

Herbaugh, Melinda

From: Wallis Bolz <wallisbolz@gmail.com>
Sent: Tuesday, September 12, 2017 9:48 PM
To: Hogness, Magda; PRC
Subject: Project 3020338

September 13, 2017

Department of Construction and Inspections
Attn: Magda Hogness (magda.hogness@seattle.gov)
700 Fifth Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124

Regarding: Project #3020338, 2925 E Madison St, Seattle, WA 98112
Comments for fourth Design Review meeting

My name is Wallis Bolz, and I am a resident of the Arboretum neighborhood, a Green Seattle forest steward and a member of the Mad P-Patch community garden at 30th and E Mercer, which is adjacent to and below City People's Nursery. I write to comment on the redevelopment of the City People's Nursery property at 2925 E Madison St.

Following EDG2 for this project, the Design Review board agreed with the community that the loss of 22 big trees, the retention of a landscape buffer and the depth of the setback on Dewey Place are important and should be addressed by the applicant (Velmeir). In response, the building has become larger, and the applicant has added a second entry to the parking garage, on Dewey Place.

Please direct the applicant to reduce both the bulk and scale of the building and the size of the parking garage; the board's intervention is necessary in order to retain a functional landscape buffer on Dewey Place and prevent mobility and pedestrian difficulties on both E Madison Street and in the neighborhood. Please note that these potential difficulties stem from the large, two-story parking garage and a proposed entry on Dewey Place.

Please do not move this project out of Early Design Guidance until the following measures have been implemented:

- **Work with the community.** The refusal of Velmeir to participate in a meaningful and effective conversation with its neighbors has introduced unnecessary and expensive delay in the permitting process.
- **Reduce the building footprint; require the applicant to provide a setback of 25-30 feet in order to recreate the function of the slope.** This permits the applicant to exclude the slope on Dewey Place (or its area) from development and maintain it as an open space buffer.

Retention of an open space buffer is in keeping with the city's Comprehensive Plan, *Seattle 2035*, which states: "Seattle's trees, vegetation, and soils make up a vitally important system that manages water runoff, cleans the air, mitigates greenhouse gas emissions and impacts, improves human health, and reduces the heat island effect. This natural system also provides wildlife habitats, supports livable neighborhoods, and is integral to the essential character of the Emerald City."

- **Eliminate resident parking and reduce parking space available for commercial tenants.** Reduction of parking can contribute to a reduction in the bulk and scale of the building as well as reduce the development's deleterious effect on mobility and safe pedestrian passage on East Madison Street and in the adjacent neighborhood.
- **Recognize and support neighborhood amenities of high value.** These include the Dewey Basin walking route and the Mad P p-patch community garden. Do not permit placement of a garage entry on Dewey.

Thank you.

With best regards,

Wallis Bolz
2642 E Ward St, Seattle, WA