

## Herbaugh, Melinda

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**From:** Tony Hacker <tonyhackerphd@gmail.com>  
**Sent:** Tuesday, January 24, 2017 4:35 PM  
**To:** PRC  
**Subject:** Project number: 3020338, 2925 E. Madison St

From: Tony Hacker, 515 30<sup>th</sup> Ave E, Seattle 98112

To: Magda Hogness

Subject: Public Comment on Project #3020338, 2925 E Madison St

Date: January 24, 2017

I have been a resident and small-business owner in Madison Valley for almost 20 years. I've written the board before, and am writing today to express my continuing concerns about the proposed project.

The applicant has made decent changes by hiding the garage from view (although still not underground as the guidelines request), and by adding residences to the Dewey façade. However, the building is still massively out-of-scale for Madison Valley's current, varied mix of retail and residential structures.

A list of the continuing and significant problems is:

- \* the height, bulk and scale of the building still dramatically overwhelms the site; in fact, pasting the 5 townhouses onto the garage to hide it have **increased!** the mass, bulk and scale
- \* the garage entrance on E. Dewey would add many cars to a narrow, non-conforming street where children and pedestrians currently walk, making walkability in a pedestrian zoned area significantly more dangerous
- \* there is still a blank wall on the East Republican façade
- \* the entire steep slope hillside on the site would be **removed**, destroying a vital urban green space and mature tree canopy, and effectively cutting in half an urban forest corridor that stretches from North to South Seattle
- \* on the E. Dewey side facing the Valley, this building, zoned for 4 stories, will be **7 stories**
- \* Even though the applicant has reduced parking, it is still in excess of code, two blocks from a coming Bus Rapid Transit line

\* only market rate (no affordable) housing is being offered. The addition of the 5 townhouses will make more of the units less affordable

Even with the applicant's appreciated changes, the building remains misplaced in its height, bulk and scale. Please send the applicant's project back to consider the concerns raised here. If the applicant takes these concerns into better account it would make this project one the community could take pride in.

Thank you for your and the board's consideration of these vital concerns.

Respectfully submitted,

Tony Hacker