

Herbaugh, Melinda

From: Cherie Sato <csato77@comcast.net>
Sent: Wednesday, January 25, 2017 4:48 PM
To: PRC
Subject: Permit #3020338, 2925 E Madison St Seattle 98112

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

I am very disappointed to see that the revised plans submitted by the applicant for the second design review **do NOT incorporate most of the requests that the design review board made** during the first and second design review meetings. I find this to be disrespectful to the design review board and the community.

As a resident of Madison Valley of 13 years, I have many strong concerns regarding the development at the City People's Nursery. If approved as is, this development will be devastating for many in Madison Valley.

Please make sure that the proposed development will be a good addition to the community and the neighbors by scaling back the size and leaving some of the mature, exceptional grove. Below are some of my concerns:

1. Removal of grove of very large HEALTHY trees (CS1D1, and Director's Rule). The trees are healthy in their current condition.
However, the applicant has labeled some exceptional trees as hazardous and need to be removed because they plan to damage their root systems during construction. This is an illogical, circular argument. The board asked that the applicant present an option to save at least some of the trees at both design review meetings, and this was not done.
2. Removal of connecting grove and habitat. There are not many places in the city where there are still a grove of very large trees (and native plants), that connect to other surrounding greenspace nearby. If approved, this development will remove a precious habitat and replace it with only small saplings in flower beds. The board show concerns about this issue and asked the applicant to consider the preservation of some of the habitat. However, this was not done.
3. The massive bulk, height and scale of this development does not fit the neighborhood character of vibrant pedestrian "village"-like feel of small retailers and quiet neighborhood streets in the back (CS2B1, CS2C2, CS2D2, and CS2D4). This is a huge development that is out of scale. It is also 11 times the size of current building even if you exclude the 2 floors of parking garage for 140 cars, a size of a football field. The board asked the applicant at both meetings to present an option with a scaled back design. However, this request was ignored. The applicant made the new plan larger than the previous plans.
4. Transition to the surrounding single-family homes (CS2.D3). The board asked at both design review meetings to give adequate setbacks. This request was ignored in the current design.
5. The garage entrance to the apartment on Dewey threatens the lives of children (CS2.D5 and CS2.B2). Many children walk to the Pea Patch almost daily on Dewey and surrounding residential streets from daycares and schools. Dewey is not a full-size residential street. It cannot handle the volume of traffic without risking the lives of children and other people. The retail traffic will also go through these residential streets because it will be difficult to make a left turn onto Madison when coming out of the building.
6. Damage on local businesses: There are many small businesses in Madison Valley that are contemplating on renewal of their leases because 1) They don't know if they can withstand a major construction for 18 months, and 2) they don't think they can compete against a very large chain store like PCC. This will be devastating for local small businesses in Madison Valley and Madison Park.

Please consider very carefully these immense, negative impacts of this project on this safe and peaceful community that we have worked so hard to build in Madison Valley.

Sincerely,

Cherie Sato

