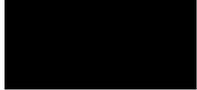


Herbaugh, Melinda

From: gordon overbye <goverbye@comcast.net>
Sent: Thursday, May 04, 2017 5:48 PM
To: PRC
Subject: comments concerning proposed development at 2925 E Madison St City People's – Master Use Permit Application Project #: 3020338



2914 East Madison Street, Loft 207, Seattle, WA 98112
May 04, 2017

PRC@seattle.gov
Seattle Department of Construction and Inspections
ATTN: Public Resource Center
PO Box 34019
Seattle, Washington 98124-4019
FAX (206) 233-7901

RE: City People's – Master Use Permit Application

Project #: 3020338

Project Address: 2925 East Madison Street

To whom it may concern,

As a resident and President of the Madison Lofts (2914 East Madison Street), I would like to submit my thoughts regarding the development of the City People's site across the street from us.

Living across the street from the development site, our building and residents are directly impacted.

Having attended preliminary Design Review Board meetings this year and last year, I am very much in support of the design that has been presented. The developers have done a terrific job in trying to accommodate the needs of the nearby community.

The specific concerns of the Madison Lofts community are as follows:

1. Parking access for commercial vehicles is from East Madison Street makes sense but we strongly request that the residential parking is accessed from Dewey Place East, as currently envisioned by the developers. East Madison Street is already highly congested (backed up ½ mile each way at times in rush hour) and it can take 5 minutes to turn into our parking garage when driving east on Madison or trying to exit our garage to go east. This will only get worse when access to 520 from the Arboretum goes away and all traffic to and from Madison Park to 520 will go onto Madison.
2. Lighting on the Madison side of PCC : Please no back-lit signage or obtrusive lighting. The PCC and the retail space is directly across from our lower floor lofts at eye level. The current design complies with that.
3. Please, no deliveries to PCC before 7:00am
4. Please limit noise and visibility of unsightly mechanical systems (e.g. cooling systems). The current design being proposed is in agreement with this.
5. Please, no "strong" accent colors.

Thanks very much for your consideration. I am looking forward to having PCC as a neighbor.

Thanks and best regards,

Gordon Overbye
President, Madison Lofts Home Owners Association Board
206-406-6837
goverbye@comcast.net