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Sent: Wednesday, September 13, 2017 4:53 PM
To: PRC
Subject: Project 3020338

City of Seattle Design Review Board

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As a lifelong neighbor living just off East Madison Street (Broadmoor, Madison Park, Madison Valley), I have studied the Development Plan proposed for the 38,000+ sq. foot narrow site along a choked Madison Business District corridor. We Seattle natives have adjusted to density in our neighborhoods, but the Development Plan features a street level supersized grocery store perched above a 150+ car garage built into a 30' critical area tree buffer zone accessed via an 18' wide alley - sized road (Dewey Place) which threads through the Madison Valley neighborhood. Topping off this enterprise is an additional mass of some 84 Market Rate apartments - with parking 3 stories higher shadowing Madison Street.

Concerns I have relate to the gargantuan size of the development, which makes no effort to blend into neighboring businesses and streetscape. The environmental impact of the 150+ car parking garage alone is neighborhood UN – friendly : 30' high concrete wall which will replace a native vegetation tree buffer. The grossly overscale size of both deluxe supermarket plus 3 – story apartment dwellings dwarf all East Madison Street commercial buildings from Lake Washington (43rd Ave East) to 23rd Avenue.

The Plan Design lacks sufficient surround space to support the size of the structure which will necessitate daily truck delivery and recycle – garbage removal at all hours. Madison Street traffic is practically impassable now.

To be successful, the Development Plan needs at least an additional 38,000 square feet of open space to service this commercial extravaganza. This development is better suited for a different Seattle thoroughfare. Squeezing all of that mass onto a meager 38,000 square foot pad is a gross over calculation ill suited for the site.

Thank you for your consideration.

Deehan Wyman