

Dela Cruz, Jeff

From: Beth Clark <beth.clark@foster.com>
Sent: Wednesday, October 19, 2016 11:33 AM
To: PRC
Subject: Project 3020338

Design Review Board: I am an 11-year resident of Madison Park and believe that the Design Review Board should approve this Project as proposed. I've observed the obvious bias in the negative commentary on this Project that has appeared in various neighborhood bulletins, blogs and the Madison Park newspaper. Suffice to say that the authors of most of these comments do not subscribe to any standards of journalistic objectivity.

This is a dense urban neighborhood site and the Project is well-suited to serve the neighborhood with a much-needed local grocer and rental housing. In the land use world we always talk about preserving rural areas with the trade off of density within our urban boundaries. However, the rub always occurs when neighborhoods push back on any kind of density other than single-family. We've seen this play out for years and this is yet another example. If a developer can't get the needed density, he/she cannot afford the permitting process, site work, (in this case lots of substructure/retaining walls) and the kind of aesthetically-pleasing landscaping and lighting that the City codes and neighbors demand, among other things. The opponents understand these economics and they know if they can drive the density down, they have a shot at killing the project. Please do not make this project financially unfeasible by demanding uneconomic changes.

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