

## Herbaugh, Melinda

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**From:** Jaime Pharr <jaime.pharr@yahoo.com>  
**Sent:** Tuesday, September 12, 2017 12:12 PM  
**To:** PRC  
**Subject:** Project #3020338, 2925 E Madison St.

Dear Magda and Design Review Board,

Following are my comments and questions regarding project #3020338. While the addition of townhomes along Dewey to cover the previously exposed garage is a small step in the right direction, the proposal is still largely non-responsive to the board's directions and insensitive to the surrounding neighborhood.

### Height, Bulk, & Scale

The size of this building as currently proposed overwhelms the site and the surrounding neighborhood. The proposal fails to respond appropriately to the context and site per Design Guidelines CS1-C and CS2-B. The building height and the removal of the tree buffer zone are inconsistent with the requirement for a transition between more and less intense zones per Design Guidelines CS2-D.3 and CS2-D.4. As currently planned this building will be massively out of proportion to the surrounding area including the small, commercial and mixed-use buildings along Madison.

### Transition to single family zones

The proposed, oversized building neighbors single family residences on two sides. Along Dewey, the lack of suitable setbacks mean that the proposed development remains a 6-story building looming over 1- and 2-story houses. On Republican, the proposal shows what is essentially a blank wall surrounded by a wooden fence. How is either considered acceptable?

### Traffic and pedestrian safety

The destination supermarket that will occupy the large retail space will draw many cars and delivery trucks from a wide area. There is not an adequate plan for managing the numerous truck deliveries that the proposed supermarket will generate. Trucks will either back in or park on the street to unload. Sufficient consideration has not been given to the impact this will have on pedestrian and cyclist safety.

### Trees

The proposed massive clearing and removal of trees and vegetation from the site is inconsistent with Design Guideline CS1-D.1 and D.2. It is not clear from the submitted plans if and how the proposed plantings will sufficiently replace the vegetation that will be removed.

Permeable surfaces

The property as it is now currently has approximately 25% impervious surface and 75% permeable surface; the development as currently planned will add significantly more impervious surface. When groundwater and water from the springs comes up against the impervious concrete of the building, it will be displaced onto the street or other properties nearby, thus adding to the neighborhood stormwater runoff challenges, and increasing the chances of flooding.

Split garage entrance

An entrance on Dewey is unsuitable for the narrow street, which is often used as a walkway for the neighborhood. A garage entrance would significantly disrupt the residential streets connecting to Dewey and would also provide very little reduction in the traffic volume on Madison. Please keep a single garage access on Madison.

Hillclimb assist/staircase

Who will be responsible for ensuring that the staircase/hillclimb assist remains properly lit and maintained?

I hope the Board continues to guide the applicant to make this project a better fit for the neighborhood.

Regards,

Jaime Pharr