

## Herbaugh, Melinda

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**From:** Carol Poole <cpoole@speakeasy.net>  
**Sent:** Tuesday, May 09, 2017 12:59 PM  
**To:** PRC  
**Subject:** PROJECT 3020338

I am writing in response to the MUP application for project #3020338.

As a psychotherapist practicing in Madison Valley for over ten years—and leasing office space here in the neighborhood—I ask you to hear my concerns, which are shared by many colleagues and patients.

We love this neighborhood because it has its own character. It is relatively quiet. It is home to a diverse mix of small businesses, including several owned by minorities and women, reflecting the diverse neighborhoods that come together here: Central District, Capitol Hill, Montlake. Even the Eastside is relatively close here, just across 520. This is one reason why psychotherapists prefer Madison Valley for our offices—the centrality for east and south-end patients, the walkability, the relative peace and calm easily found here. We're also still one of those areas of the city where small businesses predominate, but we have plenty of grocery stores within a mile—the Red Apple in Madison Park, the Safeway, QFCs and Central Co-op on Capitol Hill.

The proposed new development at the site currently occupied by City People is massively oversized for this neighborhood. It engulfs a hillside, destroys its vegetation, replaces a green forested hill with a parking garage and a row of apartments for residents of the valley below Madison to look at. The building is projected to loom stories above and below Madison. Architectural sketches of the project give a deceptive sense of width to both Dewey Place and Madison itself. Have you been here and walked around? Please do, before approving such an out-of-scale development.

Those of us who love this neighborhood know that in summer, turning left onto Madison becomes quite difficult during rush hour, as Madison fills up with beach-bound traffic along with the usual commuter chokepoints at 23rd and Lake Washington Boulevard. Madison is the sole arterial into and out of the Valley and Madison Park. And Dewey Place is a tiny, narrow street with the feel of a cul-de-sac, with the unpretentious charm of a green space just above it on the hillside. I can see why homeowners there are upset about this proposed new development which aims to replace that green space with cement, cars, and light-blocking height.

I've seen testimony in favor of this development by a person claiming to represent Valley businesses, but she's never reached out to any of us, as far as I know, or asked to hear our views. I get the sense that some retail businesses may support the development, because they see it as a way to increase foot traffic and demand for their services. I don't object to those goals at all, or to change per se, but am very concerned about the scale and proportionality of this proposed development, and the overall impact on noise, congestion, traffic in our neighborhood. A constant stream of cars entering and exiting a PCC and residential parking lot on Madison will make it much harder to enter and leave this business district, and would be better suited to a neighborhood where at least two arterials intersect to enable traffic flow around the store. If the proposed new development were not so enormous and destructive of vegetation (which of course helps control run-off and mudslides in a flood-prone area) I could easily welcome it to the neighborhood. But as it is, I think it's too big for the location, and out of scale with the neighborhood.

Thanks for your time.

Yours truly,

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