

## **Dela Cruz, Jeff**

---

**From:** Mark McPherson <mark@madisonskin.com>  
**Sent:** Tuesday, May 16, 2017 2:57 PM  
**To:** PRC  
**Subject:** PROJECT 3020338

I am writing in response to the MUP application for project #3020338. I have concerns about a number of areas and ask that you withhold the permits for this project until the following concerns are adequately addressed.

I have lived in the Madison Park and Madison Valley area for over 30 years. I served on the Madison Park Community Council and was president of the McGilvra School PTSA for a year when my three children attended that local public school. I have walked, biked, bussed, shopped, and eaten dinner in Madison Valley for all of those 30 years.

First, this project is grossly out of scale in terms of height, bulk, and scale for this neighborhood and its place at the edge of a commercial and residential zone. Compliance with the Code would seem to dictate reducing the height and bulk both to preserve the green-belt and to mitigate the huge wall facing the residences on Dewey. Reduction in the height and bulk will still leave plenty of envelope for profitable use of the land by the owner, as it has for the garden store for decades.

Trees: The new Comprehensive Plan, Seattle 2035, 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." One goal of the Comprehensive Plan 2035 is to seek to increase the amount of permeable surface by reducing hardscape surfaces; another goal is to promote the care and retention of trees and groups of trees that enhance Seattle's historical, cultural, recreational, environmental, and aesthetic character.

In contrast, this development will completely remove a healthy urban forest that presently contains a thriving and sustainable mix of tree, and which currently creates a contiguous and healthy ecosystem that provides habitat to many species. In its place will be a massive structure, built out to a degree that will not leave room for replacement of a similar canopy of trees of mixed sizes.

A grove of trees, exceptional and deserving of protection under Director's Rule 16-2008.

I strongly oppose the project as proposed.

Yours,  
Mark McPherson  
3901 E. McGilvra St  
Seattle, WA 98112