

Dela Cruz, Jeff

From: Dana Hanna <justdana@gmail.com>
Sent: Sunday, September 10, 2017 11:25 AM
To: PRC
Cc: Matthew Towers
Subject: Ongoing Concerns over City People's Development

Hello,

I'm writing to comment on Project 3020338, the City People's project scheduled to be developed into apartments and retail space near the Arboretum. I believe there are still significant unresolved issues that should be addressed before further consideration of this proposal is warranted. In particular:

The bulk and scale of this building as currently proposed overwhelms the site and the surrounding neighborhood. The proposal fails to respond appropriately to the context and site per the Design Guidelines CS1-C and CS2-B. The building height and the removal of the tree buffer zone are inconsistent with the requirement for a transition between more and less intense zones per Design Guidelines CS2-D.3 and CS2-D.4. As currently planned this building will be massively out of proportion to the surrounding area.

A goal of Seattle's Comprehensive Plan 2035 is to seek to increase the amount of permeable surface by reducing hardscape surfaces where possible and maximizing the use of permeable paving elsewhere. This proposal will significantly decrease the amount of permeable surface on the site and will maximize the hardscape surfaces.

City People's currently has approximately 25% impervious surface and 75% permeable surface; the development as currently planned—built out nearly to the property line-- will add significantly more impervious surface. When groundwater and water from the springs comes up against the impervious concrete of the building, it will be displaced onto the street or other properties nearby, thus adding to the neighborhood stormwater runoff challenges, and increasing the chances of flooding.

The Comprehensive Plan Seattle 2035 states "Seattle's trees, vegetation, and soils still 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."

As is clear from this passage, one of the core values from the City's Comprehensive Plan is environmental stewardship. The proposed massive clearing and removal of trees and vegetation from the site is inconsistent with Design Guideline CS1-D.1 and D.2. This proposal makes a mockery of the City of Seattle's policies on tree retention and protection of critical areas.

Trees on the site sequester some 12,600 pounds of CO₂ annually and will sequester 170,000 pounds of carbon in total over their lifespan. The canopy intercepts some 40,000 gallons of water annually. Intercepted water won't contribute to local flooding.

This Proposal doesn't respect and respond to the very serious reality of severe problems with the combined sewer system and flooding in the area. The City of Seattle estimates that over 24 million gallons of untreated sewage are dumped into Lake Washington annually from overflow events. It is a very significant issue and this project will add to the problem.

From a transportation and safety perspective, a supermarket is a high intensity use. It will draw many cars from a wide area. Were the same floor area given over to specialty shops, less car, but much more pedestrian traffic would result, and less parking would be needed

There is not an adequate plan for managing the many truck deliveries a supermarket generates. For many hours of the day, trucks will either back in or park on the street to unload.

I'll be attending the upcoming review meeting to learn more.

Best,

Dana Hanna