----

From: melissa stoker <melissastoker1@gmail.com>

Date: Mon, Mar 20, 2017 at 6:58 PM

Subject: Re: Project 3020338; 2925 E. Madison St.

To: "Hogness, Magda" <Magda.Hogness@seattle.gov>

Cc: Peter Steinbrueck <peter@steinbrueckurbanstrategies.com>, Lisa.Rutzick@seattle.gov

Hi Magda

Thanks for getting back to me. Yes, I'm aware the public can send written comments as soon as the MUP comment phase is announced. I'll be sending a letter then, and I'm sure many folks here in the community will

too. I appreciate your offer to confer about the letter on the phone, but I don't think I'll need to take you up on that.

I'm asking for a meeting with you because of concerns a number of us have about some of the documentation that is to be a part of this upcoming phase. There are descriptions that don't seem to be in accord with what was stated in EDG. Also some data appears to be missing, inaccurate, or possibly overlooked.

Because the public was very involved in the EDG phase when this data was gathered, we'd like a chance to clarify this. I appreciate that you've been generous with your time in the past, and also appreciate the efforts you've shown to be accurate and even-handed. I hope in that same spirit you can make time for a meeting.

Would you be available some time this Friday, the 24th?

Melissa Stoker

On Wed, Mar 15, 2017 at 5:25 PM, Hogness, Magda <Magda.Hogness@seattle.gov> wrote:

Hi Melissa,

Thanks for reaching out. We usually receive written public comments at this stage.

I'll be out of the office this Friday (3/17) through next Wednesday (3/22).

If you prefer to talk through some of your concerns before sending in public comment, I can set time aside for a phone call tomorrow (after 2pm) or after I return. Let me know what you prefer.

Thanks,

Magda



Magda Hogness, RA

Land Use Planner

City of Seattle [Department of Construction and Inspections](#)

P.O. Box 34019, Seattle, WA 98124-4019 [206-727-8736](tel:206-727-8736)



From: melissa stoker [mailto:melissastoker1@gmail.com]
Sent: Monday, March 13, 2017 2:49 PM
To: Hogness, Magda <Magda.Hogness@seattle.gov>
Cc: Steinbrueck, Peter <peter@steinbrueckurbanstrategies.com>
Subject: Project 3020338; 2925 E. Madison St.

Hi Magda -

I'm hoping I could have a meeting with you, along with our consultant Peter Steinbrueck, to discuss a few of the documents that have appeared on the City website recently for the project in our neighborhood. There are few discrepancies and items of concern I'd like to check out with you. Would you have any time this coming Friday, the 17th?

Look forward to seeing you.

Melissa Stoker

PROJECT 302038
2925 E. Madison – Back Hillside on Dewey Place East

BIRDS, ANIMALS, PLANTS, AND TREES ON THE HILLSIDE

Common Birds

Anna's Hummingbird
Northern Flicker
Steller's Jay
Western Scrub Jay
Corvids (including the American and/or Northwestern Crow)
Black-capped Chickadee
Bushtit
Bewick's Wren
Ruby-crowned Kinglet
American Robin
Spotted Towhee (formerly called Rufous-sided Towhee)
Song Sparrow
Dark-eyed Junco
House Finch
Golden-crowned Sparrow (seasonal, i.e., all winter)
House Sparrow

Occasional Birds

Sharp-shinned Hawk
Rock Pigeon
Downy Woodpecker
Violet-green Swallow
Red-breasted Nuthatch
Brown Creeper
Pacific Wren (formerly called Winter Wren)
Golden-crowned kinglet
Varied Thrush
European Starling
Cedar Waxwing
Yellow-rumped Warbler
American Goldfinch

Rare Birds

Great Blue Heron
Bald Eagle
Cooper's Hawk
Red-tailed Hawk
Barred Owl
House Wren
Western Tanager

Plants

English Ivy
Himalayan Blackberry
Dicentra Formosa (bleeding heart)
Tiarella Trifoliata (foam flower)
Red Elderberry
Ocean Spray

Tall Oregon Grape
Nootka Rose
Mock Orange
Honeysuckle
Vine Maple
Sword Ferns
Salal
Ninebark
Pea Fruit Rose
Snowberry
Indian Plum

Trees

Red Alder
Bigleaf Maple
Zebrina Western
Lombardy Poplar
Flowering Cherry
Katsura
English Holly Tree
Shore Pine
Douglas Fir

Mammals

Raccoons
Rats
Coyotes
Squirrels
Rabbits
Moles
Voles
Mice