

Dela Cruz, Jeff

From: J Devi <ideajdevi@gmail.com>
Sent: Monday, January 23, 2017 1:43 AM
To: PRC
Subject: Feedback on Project 3020338

Dear Magda Hogness:

This letter is in response to the proposal submitted for the Early Design Guidance Meeting for the project named above.

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.

There remain a number of concerns. The height, bulk, and scale have still not been addressed on the residential side of the building.

Given that the drop from Madison street level to the houses below is over 30'- it would seem that the normal zoned height rules for street level buildings should be adjusted to accommodate the community below. Beyond that, the tiny little open space there extends the feel for the Arboretum, and provides an opportunity to see the sky in the city, if only for a moment.

The traffic in this area of Madison is already problematic during rush hours especially and having so many cars rotating in and out would make the intersection all the more unbearable. The side streets are already stressed during rush hour and the potential for grid lock and driving mania is already high, both on Madison and the Dewey area, especially when the two schools nearby let out.

The planting area in front of the townhomes is minimal and won't be adequate to recreate the urban green space that has provided ecological services to the area and served as a buffer. Exceptional trees are being removed, and the replacement plantings are not comparable.

These exceptional trees provide the only shade and hillside stability on this side of the street where it is essentially a bridge span

The upper level setbacks are inadequate so that the net result is a large, looming building that towers over the narrow, largely pedestrian street of Dewey. Many people use Dewey as a walkway to the p-patch, Madison, and the Arboretum.

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 offer back to the community a gathering area.

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.

Jacquelyne DeVincent