

Sally M. Van Over

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Seattle, WA 98112

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To the design review board;

I have been a resident/home owner in the Madison/Lake Washington Blvd. E. neighborhood for forty plus years. I have watched Madison Valley flood three times, while the city of Seattle denied culpability, until they finally paid out 2.3 million dollars to the residents for the destruction caused by the sewer/water system overflows. A new sewage line was installed but unfortunately I don't know the capacity. I do know that one resident died and others swam out of their homes during the aforementioned floods.

Madison Street was built over the river bed that originally ran thru this valley. The new sewage line crossed under Madison Street to a new collection tank in the Arboretum and another is located in Madison Park under the public park area.

I have watched as "town homes" and condos have replaced private residence with infill of approximately a 4 to 1 ratio of what originally existed. I've watched the Madison Safeway development expand the population of the 23rd Ave E. and E. Madison area, by probably 300 residents. We are now looking at 1,250 units proposed/built on Madison between Broadway and Lake Washington Blvd. E. The project replacing City Peoples Nursery is proposing 75 new apartments, with no affordable housing, and a grocery outlet when we already have 5+ such grocery stores within a mile of this project.

None of the new development I see includes any green space for residents or neighbors to enjoy. I understand the commercial reasoning of these developments but for some reason the neighborhoods are expected to accept the developer's proposal without reservation.

City Peoples Nursery has been a good neighbor, even though they are the most expensive garden store in Seattle. They have profited continually from their location on Madison and this neighborhood that supports small businesses.

Please seriously consider the ramifications of this proposed development of this site; market rate rental units, no affordable housing units, open parking abutting a residential neighborhood, loss of vegetation

with no green areas for community residents or tenants. There is limited access for anything other than cars, trucks and ambulatoroy pedestrians. Rather than enhancing the small business charm of our neighborhood, they are proposing a development that is totally out of scale with the neighborhood.

Respectfully Yours,

Sally M. Van Over