

Herbaugh, Melinda

From: melissa stoker <melissastoker1@gmail.com>
Sent: Tuesday, September 12, 2017 6:36 PM
To: PRC
Subject: project 3020338

I am a resident and small business owner in the Madison Valley neighborhood. Like most in the community, I recognize the need for growth and development and welcome changes that fit our area. I believe this building does not fit on this site. If it is built as currently planned it will have severe, negative impacts on our community. The following are the problems I see with it:

HEIGHT, BULK & SCALE

CS2.B1; CS2.D1. It is out of scale with the neighboring buildings on all three sides – including the commercial frontage on Madison.

CONTEXT

CS1.CS2. It has not made use of the existing topography. It has removed the slope rather than stepping up or down. The façade on Dewey has such minimal setbacks and at such great a height that they will be virtually unrecognizable. The façade on Republican along with the long, tall fence will visually have the effect of a blank wall.

CS3-A. It does not fit in with the existing architectural character of the neighborhood. It bears only a vague resemblance to the Madison Lofts, the most recent addition, which is also out of character with the area.

DEWEY SETBACKS

At the last EDG meeting the Board asked for additional setbacks on Dewey. Eighteen inches was added above the commercial level, which is at approximately 30 feet high. This will be visually lost to anyone standing on Dewey.

MADISON

CS2.B2. At the last EDG the Board asked for the development of public space on Madison. The frontage now is designed to be an extension of the supermarket. It is not for the public. It is not inclusive. It is retail space for the supermarket to sell to customers, or for customers to pause.

LANDSCAPING

CS1.D1. On-site habitat and landscaping has not been incorporated. An entire greenbelt, that includes an exceptional tree and exceptional grove (contrary to the twisting of data that challenged the designation of a grove), and includes a snag which is unusual in an urban forest corridor—all will be removed. To date no attempt has been made to replace it in kind or in function. An adequate replacement would include evergreen trees (not just shrubs) along with layering and an understory, to allow the green space to function similarly (even if it is smaller). The submitted plans are vague, in spite of how crucial an aspect this is and how intensely the community feels about it. The general plan, however, clearly seems inadequate.

DEWEY ENTRANCE

It is extremely disappointing that SDOT and SDCI have relied on the traffic analyses submitted by Gibson, in spite of the numerous flaws that have been shown in their work. An entrance on Dewey is ill thought out and dangerous. Dewey is a narrow street with a blind turn. Dewey itself is a quiet street that many people walk down the center of on their way to the p-patch or to Madison and the stairs up to the Arboretum. The traffic that 82 residential units will generate is equal to adding approximately 6-8 blocks of houses emptying onto Dewey. It will overwhelm Dewey, Republican, 32nd, and Arthur.

This building is not in character with the setting, the site, or the community. The design is not informed by Seattle's Design Guidelines. The applicant has not responded to the Board's input adequately and the negative impacts have not been adequately mitigated.

Please send this design back.

Melissa Stoker