

Herbaugh, Melinda

From: James Goetz <jim@divotworks.com>
Sent: Wednesday, January 25, 2017 5:24 PM
To: PRC
Cc: Hogness, Magda
Subject: Fwd: #3020338
Attachments: Madison Devel Ltr pdf.pdf

Attached is a pdf version of my letter.

Begin forwarded message:

From: PRC <PRC@seattle.gov>
Subject: RE: #3020338
Date: January 25, 2017 at 4:15:51 PM PST
To: James GoetzHogness<jim@divotworks.com>
Cc: ", Magda" <Magda.Hogness@seattle.gov>

Hi James,

We are unable to open your attachment. Please resubmit as a pdf.

Thank you,

PRC Staff

-----Original Message-----

From: James Goetz [<mailto:jim@divotworks.com>]
Sent: Wednesday, January 25, 2017 11:21 AM
To: PRC <PRC@seattle.gov>
Subject: #3020338

Attached is a letter protesting the proposed development at 2925 East Madison St.

January 24, 2017

Ref: Project No. 3020338

Seattle Department of Construction and Inspection
700 5th Ave
Suite 2000
PO Box 34019
Seattle, WA 98124-4019

Dear Permit Review Staff:

As a retired civil engineer with more than 35 years of experience in design and construction of public works projects, I am writing to protest the planned development at 2925 East Madison St, Project No. 3020338. The proposed development is substantially out of scale for the neighborhood and will have significant negative impacts on the neighbors, particularly the single family residential neighbors on the north and east sides of the site.

In reviewing the project description and comments on the website, it is difficult for me to believe that the City of Seattle would allow construction of such a major project on an area with steep slopes and on soil that is liquefiable. I understand there will be two stories of underground parking which requires that a significant amount of soil be removed, and although this may lessen the danger of landslides in the area, it will require significant truck traffic during removal of the soil. I am also concerned that the new underground structure will block the flow of groundwater in the area, and reroute the water to adjacent areas causing damage that can only be defined after it has occurred.

In addition, this large structure will result in a huge, vertical wall over 70 feet high, on the residential side of the site. It will block sunlight and significantly reduce the open space, and more nature like feeling that currently exists. Again, this represents a significant, and obviously long term, negative impact on the neighborhood.

My other concerns, aside from the fact that the height, bulk, and scale of the building are still way too big, are that the setbacks are too small to allow new trees to grow to maturity. And this is after major, old growth trees are removed from the site to make way for construction. Those trees cannot be replaced overnight and will never reach the same stature with the limited space and light afforded by the proposed development.

Lastly, I have major concerns about the negative impact of increased traffic on Dewey. Currently Dewey serves a small enclave of single family residents; the street is part of their community and has been for many years. That will be destroyed with the traffic of the new residents in the proposed apartments and that will also present a safety hazard to the current residents and their families.

In summary, I request that you reconsider approval of this project and downsize this project substantially if it must go forward.

Sincerely,

James G Goetz
PE, Retired