

**From:** Daniel Stokes  
**To:** [PRC](#)  
**Subject:** EDG 2 for Project 3020338 must be rejected.  
**Date:** Tuesday, October 25, 2016 12:25:30 PM

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I am writing to express my strong disapproval of the second proposal for project 3020338.

The proposal does not include an adequate transition from commercial to the neighboring residential. The massive 75 foot wall abuts neighboring homes that are 20 feet tall. The retail, parking garage, and apartments loom over the neighbors in violation of Seattle Design Guideline CS2.D5.

The inclusion of a MASSIVE parking garage in the middle of a Seattle neighborhood with access to transit is inappropriate. The inappropriate size of the parking garage will bring gridlock to Madison Valley and will put cyclists and pedestrians at risk along the narrow side streets of Dewey, Republican, and 30th Ave E. The surrounding roads are simply too small (single lane streets that handle two-way traffic) to support this parking structure.

The proposed development actually looks ok on Madison. But it is clear that the developer has given almost no thought to the building's facade on Dewey. Dewey will be a hostile pedestrian environment. A pedestrian will be sandwiched between a 75-foot wall, a large retaining wall, and a busy single-lane street on a narrow sidewalk that has no planting strip.

Please REJECT this proposal and insist that the developer get serious about the many neighborhood concerns with this project.

Thank you,  
Daniel Stokes