

**From:** Larry Wilcynski  
**To:** [PRC](#)  
**Subject:** project number: 3020338, 2925 E Madison St.  
**Date:** Tuesday, October 25, 2016 12:44:15 PM  
**Attachments:** [image001.png](#)

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Hello,

I would like to express my opinion in favor of approving this project.

I've lived approximately 4 blocks from this location for 12 years and only see benefits coming from a new grocery store and apartments in the neighborhood, including but not limited to:

Much-needed housing

- Madison Valley is a wonderful neighborhood and many people want to live there, but perhaps not in a SF home
- 75 units of housing – much of it multiple bedroom – will help meet this demand and allow us to welcome more neighbors to our community

Wonderful to have a local cooperative grocer in the neighborhood

- Many of us in the community are extremely excited to welcome a local cooperative grocer like PCC and have long envisioned a grocery store as key to our business district
- It's telling that the Developer has worked to bring PCC into the fold so early in the development process, ensuring a high-quality product for this area
- I can't wait to shop at a local grocer instead of driving to the Central District, Capitol Hill, or Madison Park

Safe, appropriately lighted pedestrian right of way on front and back side

- The improvements the development will make to both the front and back of the building will widen sidewalks and improve pedestrian safety by creating quality places for people to walk
- Pedestrian-scale lighting will invite neighbors to and from the P-Patch as well as guide them along our wonderful business district

Strong, long term local neighbor for the business district

- Many of us have desired a grocery store in this neighborhood for years
- PCC will be a draw that benefits our other fantastic business by producing a spillover effect and encouraging shopping and strolling along Madison
- 75 new apartments will result in more customers for all of our Madison Valley businesses

- An additional small commercial space will be available for lease to a small business owner

Please vote to approve this project and allow it to proceed.

Best,

-Larry

**Larry Wilcynski** | Listing Manager

p 206.227.1725

e [larry@wilcynskipartners.com](mailto:larry@wilcynskipartners.com)

w [wilcynskipartners.com](http://wilcynskipartners.com)



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