

## Herbaugh, Melinda

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**From:** Dee Wyman <dwymanproperties@qwestoffice.net>  
**Sent:** Wednesday, May 24, 2017 10:45 PM  
**To:** PRC  
**Subject:** PROJECT 3020338

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Concern: E Madison Street + Oversized structure and Compounded use

A 69 year Seattle native, I have lived on East Madison Street almost every year of my life --- Washington Park, Madison Park and Madison Valley.

1<sup>st</sup> I have watched commercial and multi-family development improve much of the 11-block corridor from 32<sup>nd</sup> Avenue East to 23<sup>rd</sup> Avenue, all which have brought congested traffic both east and westward. The proposed Development of both multi-family dwelling units plus a super size upscale Grocery store will grossly impact East Madison Street. No alternative plan has been proffered, thus concern is heightened.

2<sup>nd</sup> The proposed Development utilizes every inch of earth held within its property lines, despite a 30' sheer drop from East Madison Street straight down to Madison Valley onto an 18' wide early neighborhood narrow roadway. The actual pad upon which this Development has been proposed is only 38,000+ sq feet. The massive 16' high super size Grocery Store will operate well into the night, atop which shall be constructed 3 floors of some 75 market rate apartments. The sheer height and girth spills all the way down to Dewey Place in Madison Valley. The cold mass of concrete will replace the far preferred vegetation bank leading up to East Madison Street from Madison Valley.

Therefore, thank you for considering the nearly impassable East Madison Street corridor in the immediate development plan; next, the gargantuan effect of the looming structure unrelated to any/all neighboring restaurants and buildings which will be shadowed by this proposed Development.

Appreciatively,  
Deehan Wyman