

City meeting on 6/6/17  
Project 3020338

After three design reviews there were still a number of concerns, mentioned by you and the board, that were not properly addressed by the developer, Velmeir. All of the issues relate directly to the height, bulk and scale of the proposed development.

The 70 foot high (6 story) and 300 foot long proposed structure, as it is, is wrong on so many levels.

- Concerning the height, bulk and scale - There is now even less of a setback, on Dewey, than proposed during the first design review. The scale is massively out of proportion where the project abuts SF5000 residences on Dewey and Republican. The addition of "townhomes" as like for like does nothing to help the building fit into the neighborhood of single family homes - none of the neighboring homes are tucked under a supermarket and 3 additional floors of apartments.
- Concerning the trees - There is a mature urban forest with a 15,000 square foot canopy that the developer wants to remove and replace with only 5,000 square feet. The trees and understory are part of a contiguous greenbelt and is important to Seattle's Comprehensive Plan (Seattle 2035). The trees also provide dappled shade in the summer and increased sunlight in the winter.
- Concerning water - In December of 2006, my friend and next door neighbor drowned in her basement due in part to a sewer system that has not kept pace with all of the new development in and around the neighborhood (the increased building and density up the hill around Madison directly effects us). The City People's site currently has only 25% of their land considered impervious while the proposal will cover 100% and that has me worried about future flooding in this neighborhood.
- Concerning traffic - Having a destination supermarket will adversely impact the already taxed arterials and residential/side streets. I live here, I see the congestion and I witness cars using the side streets to get around the gridlocks on Madison, MLK and Lake Washington Blvd. How will the developers address the added traffic entering and exiting the supermarket parking garage? Will the developer request a middle turn lane? What happens when there are 3 trucks making deliveries at the same time? I also want to request that there is no vehicle entrance on Dewey. One entrance is plenty for both the retail and the residence.
- Concerning parking - residential parking will be taxed with retail employees, renters (who can't get indoor parking or won't pay the extra for it) and friends of renters. On top of that, if a middle turn lane is added, that will remove even more parking for other retailers on or near Madison.

The solution that would solve many of these issues is to reduce the height, bulk and scale of this proposed development. A smaller building would potentially fit the scale of the surrounding neighborhood that includes single family residence, mixed use and retail. By adding at least 25' setbacks on Dewey and Republican there would be a greater buffer and a chance to keep some

of the trees as well as adding more trees that could grow in and help hide a larger portion of the building. There would also be a reduction of impervious surfaces on the property and that could help with drainage. Traffic and parking issues would be less impacted and reconfiguring Madison might not be necessary.

I request that you send the developer back to the drawing board to come up with something that works for this unusual site and the neighborhood surrounding it.

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