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To: [PRC](#)
Cc: [Hogness, Magda](#)
Subject: Project 3020338, Environmental Review Comments
Date: Tuesday, May 23, 2017 7:43:31 AM

Seattle Department of Construction and Inspections
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To whom it may concern,

These are public comments for:
Project: 3020338
Address: 2925 E Madison St.

In general I am in support of the project. I am a nearby resident in Madison Valley, and I am looking forward to having a grocery store within easy walking distance of my home. I recognize that the site itself is challenging, primarily because of the steep slope on the South/East sides of the lot.

I've organized my comments covering SEPA's areas of concern below for your easy reference.

Thank you for your attention and consideration,
Jeremy Braun

Earth

According to public documents provided on the project website, SDCI has determined that the steep slope is a result of previous City grading activities: the filling in of Madison Valley to bring the road grade up to where the old trestle bridge used to be. The slope is identified as a potential liquefaction zone in the checklist, and by the geotechnical report, I believe. I think it's in Seattle's interest to use this project as an opportunity to provide considerable shoring to a portion of the landfill that supports East Madison St. I believe it's also in the interest of the parcels South and East of the project, as the completed foundation walls ought to provide some protection against landslides. The existing building is supported by some large pilings on the back side of the slope, and doesn't immediately strike me as being resistant to earthquake damage (though I've never seen a report on the existing structure).

Water

The neighborhood on Dewey and Republican streets below the property have had some history of water trouble and flooding, particularly during heavy rain. The city recently completed some large stormwater management projects to mitigate these problems. If the project puts in the necessary stormwater retention systems, I would think that would remove stormwater runoff to the area below, and aid in reducing the risk of flooding. Please ensure that the designed capacity is sufficient to handle the amount of water for the site. I saw in the SEPA checklist that the stormwater system is planned to outflow into the existing combined sewer underneath E Madison St. With all of the stormwater retention projects in the area, I was surprised that there wasn't an opportunity to attach to a separate stormwater sewer, perhaps that leads into the retention tank on the opposite side of Madison.

Energy

I concur with the checklist's item 6.b. The project may limit the efficacy of solar energy for some of the parcels east of the site, but the existing trees on the site already do provide significant shade to those properties.

Land Use

The proposed commercial (grocery store) and residential uses are entirely appropriate for a NC2 property. The topography of the site makes defining the "height" of the structure challenging. The developer has followed Seattle Municipal Code 23.86.006 to calculate the structure's height, and DPD confirmed in documents posted to the City's website that the plans are in compliance. I think the addition of the residential units on the back of the building (to screen the garage) goes a long way towards softening the impact of the lower levels of the structure on the nearby community. Long-term, it seems like the nearby block or two should be re-zoned to LR1 or LR2, to provide an adequate buffer between the commercial zone and the nearby single-family zones.

Transportation

The applicant noted the King County Metro lines that run nearby. There are two additions required here. The new Madison Street Bus Rapid Transit (RapidRide line G, I believe) is scheduled to terminate 1-2 blocks away at the corner of MLK & E Madison St. I believe there's also been some talk with KC Metro about moving the existing Eastbound 11 bus stop from in front of Cafe Flora at 29th Ave E further down the street to the front of the subject property. I expect heavy demand for this grocery store from the area, and both of these moves would provide excellent public transportation to/from the site.

I noted that SDOT requested that a public stair be put in by the developer in the unopened portion of E Mercer St adjacent to the property. I really enjoy the terrestrial views of the Valley from the sidewalk up above, particularly of the P-Patch and the small park on the South side of Madison (~3001 E. Madison St). A public stair at this location would enhance people's access to and enjoyment of these areas. Lighting on such a stair is important, and will be difficult to get right. Public safety must be balanced against the additional light shining into the neighborhood nearby. Please review these plans carefully.

I support the amount of parking in the proposal. Our neighborhood is growing, and parking along the commercial corridor on E Madison can be challenging. Getting cars off the road is critical, especially for a mid-sized retail use. I believe the existing parking lot used by the City People's is undersized for the number of visitors they get today.

I do not strongly support maintaining the curb cut on Madison, especially given the Pedestrian zoning/overlay. However, I acknowledge that Dewey/Republican probably can't handle the commercial traffic required for a project of this size, and the topography of the site would make a single lower garage entrance more challenging. The split entrance seems like a nice compromise. It moves the heavy rush-hour residential traffic away from the heavy traffic on E. Madison St. while still providing commercial access. Today the landscaping portion of the City People's business on the site uses the west side of Dewey as parking for their commercial trucks. The public sidewalk across the street is used for trash pickup by the adjacent single family homes. Note the bins and trucks in this StreetView photo:
<https://www.google.com/maps/@47.6244818,-122.2936888,3a,60y,169.07h,77.32t/data=!3m6!1e1!3m4!1srpNwZL1iEY7XFRhMSsgKQ!2e0!7!13312!8i6656>.
A nicely landscaped street with a residential-only garage entrance seems like an improvement over the alley-like nature of the street today.

Left turns into and out of this garage from Madison will be very hard to accommodate and ensure minimal impact to the traffic flow along Madison during

peak commute times. Please ensure that SDOT reviews these plans carefully, and identify future mitigation strategies if possible.

Utilities

See earlier comments under "water" about the combined sewer and opportunities to tie into the nearby stormwater system.

Plants

I'll defer to the arborist's report commissioned by the applicant as well as SDCI's staff on the nature of the trees on the site, and whether or not they constitute an exceptional grove. I believe that the landscaping includes most of the upper residential terraces of the building, and should provide additional screening for both residents of this project and the houses below. I believe the Madison Lofts just across the street was very successful in creating a set of very attractive plantings on their larger lower terrace on the North side of the building. I hope the applicant can replicate that success here.

Air

I believe the current plan has dumpsters near the E Madison entrance to the building. Dumpsters smell. I'd like to hear from the tenant how they plan to manage the smell, and keep rodents and crows from making a mess. The public sidewalk at the nearby Pagliacci on the corner of E Madison St & Lake Washington Blvd routinely has spills, crow-scatter refuse, and general garbage odors. It's not great, and I'd hate to see those mistakes repeated here.

Lighting

I'd like to echo the requests of the residents of the Madison Lofts building across the street. Please ensure that lighted signing is discrete, and limit the amount of light shining directly into the neighboring homes on all sides of the project.