

Dela Cruz, Jeff

From: Janet Tufts <janettufts@gmail.com>
Sent: Monday, January 23, 2017 1:55 PM
To: PRC
Subject: Feedback on Project 3020338

Dear Magda Hogness:

I am writing in response to the proposal submitted for the Early Design Guidance Meeting for the project City People's site. My first statement is a simple one: this project is out of all proportion to our unique and small neighborhood. I am concerned about the noise, the traffic, the pollution and the aesthetics on both Madison and Dewey.

I want to acknowledge the progress made: the architect and developer have responded to the Board's recommendation to add housing on the backside of the building, and the garage is no longer exposed, but there are still huge problems. The building is simply too large and high, and we are losing too much green space

The backside of the building abuts a quiet, residential area. A garage entrance on Dewey would dramatically impact the pedestrian-friendly nature of Dewey.

Surrounding streets, such as Republican, 29th , and 30th , would all become less safe. Many people have asked for a gathering space for the general community on Madison. This has again not been included in the plan. The building is a very large retail space that will dominate the commercial area of Madison Valley. We hope the developer will reduce the size and impact on our tiny valley.

I hope you will encourage the Board to continue to guide the developer and architect to make this project a better fit for our neighborhood.

Thank you.
Janet Tufts
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