

Herbaugh, Melinda

From: Lindy Wishard <lindy@madisonvalley.org>
Sent: Wednesday, May 24, 2017 8:56 AM
To: PRC
Subject: Project: 3020338

Dear SDCI and All,

Public comments for:
Project: 3020338
Address: 2925 E MADISON ST

I am in support of this development.

Earth:

The subterranean parking garage will provide needed shoring to the hillside.

Water:

The new building with code compliant drainage systems will be a benefit to the hillside and reduce potential for water run off problems or slides.

Energy:

The proposed building will change light and shadow. This is true of all new construction. Please note, the existing hill and trees on the site are approximately the same height as the new building.

Land Use:

NC2 zone is designed for exactly what the applicant is proposing - grocery and apartments.

The developer has worked with SDCI to verify the height calculations are correct. The height, bulk, and scale of this development are appropriate to the zoning. The height is the same as the building across the street.

Transportation:

The Madison Street BRT and Metro 11 will service this location, providing lots of public transit.

In the original PAR, SDOT required a public stair be put in by the developer where E Mercer St would be. I am in support of the stair. It would connect the two sides of Madison Street. At one point in history, a tunnel under Madison, at this location, was proposed to connect the North and South.

Parking:

I support the parking proposed. This is necessary for the success of the grocery store.

While having a curb cut on Madison Street is not ideal, I support the split entry. I believe by having residents enter and exit on Dewey this will ease congestion on Madison St during rush hour, which is a concern for those who use the Madison street arterial.

Note: Dewey Street is currently treated like an alley. This is where City People's trucks are parked and where garbage bins are stored. Residents on the adjacent street have 6' tall fences blocking their view of the street.

Please consider placing the dumpsters on the Dewey side of the parking garage, which functions today as an alley. This location along Madison St. is a proposed pedestrian zone (Seattle Pedestrian Master Plan: http://www.seattle.gov/transportation/pedestrian_masterplan/docs/dcmaps/East.pdf). Having the dumpsters sit along side the heavily trafficked Madison pedestrian walkway is not ideal, because dumpsters create litter and attract graffiti.

Plants:

The architect's landscape plan is generous, in contrast to other new developments of similar size that I have seen. Note the additional setbacks and plantings are greater than required by code.

The current hillside contains trees, but the trees are precarious on the slope. New plantings will take time to grow, but they will be given room to grow safely.

Lighting:

The lighting on Madison Street is important. Please ensure the signage and lighting is tasteful and not obnoxious for the residents of the Madison Lofts and pedestrians using Madison Street.

"It is evident that the right of acquiring and possessing property, and having it protected, is one of the natural, inherent, and unalienable rights of man. Men have a sense of property: Property is necessary to their subsistence, and correspondent to their natural wants and desires; its security was one of the objects, that induced them to unite in society. No man would become a member of a community, in which he could not enjoy the fruits of his honest labour and industry." – William Patterson, 1795 Vanhorne's Lessee v. Dorrance.