

## Herbaugh, Melinda

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**From:** Intlekofer, Terry <IntlekoferT@LanePowell.com>  
**Sent:** Tuesday, May 09, 2017 8:45 AM  
**To:** PRC  
**Subject:** PROJECT 3020338 - proposed towering building on Madison at City People's Garden Site

Hello. With respect to the project that's proposed at the City People's garden store site, it seems too massive to be located on such a steep slope. I'd hate to see all the trees and vegetation cleared from that area. It's already such a traffic cluster-bomb at those two intersections (29th and Lake Wash. Blvd.) that it just seems like a bad idea to put a grocery store there, which attracts the most impatient, hungry people. The surrounding streets are already so narrow and burdened with cars and exhaust. I live on Dewey Place E. and I have to park in the street because my house (little cottage) was built before garages were required. Extra traffic and more cars won't help me enter and exit my little street, that's for sure. Harrison and Republican are already backed up with traffic and bicyclists, especially at rush hour and especially during the summer. I've already witnessed a huge amount of greenery loss in the neighborhood – what remains should be preserved (I realize it may not be in your power to fulfill my every request). It was really great to have a few giant cottonwoods at the site over the years – but now we're in danger of losing the last few to concrete pillars. The proposed planter boxes for the new project are kind of a joke – I've never known plants to thrive in goofy giant planter boxes and nobody maintains them after the units are occupied. Dewey Place doesn't need more shade cast on it; it's already a chilly, damp little street where all the rain flows. It seems like, if a development must be built, three stories and 18 units should be the maximum. How about just some retail and maybe a tavern on the ground floor? Something neighborhoodly and human-scaled, not a traffic magnet, but a pedestrian magnet for people who are in the area to enjoy nature and visit the Arboretum.

Well, that's my two bits. Thank you for considering my comments.

**TERRY INTLEKOFER**

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