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**To:** [PRC](#)  
**Subject:** Project: 3020338-U  
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**CAUTION: External Email**

I am writing regarding the remanded issue of shadow impacts for project 3020338. I reviewed the Shadow Study Memorandum submitted by Sean Dugan. His conclusions that the negative impacts of the proposed building will be “negligible” appear to be based on generalizations of Seattle weather (he says that he used the Seattle Weather Data Worksheet) rather than actual conditions of the p-patch location. He also used a 5-year old Tilth guide to suggest what can hypothetically grow in the p-patch. Nowhere in the memo did I see the potential impact on what is currently grown in the p-patch plots. In short, the memo reaches a conclusion of “negligible” negative impact based on information that is not specific to the location in question AND not specific to the plants currently grown in the p-patch. How is this submission of imprecise guesswork remotely acceptable to the City of Seattle?

Mr Dugan’s claim that during several months “...there is no difference between the existing conditions and those proposed with new development....The shadows cast by the existing tree canopy is very similar to the shadows cast by the proposed structure.” is preposterous. I live east of and below the proposed development site and can say from personal experience and direct observation that the sunlight which will be blocked by the proposed 6- or 7-story building mass is significant (rather than negligible as claimed in the memo) compared to the amount of light that currently filters through the existing tree canopy. It is evident that sunlight which cannot and will not penetrate the solid mass of a large building can (and currently does) filter through trees. This potential change will result in a considerable impact on the p-patch all year.

The Hearing Examiner’s finding requiring a shadow impact study stated that “The Mad P Patch is protected by the SEPA policies that require the minimization or prevention of light blockage and shadows on open spaces.” Please ensure that this SEPA policy is enforced and require the applicant to provide a realistic shadow study using 1) actual conditions of the site rather than generalized city-wide conditions and 2) impact on the current and existing conditions of the p-patch rather than suggestions of what could be grown.

Regards,

Jaime Pharr