

**From:** [Beth Clark](#)  
**To:** [PRC](#)  
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DCI- I am a 10+ year Madison Park resident and fully support the Velmeir project on Madison St. In my opinion, and I've reviewed the drawings, it has been sensitively designed to respect the commercial district on Madison as well as the residential neighborhood below. There are many benefits to the neighborhood residents below, including elimination of the City Peoples' commercial vehicles from their streets, an engineered structure above them (rather than the decades old wood frame structure) and enhanced slope stability. I believe they are focused (quite reasonably) on the aesthetics but with the stepped back design of the building and landscaping, I believe residents will be pleased with the final result. I think separating the residential/commercial traffic is also a good idea from a traffic flow standpoint. Madison is congested, no doubt about it, but this section of Madison is "smooth sailing" compared to the real congestion further west. Frankly, the worst congestion on this stretch of Madison is caused when City Peoples has large commercial delivery trucks parked curbside on Madison and blocking normal traffic flow. Their parking lot is also a nightmare and grossly undersized for current operations. As a MadisonPark resident and PCC shopper, I really appreciate the addition of PCC to the neighborhood and the increased competition in this market segment. We've been hostage to the small number of groceries for many years, and frankly they will need to up their game in response to PCC coming into the market. Respectfully /s/

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