

From: Carol Poole
To: [PRC](#)
Subject: project # 3020338
Date: Wednesday, September 06, 2017 8:55:05 AM

To the Design Review Board,

I'm writing to ask you not to approve Project #3020338, the proposed retail and apartment building on Madison at the present site of City People's. This proposed development is grossly over-sized, out of scale with the neighborhood, and would over-burden our limited capacity for car and delivery-truck traffic. Madison is a two-lane street with parking that is currently well-used by our neighborhood's many visitors. In addition to a thriving retail district of small, locally owned shops and restaurants, we're also a node for psychotherapists and psychiatrists, with four office buildings plus at least three free-standing converted houses all dedicated to healing arts, primarily mental-health, also including some yoga studios, physical therapists, etc. In addition, Bailey-Boushay House serves chronically ill people with a range of services.

I am a psychotherapist who's been working in Madison Valley for over ten years. This neighborhood is great for psychotherapy because it's quiet and relatively private, yet also accessible from the north, south, and east, well-served by bus routes, with available street parking. I'm sure that the steady flow of our patients helps the diverse small businesses, representing a true cross-section of Seattle, while the relative quiet facilitates the kind of work we do in our offices. Our neighborhood works because all of its elements are in reasonably good proportion. All of this is threatened by the proposed new development.

City People's has been a beloved member of this community for years, and I know many of us are sorry to see it go. With its open-air nursery, it has an ideal mix of building space and green space. In our neighborhood we of course all remember the tragic death of Kate Fleming in 2011 when stormwater flooded her basement in the Valley below the hillside where City People's stands, and where the proposed development would go. The City has of course upgraded stormwater facilities in this neighborhood in response to that tragedy, but the proposed Project #3020338 would pave a huge swath of green space, including the current City People's outdoor nursery and even more critically, the forested greenbelt hillside that separates Madison's commercial district from the residential valley below. Removing trees and other vegetation from this critical area seems like a huge step backward for the safety and quality of life of people who live and work in this neighborhood.

It's been sickening to see this proposal to bring a massive, out-of-proportion influx of cars and delivery trucks into this neighborhood, despite thoughtful objections and a good deal of volunteer work by residents. Architectural drawings submitted by the developers give a false impression of this neighborhood as having wider streets and a more highly developed character. If you visit this neighborhood yourselves, and see how clogged Madison already is at peak hours, especially in the summer, and how Madison is the only arterial that serves not only the Valley but Madison Park beyond, I hope you'll see what I mean by calling this proposal massively out of scale and inappropriate for this site.

I know you'll be hearing from residents who have done a lot of sustained research and technical work to explain in the correct technical terms why this project isn't compliant with City design regulations and principles. I have not been able to take time for such research, but I hope you'll hear me as one of many in my profession who are deeply concerned about how this project would impact our neighborhood, our practices, and the people we serve.

Yours truly,

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