

**From:** [Save Madison Valley](#)  
**To:** [PRC](#)  
**Subject:** Feedback on Project 3020338  
**Date:** Monday, July 11, 2016 4:54:05 PM

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Please see comments below from Mark McDermott ([markmcdermott1@msn.com](mailto:markmcdermott1@msn.com))

**Message:** I am a 25 year resident of Madison Valley. I am also a retired former City Personnel Director and worked for 4 mayors during my tenure with the City. I applaud your willingness to serve on the Design Review Board and recognize the challenges you face in making recommendations to the Director. I trust you will keep the wants and of the citizens uppermost in your decision making as we will live with its impacts for decades to come.

I am writing to express a series of concerns that I have about the proposed project at 2925 East Madison (the City People's site).

The size of this project is out of keeping with the overall scale of our neighborhood. The backside of this project will have significant effects on the mature trees and native plants that are valuable part of the natural beauty of our neighborhood. The proposal would place a massive wall facing east which would seriously affect the quality of life, available sunlight and general livability of the neighborhood as well as our highly valued P-Patch. We have worked hard to improve our neighborhood and the scale of this project will qualitatively diminish the livability of our neighborhood. As I write I am looking at the beautiful stand of mature trees on the backside of the City People's facility. These trees are a thing of beauty in our neighborhood and the project will cut them down and they will be replaced with a inappropriately sized large concrete wall and towering project.

The City has a wonderful commitment to replacing and expanding our critically needed tree canopy both for livability and environmental reasons. Cutting down this mature set of trees and other flora appears to run directly counter to these laudable and supported goals. Whatever project that goes in this site, should be required to maintain and protect this neighborhood treasure

I am not opposed to an appropriately sized project that fits into the scale and character of our neighborhood. I think PCC can be a positive addition to our neighborhood in an appropriately sized project that enhances, not diminishes, the character of our neighborhood. The scale of the project presents very serious concerns about traffic congestion and parking. My wife and I are retired and do not have a driveway hence we must park on the street. At times, our neighborhood parking is already very problematic when Bush School has large events.

Putting in an out-sized project will exacerbate the traffic congestion and parking problems. Traffic congestion on Madison is quite severe during rush hour. At times, I have made the mistake of coming east down Madison during evening rush hour and found myself in a 4-5 block long traffic jam. At present, the proposed BRT turnaround at MLK and Madison may well add to the congestion as buses try to turn around at a very congested intersection less than a block south of the MLK and Madison intersection. Given the major congestion that already exists on Madison, particularly during rush hour, many shoppers will avoid their parking garage on Madison and drive through our neighborhood and find places to park that do not require the challenges of getting in and out of the parking garage. Even if our neighborhood is issued 2 hour parking permits this will not prevent many shoppers from parking on the side streets. It is my understanding that the proposal includes a stairway down the backside of the project onto Dewey which would encourage shoppers to park down in our neighborhood and walk up the steps to PCC. This stairway component will be particularly detrimental to our neighborhood. This element should be scrapped.

The current plan calls for truck deliveries and access to the parking garage only from Madison. Regardless of the size of the project, under no circumstances should any entrance for trucks, cars, any other motor vehicles be allowed on the Dewey Street side of the project. I also strongly oppose any pedestrian entrance or stairway on the Dewey Street side. Any components of this type will adversely affect the character and livability of our neighborhood.

The size and location of the parking garage may also create noise, light and air pollution problems near it. The parking garage on the backside will be above ground. I think the proposal includes open window spaces which will push more air pollution into the immediately adjacent area as well as the need to have a forced air ventilation system to keep the air clean in the parking garage. How will these fumes and noise and lights at night be mitigated.

Again I want to emphasize that I am not opposed to an appropriately sized project that builds on and enhances the character and livability of our neighborhood. However the current proposed project will do the opposite unless substantial changes are

made.

Thanks much for taking the time to consider my concerns.

Sincerely

Mark McDermott