

M A D I S O N H E I G H T S



CITY CLERK

18 FEB 23 03:28PM

February 23, 2018

Mayor Tornek, City Council, and Planning Department

Pasadena City Hall
100 N. Garfield Ave
Pasadena, CA 91101

Dear Mayor, City Council, and Planning Department,

The Board of Directors of The Madison Heights Neighborhood Association (MHNA) is concerned about the impact of the redevelopment of the property at 747 East Green Street, as well as six other properties within the same area. The construction of the Hyatt Place Hotel, the Kaiser Medical School, the Fuller Seminary Dorm, 399 Del Mar, 253 Los Robles and 245 Los Robles will, in combination, place serious stress on our neighborhood access streets. We would like to have both the planning and transportation departments' as well as our city councils' support in doing a cumulative traffic report on the increase in vehicle trips and vehicle miles traveled generated by all of these projects on our neighborhood access streets, rather than considering each project's newly generated vehicle trips separately. We are also very concerned your analyses of 747 East Green Street determined that the ratio of project-related trip volumes over existing traffic exceeded adopted caps along two of the four street segments studied. What specific measure will be implemented to discourage neighborhood intrusion?

It has also come to our attention that 747 East Green Street will be utilizing a higher density bonus, which will create more traffic in an already dense area. While we understand the developer has every right to build, by adding the extra density bonus they will be placing even more pressure on an already dense and high-traffic area. By keeping the density lower, the impact of the ingress and egress of traffic on Green Street, Los Robles, Euclid, and Del Mar is lessened.

As MHNA begins to create a more engaged community through social media and town hall meetings, it is our goal to work together with the city council and developers to produce projects that fit all of our needs. The people living within MHNA are in a difficult position because our streets are utilized and accessed by many residents of Pasadena as well as by those cities north and south of Pasadena. As our bylaws state, it is our duty as a board to oversee city government when Madison Heights and adjacent neighborhoods are threatened by civic planning decisions including excessive development. It has come to our attention these seven projects pose a detriment to our traffic flow in the Madison Heights residential neighborhood and we are very concerned about the future of our city traffic.

Thank you for your consideration,

John Latta
President, MHNA

02/26/2018
Item 28