

Dela Cruz, Jeff

From: Robyn Welch <rkwelch@hotmail.com>
Sent: Sunday, January 22, 2017 2:16 PM
To: PRC
Subject: Project 3020338

Hello,

I am writing with regard to Project # 3020338, located at 2925 E Madison Street.

I have reviewed the developer's latest proposal submitted for the 1/25/17 EDG Meeting #3, and think that the design changes along Dewey PI E represent a vast improvement. The proposed townhouses are a much better transition to the surrounding neighborhood and are far more attractive than the previous proposals for this facade.

That being said, I still have major concerns about the proposed residential vehicular access point on Dewey PI E. I understand that this is intended to relieve some pressure off of Madison Street, but Dewey and some of the surrounding residential streets are simply not equipped to handle the traffic associated with 70+ additional units. Dewey itself is an exceptionally narrow street with narrow sidewalks. People often need to walk in the street just to avoid refuse/recycling bins. Also, there is no traffic signage along any part of Dewey, which has already led to a number of traffic conflicts at intersections with other streets. Additional traffic will only exacerbate this.

So, while I am in support of this development overall, I urge the Design Review Board to consider the impact that the proposed residential vehicular access point will have on our streets. At minimum, the developer should be required to contribute toward road and sidewalk improvements, as well as traffic calming measures, along the site's adjacent residential streets.

Thank you for your consideration,

Robyn Welch
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