

## **Dela Cruz, Jeff**

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**From:** Paddy McDonald <padriff@hotmail.com>  
**Sent:** Wednesday, September 13, 2017 4:16 PM  
**To:** PRC  
**Subject:** Project #3020338, 2925 E Madison St.

Dear Magda and Design Review Board,

Following are my comments and questions regarding project #3020338. While the addition of townhomes along Dewey to cover the previously exposed garage is a small step in the right direction, the proposal is still largely non-responsive to the board's directions and insensitive to the surrounding neighborhood.

### **Height, Bulk, & Scale**

The size of this building as currently proposed overwhelms the site and the surrounding neighborhood. The proposal fails to respond appropriately to the context and site per Design Guidelines CS1-C and CS2-B. The building height and the removal of the tree buffer zone are inconsistent with the requirement for a transition between more and less intense zones per Design Guidelines CS2-D.3 and CS2-D.4. As currently planned this building will be massively out of proportion to the surrounding area including the small, commercial and mixed-use buildings along Madison. It will cast long shadows over the community below throughout the year much reducing solar exposure top those homes over which it looms (CS2-D.3.e)

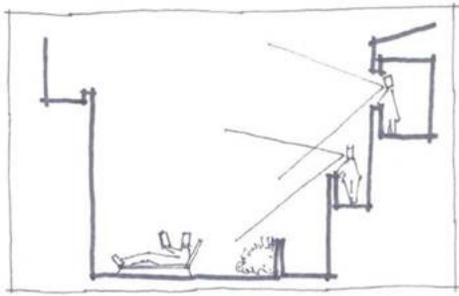
During dark hours the building will throw off large amounts of light pollution and glare across the community below it (DC4-C.2)

### **Transition to single family zones**

CS2-D.5 clearly states that designs respect adjacent properties to minimize disruption to privacy and outdoor activities. The proposed, oversized building neighbors single family residences on two sides. Along Dewey, the lack of suitable setbacks mean that the proposed development remains a 6-story building looming over 1- and 2-story houses. On Republican, the proposal shows what is essentially a blank wall surrounded by a wooden fence. How is either considered acceptable?

Given the topography of the surrounding Mercer-Madison bowl all the noise pollution generated by the building and its occupants will have significant adverse impact across a large area. It is possible to clearly hear the trains from the south (a considerable distance away) at the base of the proposed site on Dewey.

To illustrate some of these points, consider this illustration from the Design Review Guidelines CS2-D on page 6:



Inappropriate siting of large buildings can reduce the privacy of adjacent homes. Reducing windows and decks overlooking neighboring residential property or increasing side setbacks can increase privacy.

Then consider the following photographs take on the scale model constructed by Save Madison Valley from the indicated positions of windows and balconies on the floors above the retail space. It is exceptionally clear to me that this kind of intrusion into the privacy of the neighboring single family homes is exactly the type of thing that is referred to as “Inappropriate siting of large buildings”







**Traffic and pedestrian safety**

The destination supermarket that will occupy the large retail space will draw many cars and delivery trucks from a wide area. There is not an adequate plan for managing the numerous truck deliveries that the proposed supermarket will generate. Trucks will either back in or park on the street to unload. Sufficient consideration has not been given to the impact this will have on pedestrian and cyclist safety.

**Trees**

The proposed massive clearing and removal of trees and vegetation from the site is inconsistent with Design Guideline CS1-D.1 and D.2. It is not clear from the submitted plans if and how the proposed plantings will sufficiently replace the vegetation that will be removed.

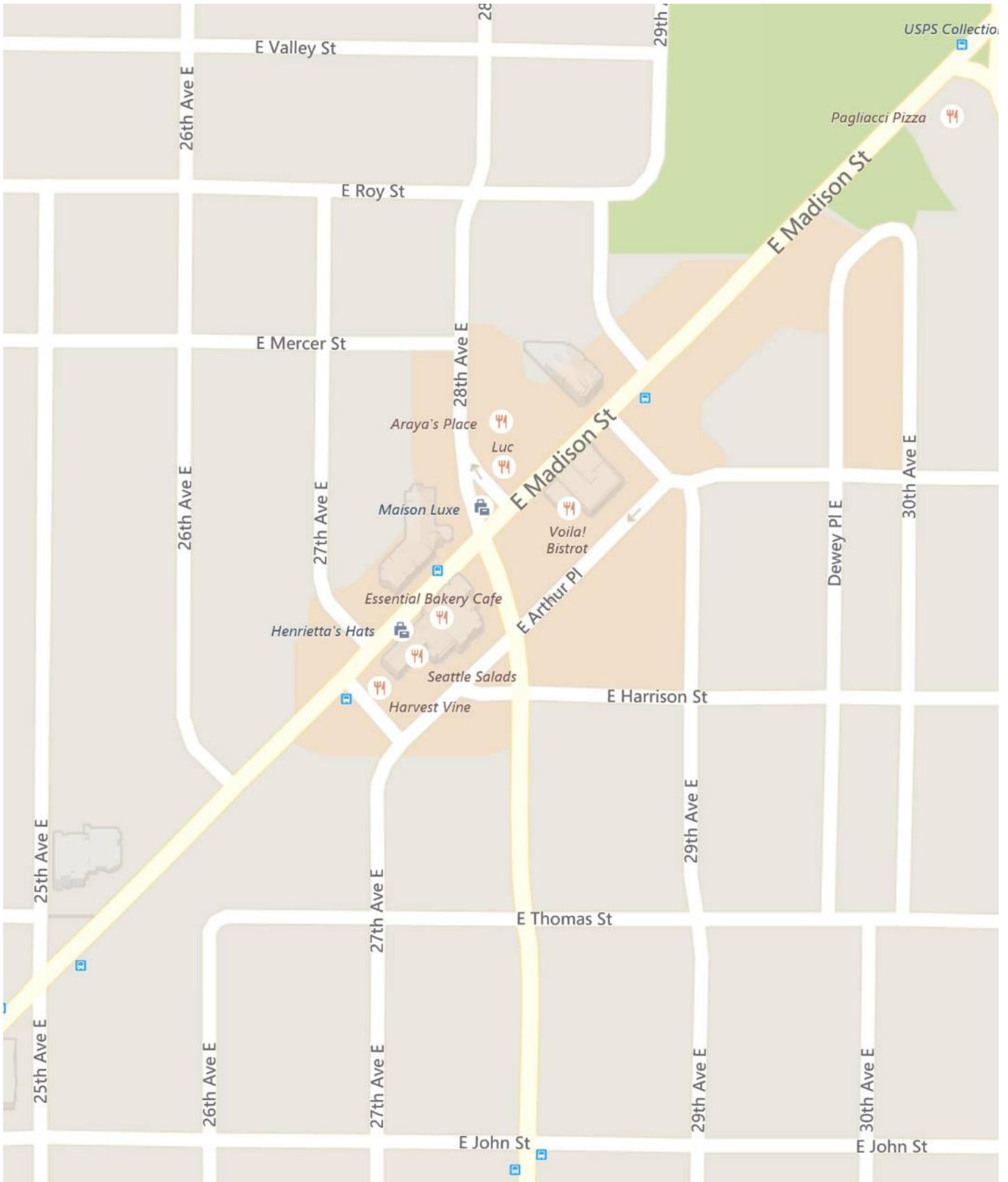
### **Permeable surfaces**

The property as it is now currently has approximately 25% impervious surface and 75% permeable surface; the development as currently planned will add significantly more impervious surface. When groundwater and water from the springs comes up against the impervious concrete of the building, it will be displaced onto the street or other properties nearby, thus adding to the neighborhood storm-water runoff challenges, and increasing the chances of flooding.

### **Split garage entrance**

An entrance on Dewey is unsuitable for the narrow street, which is often used as a walkway for the neighborhood. A garage entrance would significantly disrupt the residential streets connecting to Dewey given the odd configuration of the streets and restricted access routes to and from the proposed residential garage entrance. E Republican St, 29 th Ave E off E Madison, 30 th Ave E, 32nd Ave E, E Harrison St and Dewey Pl E along several block would all see significant increases in traffic. All of these are currently quiet residential streets.

Additionally it would also provide very little reduction in the traffic volume on Madison. Please keep a single garage access on Madison.



**Hillclimb assist/staircase**

Who will be responsible for ensuring that the staircase/hill-climb assist remains properly lit and maintained?

These are just the highlights of the non-conformance with the published Seattle Design Guidelines. There are many other issues relating to this project that unfortunately I do not have time to address here or that are suitable to other parts of this process; all of them stem however from the height, bulk and scale of the proposed development being completely unsuitable for this location.

I hope the Board continues to guide the applicant to make this project a better fit for the neighborhood and more respectful of the long existing single family residences surrounding the site.

Regards,

Paddy McDonald