

## Herbaugh, Melinda

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**From:** Kathi Titus <kdttoo@gmail.com>  
**Sent:** Tuesday, May 09, 2017 3:29 PM  
**To:** PRC  
**Subject:** PROJECT 3020338

I am writing in response to the MUP application for project #3020338. I have been to all the design review meetings on this project and while the architect has made changes at the behest of the design review committee and resident requests, a number of concerns stand out. I am concerned about the removal of so much greenscape. One goal of the City 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. The development will be too large to allow for replacement of similar size green area. The current trees provide a pathway to a greenbelt between the Arboretum and the area along 32nd ave east, serving as an enlarged habitat for a number of species. The developer's logic that because the development will destroy the trees this puts them 'at risk' and because they are 'at risk' they can therefore be removed, is circular and makes a mockery of Seattle's claim to be a green city. These trees are also a critical part of water management. Our neighborhood has a history of flooding, including a loss of life in 2006. Even with the addition of the retention pond, we still have occasional flooding and some homes in the area have problems with periodic flooding basements. A concrete plan explaining how storm water and wastewater will be managed has not been offered. Please don't permit this project until there is a clear plan for the removal of water that does not further burden our current combined sewer system.

Traffic on Madison Street is already problematic at rush hour. The traffic study that the developer commissioned did not take an actual count of the current traffic. Instead they seriously overestimated the current traffic. This in turn makes the increase in traffic from the proposed supermarket appear significantly less than it will likely be. They also failed to provide a count of delivery traffic from a comparable supermarket. These are both numbers that can be obtained. This is a complicated site, with limited space for truck deliveries. The developer must provide a valid traffic study and then offer a safe, workable plan for the significant increase in traffic that this high-impact, destination supermarket will create.

Providing any access to the building on Dewey Place is seriously out of character with the neighborhood. It is a narrow street with pedestrian traffic. Adding multiple units of housing that will access from that street is inappropriate.

This building is too big as currently planned. It will stand 75 feet tall, up a hillside and directly across the narrow (18 foot wide) street of Dewey, facing one- and two-story homes. There is no transition between the commercial and residential zones, and the natural buffer currently provided by the trees is being removed. The proposed structure is 300-feet long. Looming from atop the hillside it will dominate the valley floor below. It is a solid mass that will cast a wide shadow on the neighborhood. The enormous mass is out of proportion for the area.

Please seriously reconsider this project before issuing permits. Our neighborhood deserves better.

Respectfully submitted,  
Kathi Titus  
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