

From: Austin Eats
To: [PRC](#)
Subject: project # 3020338
Date: Friday, September 08, 2017 7:58:32 AM

Good Morning Good People of the PRC,

I humbly ask for a brief moment of your time to consider my thoughts and comments regarding project # 3020338. In short I feel that despite some small design changes which appear to be largely cosmetic, that this proposed development on Madison Street is incongruous to the existing neighborhood. Secondly, I do not feel that the developer really understands Seattle as a whole.

Seattle is at the forefront of the new American cities which thrives on walk-ability, a return to neighborhoods versus destinations, and local business versus corporate behemoths. The tight knit communities of Columbia City, Queen Anne, or Madison Park exemplify the richness that we achieve when people and community are put ahead of profits.

Development is certainly unavoidable. However, I feel the nature of this structure is more suited to a more densely populated area such as Capitol Hill. Similar structures dot Madison and surrounding streets less than a mile distant yet the traffic infrastructure, and the long established nature of the neighborhood supports these developments. Seattle has blossomed in recent decades creating public transit, car sharing opportunities, and supporting bicycle commuting in a way that most cities would envy. The nature of the living units in this development promotes single person households. This in conjunction with the oversized parking garage simply promotes more drivers on our streets. The Madison Valley streets just are not capable of handling an influx of traffic of this dimension.

I'd like to conclude with an observation on the neighborhood in which this development is being built. Harrison or Madison Valley, whichever you'd like to call it has a long established persona as medium density, single family homes. To the west of Martin Luther King this changes to moderately dense townhouses, and as previously mentioned further up the hill are large apartment blocks. A development of this size, made largely of studios and one bedroom units is an egregious affront to the character of Madison Valley. The quiet cul-de-sac neighborhood which many of us sought out in the Valley will now be a traffic nightmare. The tangle of single-lane streets at the south side of the development will be gridlocked trying to accommodate customers and residents of this structure.

My recommendations would include:

- *Shorten the building by one story to bring it more inline with every other building on Madison and dramatically reduce the visual and visceral impact on it's southern neighbors.

- *Supply more "family friendly" sized units more in keeping with the single FAMILY nature of the neighborhood.

- *Decrease the number of parking spaces in the garage as this only encourages people to drive instead of alternative modes of transit.

- *Increase the setback on Madison Street to promote a walking friendly atmosphere.

- *Increase the developer responsibility to maintaining the GREEN nature of this space which has existed since the city created this neighborhood over 100 years ago.

- *Encourage multiple business spaces rather than a superstore which decreases customer interest in the area.

Thank you for your time, considerations, and expertise.

Austin Smith
206 940 9109
austineats@yahoo.com