

Herbaugh, Melinda

From: Edward A Clark <eaclark007@gmail.com>
Sent: Wednesday, January 25, 2017 1:35 PM
To: PRC
Subject: Feedback on Project 3020338

Dear Magda Hogness:

This letter is in response to the proposal submitted for the Early Design Guidance Meeting for the project named above.

I want to acknowledge that some minor progress has been made. However, the architect appears to be 'tone deaf' to a number of major concerns that have been raised in two very well attended community meetings. If you can, I would recommend a 'three strikes and you are out' ruling at this point, since the developer and architect have not taken numerous concerns of the community very seriously. Are they simply trying to wear down the neighborhood's objections? That won't work.

If it is not possible to halt the plan, I would these points to be addressed (we are saying this for a third time!).

1. The height, bulk, and scale have still not been addressed on the residential side of the building. The building is simply too big for the site and neighborhood. A recent article in the NY Times underscored that the requirements for housing for millennials may soon reach its peak. A long term view is that Seattle is going have too many units built.

See: <https://www.nytimes.com/2017/01/23/upshot/peak-millennial-cities-cant-assume-a-continued-boost-from-the-young.html>

2. Exceptional trees are being removed, and the replacement plantings are not comparable. The upper level setbacks are inadequate so that the net result is a large, looming building that towers over the narrow, largely pedestrian street of Dewey. Many people use Dewey as a walkway to the p-patch, Madison, and the Arboretum.

3. At the last design review, there was a strong set of points made about Dewey Street being a residential street. For the most part the design elements facing Madison are okay, But this is not the case for Dewey; the backside of the building abuts a quiet, residential area. A garage entrance on Dewey would dramatically impact the pedestrian-friendly nature of Dewey. This part of the plan simply must be removed for the Madison Valley neighborhood generally to accept the plan. The fact that this is still in the plan is really offensive.

4. Surrounding streets, such as Republican, 29th , and 30th , would all become less safe. Many people have asked for a gathering space for the general community on Madison. This has again not been included in the plan. The building is a very large retail space that will dominate the commercial area of Madison Valley. We hope the developer will offer back to the community a gathering area.

I hope you will encourage the Board to continue to guide the developer and architect to make this project a better fit for our neighborhood. So far, the architect and the developer seem to be more interested in trying to get away with what they can than truly listening and responding to concerns of the neighborhood. If this doesn't change, then the building of this monstrosity should be stopped.

Thank you.

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