

From: [Save Madison Valley](#)
To: [PRC](#)
Subject: Feedback on Project 3020338
Date: Monday, July 11, 2016 5:11:06 PM

Please see comments below from Diane Zahn (Zahndsea@msn.com)

Message: Our neighborhood, Madison Valley is facing the development of a large multi-use building on an unusual triangular shaped lot just west of Mercer-Madison Woods and the P-Patch at 2925 East Madison. The development includes 75 market-rate level apartments, 26,000 feet of retail space, and 157 parking spaces (below ground on Madison but at a height of 20' on Dewey Place).

This massively oversized proposed development—in relation to the neighboring buildings—is unfortunately, a clear example of prescriptive planning by a developer who has not taken into account the adjoining topography—a 40' hillside covered in mature trees and native plants, and the single family houses flanking the south (Dewey Place) and west (E Republican) sides of the development. The noise, air, and light pollution that would emanate from this development as well as the shadow it would cast over people's back yards and the P-Patch would have a negative impact on the neighborhood's "Livability" component.

I am not opposed to having PCC in my neighborhood . I would like to encourage them as a business to consider the impact of their development in a residential neighborhood where parking is limited . They should be encouraged or required if possible to provide subsidies to their employees for the cost of bus transportation to mitigate the parking problems that are sure to come from their customers .

We are a growing city that needs to balance growth with respect for vibrant neighborhoods by supporting projects that are proportional to their communities.

Please consider the immense, negative impact on traffic and the general peace of the adjacent residential blocks that allowing the proposed development at this site will cause. Thank you for your consideration .