

My memo of September 9, 2016 to Save Madison Valley detailed inaccuracies, omissions, dubious assumptions and errant procedures in the applicant's traffic study for the proposed mixed-use project at 2925 E. Madison. The memo is meant to be shared with the City so that a more accurate and complete assessment of traffic conditions will be requested to evaluate the project's true transportation consequences.

Having read the study and written the memo, my views on the project are these:

We don't yet know the true impacts to traffic due to the study's many deficiencies. Consequently, it is too soon to know what appropriate mitigation measures might be.

At this stage of project review, it is appropriate to ask the City to require a revised traffic study that corrects the deficiencies. It is the applicant's responsibility to submit a credible analysis using methods and assumptions consistent with procedures embraced by the City of Seattle.

Among the access options, the Dewey Street access schemes seem implausible since access via Dewey puts traffic on narrow neighborhood streets and through awkward intersections. Streets including Republican, and 32nd Ave., north of Lake Washington Blvd., are effectively single-lane streets and, along with one-way Arthur Pl., can not readily carry many additional vehicles without creating conflicts, longer back-ups and frustration for area residents.

Whether access exclusively from Madison works remains to be seen.

From a transportation perspective, a grocery store is a high intensity use. Were the same floor area given over to specialty shops, much less traffic would result, and less parking would be needed. Conversely, the apartments generate relatively little traffic, but create much of the building's architectural bulk.

I hope this overview helps to show where things stand with the applicant's traffic study. Please contact me with questions that you have about transportation matters in your neighborhood.

Thanks,  
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