

Herbaugh, Melinda

From: melissa stoker <melissastoker1@gmail.com>
Sent: Tuesday, January 24, 2017 4:50 PM
To: PRC
Subject: Project 3020338

Dear Magda,

Thank you for the opportunity to comment on this project. We have all watched the project change and develop over time. However, there are a number of significant aspects that have not been addressed. I hope that you and the Board will continue to bring these matters to the attention of the applicant and again ask them to bring these into better conformity with the Seattle Design Guidelines. The following are the areas that I believe still need attention:

The building is out of scale for the surrounding area (DC2). It borders single-family homes. The building is across the street from homes where it sits in an NC-40 zone. However, the hillside rises 30 feet above the single-family residences, and rather than taking measures as the Guidelines recommend to insure appropriate buffers and transitions between the zones, the applicant has taken advantage of those 30 feet and is proposing to build a 70+ foot building across the narrow, non-conforming street. While the height calculations used may technically be allowed by the City, it is most definitely not the intention of the Guidelines to allow this kind of anti-transition.

In addition to its height, the building's bulk is not broken up in a manner that softens its presence. It stands as a solid mass on the highest point above the valley. This is a corner that represents the best in our region-- a blend of nature (the Arboretum is across the street), homes (single-family residences next door), and commercial presence (the Valley's bustling walkable businesses on Madison). This building with its enormous, out-sized presence, and excessive garage drawing traffic that streets cannot accommodate, will ruin the vibrant, walkable character of the neighborhood and urban green space.

The hillside of trees, understory, and snags provides an ecological function to the area, sequestering carbon, and reabsorbing water. It connects with the larger green belt that Seattle has supported and that the Design Guidelines also support (CS1 and DC3). While the applicant has the right to build on private property he has purchased, the laws and Guidelines support the replacement of those ecological services. Adding a more appropriate transition and buffer between the zones would naturally provide that replacement. If a 20-30 foot setback were provided on Dewey - as is the standard in residential development (which this side is) - with appropriate and informed planning the area could remain a part of the greater greenbelt.

The garage entrance on Dewey will do little to help mitigate the traffic issues on Madison, but will dramatically alter the nature of Dewey and the surrounding streets. It will reduce the walkability and vibrancy of the residential area. Please keep the entrance on Madison.

Melissa Stoker