

From: [Save Madison Valley](#)
To: [PRC](#)
Subject: Feedback on Project 3020338
Date: Tuesday, July 12, 2016 9:55:33 PM

Please see comments below from Kelly Lippman (lippmank@comcast.net)

Message: Environmental impact studies must be done on this site. I find it hard to fathom that this development can occur so close to the houses behind it on Dewey Place. The traffic coming in and out of this area will be ridiculous. I have a small business in this area and will likely move my offices to another location because my clients will be unable to come and go quickly.

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). Renters and shoppers' cars and delivery trucks will all enter and exit on Madison.

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 30' 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.

Madison Valley residents value their proximity to the network of urban forest corridors and green open spaces that surround us—the Arboretum, Washington Park Playfield, Mercer-Madison Woods and Harrison Ridge. We support growth and projects that contribute to the livability of the neighborhood. The bulk and scale of this proposed development and its lack of connection to existing natural areas is not a positive addition to our neighborhood.