

## Herbaugh, Melinda

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**From:** Edward A Clark <eaclark007@gmail.com>  
**Sent:** Wednesday, May 24, 2017 10:23 AM  
**To:** PRC  
**Subject:** RE: referencing project number 3020338

I have a number of concerns regarding the Master Use Permit request for project number 3020338.

First and foremost, the scale of the project is inappropriate and completely out of scale for the neighborhood from Dewey Street onward. The massive building will loom over the residences on Dewey and beyond and negatively impact the single family zone adjacent to the project site. As stated many times in the review process, the height, bulk and scale of the proposal do not conform with Design Guidelines CS2-B.1, CS2-C.2, CS2-D.4 and CD2-D11.

To try to justify this horrific plan, the developer engaged in some real slim flim. He ignored the very steep slope condition of the site by relying on the average grade taken from two dog ears on either side of the slope, like the slope didn't exist. If this isn't illegal, it certainly should be. And the method used to establish the height is supposed to enable the 'structure to respond to the topography of the lot.' But the developer essentially has done the opposite, since he started by ignoring the existence of the slope. This is inconsistent with Design Guidelines CS1-C.2.

This is incredibly offensive. The developer could have saved a lot of grief and got the neighborhood on his side if he had simply proposed to build within the fence line of the existing property rather than aggressively pushing to the ultimate bulk and destruction he can get away with. I hope that the reviewers of the Master Use Permit will make the developer go back to the drawing board and really scale down their plan. This is the basic problem with the whole project. The other legitimate concerns about tree and habitat destruction, traffic best stem from the inappropriate scale of this project.

Finally, regarding traffic, the early streets including Republican, Harrison, 32nd Avenue North of Lake Washington Blvd are effectively single lane streets and already often quite busy. Arthur Place is a one-way. These streets simply cannot carry additional vehicle traffic without creating conflicts, longer back-ups and problems for area residents. I can envision significant traffic going West on Harrison given that people leaving the site may find it impossible to turn Left on Madison and therefore will 'circle back' to the City by turning right and right again into the Madison Valley neighborhood. Furthermore, the access to Dewey should be eliminated as this will only compound this problem.

Sincerely yours,

Edward A Clark, Ph.D.  
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