

From: Save Madison Valley
To: [PRC](#)
Subject: Feedback on Project 3020338
Date: Tuesday, October 25, 2016 11:18:46 AM

Please see comments below from Shanonn Ngono (underwoodshannon@hotmail.com)

I would like to state my concerns with this development and the lack of response from the applicant since the last EDG meeting. The most recent proposal did not address many of the concerns of the board or the community, in particular:

Despite the fact that the applicant has provided a new drawing of the back of the building, it continues to be too large and out of scale with its surrounding environment.

The Dewey side of the building remains offensive to the single family homes that it shares a street with and the drawing provided by the developer is inaccurate in that it incorporates trees that do not exist in the neighboring yards and landscape at what appears to be full maturity. However, such cannot occur in the small space this landscaping will be planted in. The proposal is misleading and the applicant should be required to provide accurate drawings.

The residential parking entrance on Dewey is untenable. It will draw far too much traffic through the neighborhood and onto a street that is quite narrow - where pedestrians walk and children play close by. This should not be allowed.

The amount of parking spaces provided in this building is unreasonable and excessive. If this is really meant to be the hub of Madison Valley, as expressed by the applicant, it should be built in that spirit - encouraging walkability and environmental protection measures. Metro Bus Rapid Transit is coming to our neighborhood shortly and therefore the parking spaces should be greatly reduced.

The developer should be required to compensate for the removal of the tree canopy and the current proposal does not come close to doing that. Additional setbacks should be required in the design to allow for this.

Thank you for your time in reading this and I remain hopeful that the board will require the applicant to provide a design that complies with the Seattle design guidelines.

Shannon Ngono