

Herbaugh, Melinda

From: Chris R <reimerica@gmail.com>
Sent: Wednesday, January 25, 2017 4:32 PM
To: PRC
Subject: Project Address: 2925 E Madison EDG #3: Feedback

I am a resident of Madison Valley and would like to provide my feedback on the upcoming PCC design review.

The architect has improved the building by making the changes requested by the Design Review Board in three separate rounds of revisions. **Please approve this design, so that this project and our neighborhood can move forward.**

New Townhouse on the Back

The addition of townhomes on the Dewey side address the Design Review Board's concerns about inactive spaces or blank wall, and will create a lively residential use, matching that of existing single-family homes across the street. This move also effectively closes off the garage to Dewey, eliminating neighbors' noise concerns. On Dewey, along with the new 11-foot setback of the garage to accommodate townhomes, the retaining wall was lowered so as to create people-scale views back and forth between the homes and passers-by.

Pedestrian Space in the Front

The project's updated designs enlarged the pedestrian and sidewalk spaces along Madison, providing a minimum of eight feet and up to 10 feet of sidewalk. This move reflects community input and the Design Review Board's comments that the project will act as a neighborhood gathering space. Further, the garage access point on Madison now includes decorative screening, vastly improving the appearance of the entryway.

Parking Garage Access

At the Madison Valley Community Council's big community meeting in May 2016 and at the previous design review meetings, concerns were raised about the most appropriate access options: should vehicles enter from Dewey, from Madison, or Velmeir's preferred configuration — use split access? In the months since the last Design Review Board meeting, a traffic study was performed to help answer this question. The study demonstrated that split access minimizes the traffic impacts to both streets, and this is shown in the proposal.

Lighting

Neighbors expressed concerns about 24-hour a day garage lighting; the current design addresses this concern entirely. The addition of five townhomes abutting the back side of the parking garage along Dewey not only eliminates the possibility of car noise and fumes, but light as well.