

## Herbaugh, Melinda

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**From:** Matthew Brooks <matthewbrooks\_@hotmail.com>  
**Sent:** Wednesday, May 24, 2017 4:23 PM  
**To:** PRC  
**Subject:** Project 3020338

I am writing to express my strong opposition to the proposed project at 2925 East Madison St.

I live and work within two blocks of the proposed development. The current proposed structure is massively over-sized and yet (according to every report and iteration of the design review process, and plan document I have seen) does not meaningfully address affordable and accessible housing issues.

Beyond this issue, the proposed development would immediately increase traffic and congestion along Madison Street and the network of small and narrow streets that surround the site. Also, the development would require razing a steep (40 degree) hillside that presently is covered with vegetation including dozens of tall trees. I have studied the most recent habitat assessment, and I do understand that this vegetated area is not protected or considered critical — however, this assessment does not take into account the visibly shrinking tree canopy in the area, which is irreplaceable. Even if it is the case that this hillside contains weeds or invasive species (in addition to tall, mature, shade-providing trees), improving the natural habitat seems far preferable, and in line with the city's stance on climate change, than replacing it with a six-story building with luxury apartments, a high-end supermarket, and massive concrete walls all surrounded by what is in the proposal utterly meager landscaping. To claim that a handful of ornamental trees planted at the perimeter of this colossal site can mitigate the loss of a well-established canopy is insulting to this community.

Yes, Seattle needs more housing, and yes, a private developer has the right to pursue a successful plan. But the city and its government has the right to protect its environment, its future, its lawful design review processes, and its quality. When this hillside is razed, when these dozens of beautiful tall trees are gone, when huge cement walls are built into steep hillsides, it can't be undone. Please exercise your full responsibility and carefully work with the developer to downsize and delay this catastrophic project.

Thank you,  
Matthew Brooks