

From: [Robyn Welch](#)
To: [PRC](#)
Subject: Project 3020338
Date: Monday, July 11, 2016 10:29:21 PM

To Whom It May Concern,

I am writing with regard to Project # 3020338, located at 2925 E Madison Street.

I would like to voice my general support for this project, as well as some concerns, in advance of the design review meeting this week. On the whole, I believe that this development will be beneficial to the neighborhood and surrounding areas. It will add desperately needed new units to the housing stock and will bring a quality grocer within walking distance of many households. The proposed building is an attractive design that appears to fit well within the context of the Madison Street corridor.

I do have concerns, however, regarding the latest proposal submitted by the architect. Specifically, it concerns me that the "preferred" option (Option 3) now locates the vehicular entrance to the residential parking garage on Dewey Pl E. This seems to be completely incompatible with the character of the SF 5000 Zone, and with Dewey Pl E in particular. This is a very narrow street, with narrow sidewalks along its entire length and no traffic signage. I have not yet seen a traffic impact study for this development, but it's difficult for me to imagine that this street has the capacity to function as the sole access for the residential parking garage.

As such, I urge the Design Review Board to consider the impact that this proposed residential garage will have on the surrounding neighborhood. At the very least, the applicant should be required to contribute toward road improvements and/or traffic calming measures along the site's adjacent residential streets.

Thank you for your consideration,

Robyn Welch
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