

From: James Pacyga
To: [PRC](#)
Subject: Ref: Project #3020338 - E Madison PCC development
Date: Thursday, October 20, 2016 6:46:29 PM

Hi PRC-

I hope this email finds you well.

I wanted to provide feedback to the latest design review package of the redevelopment of the City People site on E Madison. Firstly, I am supportive of continued investment and expansion of this area and I am excited to have a major grocery hub here within a short walk.

My biggest concern is that of traffic flow and parking. E Madison street is already overly congested during rush hours due to poor traffic flow at the Lake Wash Blvd W & E Madison intersection. Primarily the left turn from the E, N and S approaches are inadequate and cause considerable backup extending back many blocks in those directions because of a lack of (a) protected left turn onto E Madison and (b) left turn protection from EB E Madison onto NB Lake Wash Blvd is insufficient. This results in cars stuck behind those turning (arguably to access 520 EB) and as a result backups can run from this spot all the way to 23rd Ave E.

As a resident a block off of the 28th Ave E RESIDENTIAL street, we also have seen lots of non-resident traffic backing up from SB 28th Ave E to MLK at the junction of 28th Ave E, MLK and E Madison. Again a lack of left turn protection causes this issue - although as a resident, I'd rather see non-residents discouraged from racing down 28th Ave E at high speed to make lights without regard for bikes, children or pedestrians.

That said, my concern is having delivery trucks attempting to back into the PCC loading dock currently spec'ed for location off E Madison and the non-trivial number of cars that will be attempting to enter/exit from this area especially given the under engineered capacity of E Madison as it currently stands

I would like to request that the city tie measures to improving the above mentioned intersections in order to demonstrate that they are capable of reversing the trend of congestion and blocks long tailbacks that cause the retail corridor of "Madison Valley" to be completely log jammed and quite frankly unnavigable in the afternoon hours (much like the current Montlake mess which is now nearly impassable at any time).

In order for this project to be successful in my eyes, it needs to be rooted in a solid proactive traffic management solution that is delivered in step with this development. Without such measures, the project will simply add more pain to those trying to access or even pass through the area during commute times.

This plan needs to consider:

- a) redesign of the intersections at 28th Ave E and Lake Wash Blvd W to eliminate traffic flow issues.
(i.e., ease the left turn headaches)
- b) address the ingress/egress of both commercial vehicles (loading dock) and PCC customer parking
(i.e., is a light required here to avoid consternation?)
- c) insure that the addition of the building has adequate parking and that that parking is easily accessed
(i.e., avoid people flooding residential areas with cars if it is too hard to get in or out of the PCC lot within in the building).
- d) keep cars heading for 520 EB on 23rd Ave E
(i.e., making the intersection there work so that people don't feel the need to pass through E Madison retail corridor just to get to 520 EB)
(PS I can't recall if the Arboretum 520 EB ramp stays any more and the project website is unresponsive, so I can't locate the current 520 map to check)

Thank you for coordinating.

Sincerely,

James & Sacha Pacyga
601 28th Ave E