

**From:** [Save Madison Valley](#)  
**To:** [PRC](#)  
**Subject:** Feedback on Project 3020338  
**Date:** Tuesday, July 12, 2016 9:54:02 PM

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Please see comments below from Mike Connachan ([mikey.connachan@gmail.com](mailto:mikey.connachan@gmail.com))

**Message:** When major projects like this come into a unique neighborhood such as Madison Valley, I'm not sure anyone stops to really look at how much of a negative impact something the size of this will have on the community as a whole. There are several things within this project that I have concerns with. They are listed below:

- No matter how you cut it, traffic in and out of this building onto Madison will have a negative impact on Madison, and within E Republican/Dewey. I strongly oppose the garage to be placed on Dewey. The entrance is a mere 20-30 feet away across from houses, which will surely cause constant noise disruption, and un-necessary traffic. While this might seem like a best solution to ease traffic on Madison, it does not. Cars still need to turn left or right on to Madison to exit E Republican. I foresee this backing up enough traffic on E Republican St that it will line up during peak times. This will have an extremely negative impact on excess traffic on E Republican & Dewey.
- There is also sure to be a MAJOR negative impact on traffic as a while coming down Madison. It is already congested during peak times, and I foresee traffic backing up far down Madison Ave.
- The footprint on this building is massive, more than 5 times the size of anything in the area. I find it irresponsible that anyone would approve a building of such a size for the area.
- I am concerned about the stability of the hillside that backs on to Dewey. I believe that a structure of this size on the hill makes for an unsafe environment for residents behind the building, and those living within.
- This building is so incredibly imposing to the residents on E Republican/Dewey/30th St. You are taking away a tree line of mature trees and replacing it with a concrete wall and others looking right down into a quiet neighborhood. This will also block natural light coming in from the west.

All in all, as I search and search for a good reason to stand behind this, I just cannot. A building this size is just not suited for this location. I believe it has a negative impact on the environment so close to the Arboretum, creates a major bottle neck to traffic and emergency responders on Madison, Republican and Dewey.

I ask that you re-consider the scope of the project and realize that a building this size should not be built within a such a unique community such as Madison Valley.