From: Wallis Bolz
To: Hogness, Magda; PRC
Subject: Project #3020338, 2925 E Madison St, Seattle, WA 98112 Comments for Early Design Guidance 2
Date: Wednesday, October 26, 2016 9:01:05 AM

October 26, 2016

Department of Construction and Inspections
Attn: Magda Hogness (magda.hogness@seattle.gov)
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124

Regarding: Project #3020338, 2925 E Madison St, Seattle, WA 98112
Comments for Early Design Guidance 2

Dear Ms. Hogness,

The City People's property at 2925 E. Madison St hosts **a "significant" grove of trees on a steep slope**. This significant grove of trees faces Dewey Place and frames **a remarkable neighborhood view** of Madison Valley and Madrona, a view from the cheap seats that anyone can enjoy from East Madison Street. This significant grove is **a key feature of a popular neighborhood walking route**, which includes a community garden (the Mad P), a natural area (the MerMad Woods) and an Olmsted boulevard--Lake Washington.

The **revised plan** from Velmeir Properties **ignores the topography of the site and eliminates the grove**; **it does not adequately address the majority of public concern and comment in EDG 1**, regarding the insensitive transition to the residential area and the loss of trees. A concrete wall draped in ivy is not a substitute for the ecological, social and aesthetic benefit provided by the trees. A parking garage entry on Dewey Place compromises pedestrian safety on a popular walking route.

In permitting the applicant to remove both slope and trees, **we eliminate an eco-service** of annual significant dollar value **whose functions include carbon sequestration, rainwater interception and habitat**. We forgo an opportunity to capture carbon dioxide on site; we reduce the capacity for the interception of rain water, which is an issue of great importance in a neighborhood that floods each winter. We eliminate habitat for birds, mammals, amphibians and insects in the neighborhood, edging closer to local extinctions of native species.

Can trees and the proposed development co-exist?

Yes.

Specifically, the applicant can:

-Reduce the building footprint. Exclude the slope (or its area) from development and maintain it as an open space buffer, in keeping with the natural topography of the site and in recognition of its ecological benefit and its role in an existing network of natural areas, open spaces, park property, habitat and view corridors;

-Recognize and support neighborhood amenities of high value--the Dewey Basin walking route and the Mad P p-patch community garden, through its arrangement of uses on-site, including parking garage entries;

-Eliminate parking in excess of required capacity, and, in fact, reduce parking requirements to half of the preferred option, in recognition of emerging patterns of urban mobility.

Thank you.

With best regards, Wallis Bolz
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These ideas are supported by the following
Design Guidelines
for Project #3020338, 2925 E Madison St, Seattle, WA 98112

Context and Site
CS1 Natural Systems and Site Features: **Use natural systems and features of the site and its surrounding as a starting point for project design.**

C Topography
1 & 2 Land Form and Elevation Changes: **Use the natural topography and/or other desirable landforms or features to inform the project design.**

D Plants and Habitat
1 & 2 On-site Features, Off Site Features: **Incorporate on-site natural habitats and landscape elements** such as: existing trees, native plant species or other vegetation into project design **and connect those features to existing networks of open spaces and natural habitats whenever possible**. Consider relocating significant trees and vegetation if retention is not possible.
Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. **Promote continuous habitat**, where possible, **and increase interconnected corridors of urban forest and habitat** where possible.

CS2 Urban Pattern and Form
A Location in the City and Neighborhood
1 Sense of Place: **Emphasize attributes that give Seattle, the neighborhood, and/or the site its distinctive sense of place.** Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established. Examples of neighborhood and/or site features that contribute to a sense of place include **patterns of streets or blocks, slopes, sites with prominent visibility**, relationships to bodies of water or **significant trees, natural areas, open spaces**, iconic buildings or transportation junctions, and land seen as a gateway to the community.

B Adjacent Sites, Streets, and Open Spaces
3 Character of Open Space: Contribute to the character and proportion of surrounding open space. **Evaluate adjacent sites, streetscapes, trees and vegetation, and open spaces for how they function as the walls and floor of outdoor spaces or "rooms" for public use**. Determine how best to support those spaces through project siting and design (e.g. using mature trees to frame views of architecture or other prominent features).

D. Height, Bulk, and Scale
3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition or complement other adjacent zones. Factors to consider:
d. Adjacencies to different neighborhoods or districts, **adjacencies to parks, open spaces, significant buildings or view corridors**.

Public Life 1 Connectivity
Complement and contribute to the network of open spaces around the site and the connections among them
A Network of Open Spaces
1 Enhancing Open Space: **Design the building and open spaces to positively contribute to a broader network of open spaces through the neighborhood.** Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.

Design Concept
1 Project Uses and Activities
Optimize the arrangement of uses and activities on site
B Vehicular Access and Circulation
1 Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that **minimize conflict between vehicles and non-motorists wherever possible**. **Emphasize** use of the sidewalk for pedestrians, and create safe

and **attractive conditions for pedestrians, bicyclists, and drivers**.

C Design
3 Support Natural Areas: Create an open space design that **retains and enhances on-site natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife**. If the site contains no natural areas, consider an open space design that offers opportunities to create larger contiguous open spaces and corridors in the future with development of other public or private projects.