

Dela Cruz, Jeff

From: James Chesko <jdchesko@yahoo.com>
Sent: Sunday, January 22, 2017 8:30 PM
To: PRC
Subject: Resident Feedback on Project 3020338 (PCC + apartment complex on E. Madison)

Dear Magda Hogness:

I would like to provide some Early Design Guidance feedback for project 3020338. Although I believe many improvements have been made to the design, it falls short on several key areas. First of all, the project alters key characteristics of our neighborhood - green space and trees creating a buffer and ecological connection to the Arboretum, walkable streets, open light and space, modest scaled buildings with similar height and bulk. Secondly, it will put additional strain upon inadequate infrastructure including drainage (often combined sewers with mixed storm and sanitary water), mobility (conduits and space for all modes of transportation and parking). Thirdly, it misses out on an opportunity to create interactions and synergies with the existing natural and human presence (eg. meeting or gathering space on E. Madison). These points can be further refined and named by Design Guidance principles, but I will simply state that the trend to ignore these principles is rampant in local residential construction, and this mixed commercial space is a rare opportunity to set the tone for how our neighborhood grows and evolves.

Thank-you for the chance to provide constructive feedback.

Sincerely,

James Chesko
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Madison Valley