

From: [Hogness, Magda](#)
To: [PRC](#)
Subject: FW: Project 3020338
Date: Friday, February 02, 2018 1:55:12 PM
Attachments: [height.png](#)

Please upload to 3020338. Thanks!

From: melissa stoker [mailto:melissastoker1@gmail.com]
Sent: Monday, January 29, 2018 8:03 PM
To: Hogness, Magda <Magda.Hogness@seattle.gov>
Subject: Project 3020338

Dear Magda -

I'm writing this comment letter on behalf of Save Madison Valley. We have spent some time looking over the most recent plan set and have found a number of changes or discrepancies from what was decided at the final Design Recommendation Meeting in September 2017 that we would like to draw to your attention. I have gathered the group's input and listed it here.

CURB CUT

September 13, 2017: In the Rec Report (RECOMMENDATIONS & BOARD DIRECTION), #4 Condition states "Decrease the 40' curb cut width off of Madison to the minimum necessary. (DC1-C)".

December 23, 2018: In Land Use Correction Response V3, The applicant says that "In order to provide adequate horizontal clearance for delivery and service truck to access the loading area an additional 10' is requested." in response to the planner's statement that "Additional information and rationale is needed to justify the proposed 40' curb cut width off of E Madison St." (bullet point #8).

January 2, 2018: Page 2 of Plan SetV4 under Code Requirements and Departure Requests, the second Request states "Curb cut width: increase from allowed 30'-0" curb cut width to 40'-0" curb cut width." The Outcome for this departure states "Departure Request from SMC 23.54.030.F.2.b.2 approved at September 13, 2017 Design Review Recommendation Meeting." However the text (above) from the Sept 13, 2017 report states otherwise.

It appears from publicly available documents (as specified above) that the applicant has requested approval for a 40' curb cut and it has yet to be granted. The City has requested additional information to justify the curb cut, yet the latest plans state that approval has been granted.

SQUARE FOOTAGE

The Sept 13 plans state - RETAIL SF: 26,100 SF (pg 13); the Plan SetV4 states 26,600 SQ. FT. OF RETAIL SPACE (pg 2). This would be an addition of 500 sq ft of retail space from what the board approved.

TREES

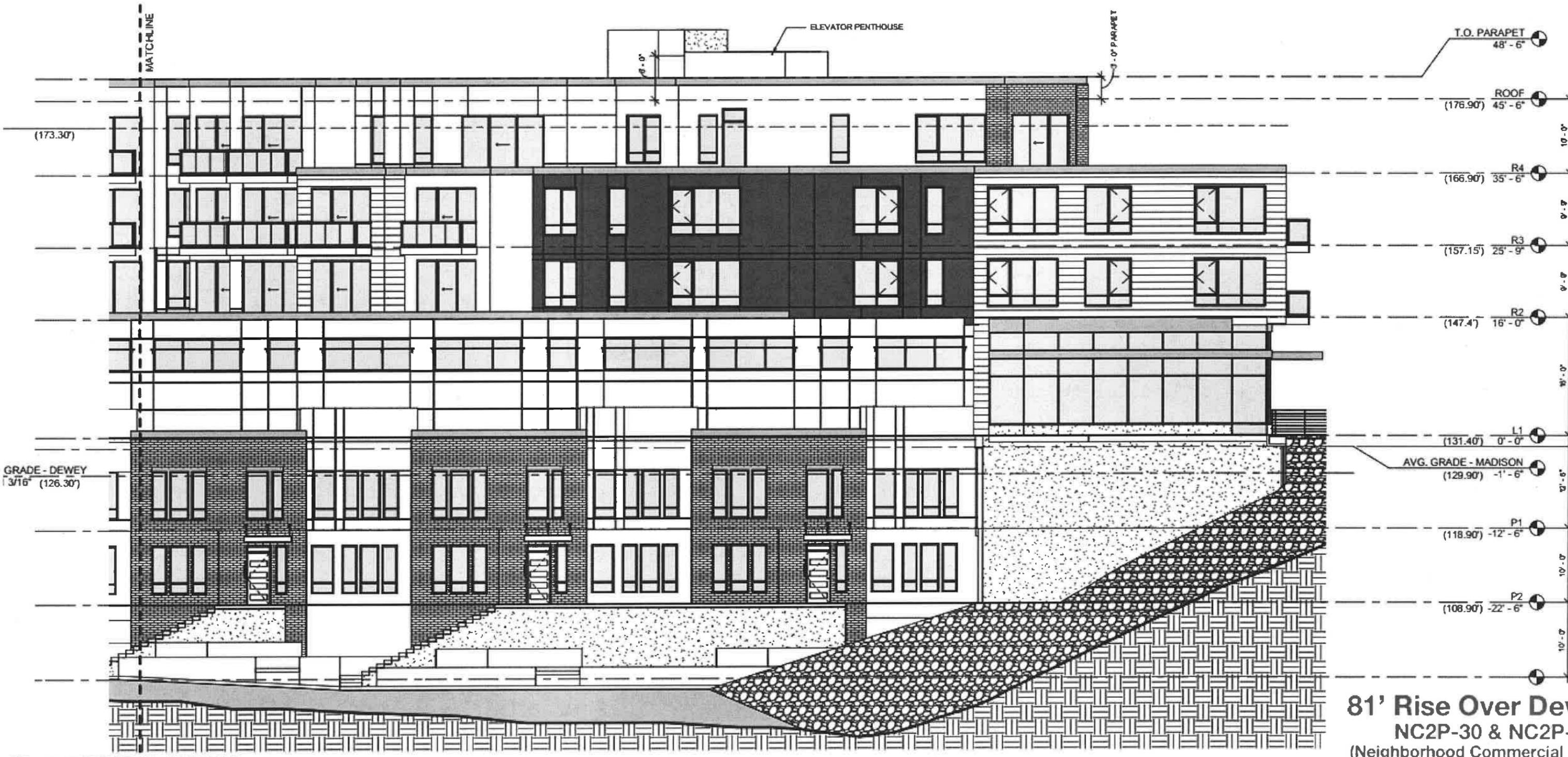
In a report dated September 23, 2016, in response to a correction notice from the City, Tree Solutions explained (on behalf of the applicant) why 13 trees would need to be removed. Tree Solutions relied upon an engineering study prepared by Navix (dated September 6, 2016). They (Navix and Tree Solutions) stated that the ROW improvement to Dewey Place--widening the street 5 feet because of its substandard size—would necessitate removing the trees. They also stated that the loss of these trees would reduce the number of trees in the current north and groves, and therefore there would no longer be two groves on site.

Since that time SDCI has approved a street exemption request by the applicant for curb and road widening. Without the increase in the street width the earlier rationale for the removal of the trees is no longer supported.

HEIGHT

The project has been variously described as a 4-story building, a 6-story building, and a 7-story building. As is shown from the calculations made on the applicants diagram provided in the most recent plan set (attached) the building now rises 81 feet on the east side. In no place has the Design Board approved an 81-foot structure. Please see the attached diagram with our notes.

Melissa Stoker, on behalf of
Save Madison Valley



2 EAST ELEVATION - NORTH END
SCALE: 1/8" = 1'-0"

81' Rise Over Dewey
NC2P-30 & NC2P-30
(Neighborhood Commercial)