

From: Tony Hacker
To: [PRC](#)
Subject: Comment letter on remanded issues for project 3020338, 2925 E Madison St
Date: Monday, October 21, 2019 9:33:55 AM

CAUTION: External Email

Comment on project 3020338-LU

Mr. Mills:

My home is due east and directly across the street from the proposed project site. I have lived here with my family for 20 years. As I write this from my home office, I'm looking at the 30-plus trees on the hillside along the eastern edge of the project site. These trees, all but 3 or 4 of which are deciduous, range between 30 and 90 feet tall. Between November and April, these large deciduous trees have minimal to no leaves.

During the winter months when the trees have no leaves, we get a significant amount of daylight reaching our home, as do the six neighboring houses on Dewey Place. Given the rain and overcast during Seattle's fall and winter months, having bright daylight throughout these shorter, cloudy days is a significant boost to my family's and our neighbors' physical and mental well-being, as well as our being able to maintain year-round gardens.

The conclusions in the shadow study memo, signed by Sean Dugan and attached to the Velmeir shadow study, entirely omit these important facts. Instead, the report depicts tree shade as being consistent year-round. The report and memo also make the inaccurate claim that tree shade is equivalent to building shade.

Our area's unique topography means that all of the homes along Dewey Place E are in a valley about 30 feet below the hillside. Because of this topographic feature, the towering trees on the slope help shade and keep our homes cooler in summer. And then, when those same trees lose their leaves, they allow **more** daylight to reach our homes in winter than during summer afternoons! If these trees are replaced by a 7-story building, **no** daylight will reach our homes from the hillside to the west.

Velmeir's shadow study, summarized in Dugan's memo, contends that the proposed building and the existing deciduous trees are equivalent, asserting that the deciduous trees cast the same shade as the proposed building *throughout the year*. This claim – that a solid, 7-story building casts the same shade as trees with no leaves is obviously false.

Moreover, and in spite of the study's inaccuracies, it looks as though the Mad-P P-Patch will see a noticeable difference in daylight between the current winter condition of trees with no leaves compared to the proposed, solid mass of a building. But because of inadequate data that would allow for a true comparison, I can only make an educated estimate reading the study and attempting to compare current conditions with those proposed. It will be important for SDCI to evaluate this report thoroughly, as Dugan's memo relies on missing and inaccurate data for his conclusions.

Also, although again, it's difficult to say precisely from the present shadow study, it appears that the Mercer Madison Woods, a protected Seattle Parks greenspace directly adjacent to

the project site, will be shadowed significantly by the building. I believe that the City and the public were not aware of this previously because the applicant did not provide a thorough shadow study for the site. I can imagine the applicant not wanting to reveal this information. This makes me wonder if the Seattle Parks Department is aware that one of their parks will be so affected, and if so, what is their opinion regarding the adverse impacts to this Seattle Park?

In sum, my view is that the proposed project would cause significant shadow impacts to our street, which includes the P-Patch under remand, as well as the Seattle Parks Department's Mercer Madison Woods.

I encourage the department to: 1) have the applicant submit a more complete and accurate shadow study to correct its missing data and inaccuracies, and 2) even with the study's limitations, it appears that the project would cause significant adverse shadow impacts to a P-Patch, a protected Parks greenspace, as well as a number of homes in the immediate area.

Thank you for considering my comments.

Respectfully submitted,

Tony Hacker