

Email Letter to John Marasco
John Marasco <johnm@secprop.com>

Re: Magnolia Albertsons Development

Mr. Marasco,

We met back in April when you were still proceeding with your due diligence on the redevelopment of the Albertsons site located at 2550 - 32nd Avenue West. I recently had another meeting with the project architect and wanted to share some feedback as you proceed with the design.

As you may remember, I am the President of the Magnolia Chamber of Commerce, I'm on the board of trustees of the Magnolia Community Council, a resident on 30th Avenue West just two-blocks from the site, and the citizen advocate who spent three-years on a successful mission to have a four way stop installed at the intersection of West Raye and 32nd Avenue W. I am keenly aware of the Albertsons site and I have a well-rounded perspective on a variety of design issues.

First, I concur with the board of the Magnolia Chamber of Commerce that your project has the potential to set a design precedent for additional growth in the Village; something that our local businesses desperately need. As I shared with your architect, I would hope that this building could be a national model that highlights Magnolia, and demonstrates in superior design, the goals of Green built or Living Building vision. And that the project meets the needs for increased density in ways that enhance the Magnolia community overall. This must be much, much more than a generic in-fill project.

Second, **I do not support the design option to locate the entrance/exit for the grocery store and residential housing on the alley.** The alley is shared with single-family homes on the east side and putting all that traffic on the alley would overpower their privacy. As we discussed with the architect, I am specifically concerned about the night traffic and overall light pollution. (As a real estate broker, I know that many of the homes have bedrooms that look out onto the alley.) I understand the City of Seattle's general policy to locate parking access off the alley but in this scenario, the impact would be too great, and we should keep the bulk of the traffic on 32nd Avenue W., as it is now.

Furthermore, since I spent three-years working to get a four-way stop at W. Raye and 32nd Avenue W. in order to have a safer crossing for school children and families using the pool and park, I couldn't imagine anyone proposing that the alley would be safer than 32nd Avenue, as W. Raye St. is the closest entrance to the site and adding more vehicular use would be a greater safety hazard for pedestrians along W. Raye. W. Raye is also supported by the School District and SDOT as a preferred walking route for Catherine Blaine K-8 School. The two uses would conflict with each other from a safety perspective.

Third, **I do not support the six-foot setback that SDOT is requesting.** Once again, I understand that City of Seattle has general design principals for Neighborhood Corridor Streets but widening 32nd Avenue would be a mistake. I do believe the overall massing of the structure should be varied in its massing and elevations in order to best provide for the positive visual relationship and overall impacts as adjacent to

single family homes. But as both a Community Council and Chamber member, I cannot recall anyone requesting from the City of Seattle, a widening of 32nd Avenue West for a bike lane. And certainly, City demands on your project will become precedent setting for all redevelopment along the east side of 32nd Avenue West. In fact, 34th Ave West is far superior for any Bike lane development, by its centralized location and inherent dimensions.

I can reiterate, on behalf of the Magnolia Chamber of Commerce, that we encourage you to keep us informed as community partners, about that deliberation and I would ask the same on behalf of the Magnolia Community Council.

Finally, I know that this is early in the design process, but I would offer this initial request that you explore efforts to cover the loading dock for maximum sound proofing and think aesthetically about how to substantially screen the loading dock along the alley. As a resident on 30th Avenue West, I want the project to be sensitive and visually embracing to my neighbors, particularly to the east along the alley.

Thank you for your continued updates and I look forward to working with you as you get further along in the design.

Sincerely,

A handwritten signature in black ink, appearing to be 'Pat Craft', with a stylized, flowing script.

Pat Craft

President, Magnolia Chamber of Commerce

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