

From: Serin Ngai
To: [PRC](#)
Subject: Feedback on Project 3020338
Date: Tuesday, October 25, 2016 10:53:54 AM

To Whom it May Concern:

I have reviewed the second design proposal for this project and disappointed that some of the items addressed during the first meeting were not fully addressed:

1. I thought the towering blank wall on Dewey was supposed to be addressed. It appears that it is still imposing in height, and the wall is just now covered with greenery, but which would likely take years to grow and mature to fully cover the blank walls. While I appreciate the extra setback, I think the problem still exists.

I don't know if this is feasible but perhaps a little park/trail on Dewey could lead up to the building and that may make for a better transition from Dewey to this very large building, and also have pedestrian access from Dewey?

2. I think the building itself is still out of place in this neighborhood - the size and bulk of it does not go well with the neighborhood.

3. I did not see a community meeting space in this draft? I think the neighborhood would really like that.

4. I'm still concerned about traffic and parking and how our small residential streets are going to be impacted by the 75 new units and their visitors and the PCC. Madison Street is going to be clogged and our residential streets are going to consequently suffer as they take on the overflow. I'm concerned about a traffic jam on Madison as people turn into the building - Madison Street already can get jammed as far up the street as 23rd.

5. The size of the garage seems very big and while I understand a retailer like PCC needs parking as well as the new residents, I wish there was a better way to minimize the traffic, noise, and lighting that are inherent with parking garages.

Finally, I am looking forward to the PCC being in my neighborhood and appreciate its desire to be a good neighbor to the residents it will serve nearby. The building just seems really big for our neighborhood and there are minimal roads available to reach it, which means everyone will be relying on the same roads to access it.

Thank you,
Serin Ngai