

**Ross Tilghman Comments to DRB**  
**25 Jan 2017**

**Question:** Is a departure request for access on Madison appropriate? And is a single point of access preferable to two?

The practicalities of traffic and careful consideration of the Design Review Guidelines suggest that Madison is the appropriate sole access.

However, the applicant proposes slit access. While logic suggests advantages to this scheme such as less congestion, the applicant's own traffic projections suggest otherwise:

- Split access would do little to reduce volumes at Madison, since Residential traffic is only 16% of the project's total.
- The claim of reduced traffic congestion on Madison applies only to the driveway, not the street. It's about reducing internal delay, a private benefit.
- Still, split access significantly increases traffic on Dewey (over 310 daily trips)
- And it necessitates removal of parking from Dewey

The Design Review Guidelines make a case for access on Madison, not Dewey:

- Regarding *making strong connections to the street and public realm (CS2-B-2)*: access on Dewey would mainly make a strong **vehicular** connection to a quiet single-family neighborhood. Access on Madison strengthens the project's sense of entry, and avoids creating unnecessary impacts to the neighborhood.
- Regarding *Vehicular Access and Circulation (DC1-B-1)*: Access on Dewey creates more pedestrian/bike conflicts as traffic is drawn through the intersections that they will use to reach the grocery store; Dewey's substandard width creates vehicular conflicts, too. Madison poses challenges to safe pedestrian conditions, but access has to be there in any case.
- Regarding *Visual Impacts of parking entrances (DC1-C-2)*: They would be increased with a second garage access, with the impacts on Dewey borne exclusively by existing single-family residents.
- And as for *Avoiding Glare (DC4-C-2)*: Access on Dewey would shine headlamps into adjacent homes. That would also occur on Madison, but would at least be contained to a more commercial location.

I strongly encourage you to support Madison as the sole point of access.