From:	Robin Russell
To:	Robin Proebsting
Cc:	Council Mailbox; Scott Greenberg
Subject:	No to MICA at Mercerdale Park
Date:	Friday, March 24, 2017 12:32:18 PM

Dear Robin,

I am writing you to express my deep concern with building the performing arts center (MICA) at Mercerdale Park. I live several blocks away at 29th and 76th and use the park regularly. It is an easy walk from my house which my dog and I do on a regular basis. I also stop there by car using the auto pull out for a half hour or so. It is peaceful, attractive, an easy walk for the elderly, enjoyed by families and is very accessible. Everything a park should be! Building MICA at this location will change all of this.

I have many concerns: parking, pedestrian safety, traffic congestion, City (and thus my) liability for personal injury, taxpayers' financial support for construction and operating deficits, competition with the Community Center and the surrounding area, parking in surrounding areas including in front of people's homes, increased stress on the fragile surrounding land and hillside, etc.

My biggest concern and the reason I am urging you to not approve building MICA at Mercerdale Park is that the original design and footprint has increased and has now taken over a larger section of the park. The addition of the Fire Road, retention pond and underground stormwater management system all extend well beyond the original plan and invade and decrease the use of the park. Vacating SE 32nd Avenue is wrong as is narrowing 78th Avenue. Taking away the turnout and changing to handicap parking specifically for MICA is also wrong and was not in the original plan. Park goers will have no place to park and will be forced to park across the street in the business parking lots which they will not like.

I have reviewed the updated SEPA review and have these additional concerns:

1) Traffic congestion has been not been adequately addressed.

2) PARKING: There is still no parking plan. In Attachment P, 3.1, it is clear that MICA has no parking places at all. A theater of this size to have no parking is irresponsible! MICA will not be a friendly neighbor if they don't figure this out and I would venture out of code. The newly remodeled All Seasons employees (as well as QFC) and other business employees park in the surrounding areas even though they have large parking lots so there is already a parking shortage in the area. They must have parking specifically reserved for MICA.

3) In other designs 32nd Avenue is discussed yet there is no mention of the need to vacate the right of way on the west end of SE 32nd Avenue in this SEPA report.

4) I am VERY concerned about the surrounding property. MICA intends to build in a landslide area yet they haven't proved that the building will not affect the stability of the hillside. MICA's SEPA report is incomplete because the excavation of the hillside was not considered when the judgment was made that it was safe for MICA to build on this site. MICA's planned removal of the "toe" of the steep slope to make room for the west wall of the structure threatens the stability of the hillside and makes the steep slope adjacent to the proposed building more likely to slide. **NOTE: Sliding hillsides have occurred all over the**

Seattle area (see Magnolia) and the city has been stuck paying out millions to the affected homeowners and additional millions in remediation. Having walked this area many times the hillside is already fragile. Additional building will only increase the fragility.

5) The proposed fire road, bioretention pond, and underground stormwater retention vault will be on public parkland that is not in MICA's lease yet are being built *for* MICA. Who is responsible for building and maintaining the fire road, the bioretention pond, and the underground stormwater retention vault? Who is responsible if these additions cause problems or accidents or need repair or cause more damage to our park? Who will be liable?

Since the original MICA footprint to build next to Mercerdale Park has increased dramatically invading into public park land there should be a community vote or additional public comment or both. Taxpayers have liability and this is a takeover of a beloved park so we should have a say on if MICA is built near and partially on a public park.

I urge you and the City Council to cease consideration of building MICA at Mercerdale Park.

Thank you,

Robin
Robin Russell
206-419-3498/cell