

November 6, 2012

Urban Design Commission
Plan Commission
Traffic Engineering

Re: Grandview Commons/Copps Grocery Store

As residents of the Richmond Hill neighborhood, we are writing to voice our concern on some unresolved issues with the new Copps grocery store planned for Grandview Commons.

While the store location is in Grandview Commons, it will impact Richmond Hill, as many of our homes are well within 200 feet of this development and many area residents will drive through our neighborhood to get to this 58,000 square feet regional shopping destination.

Richmond Hill was not designed to have a regional store across Cottage Grove Road and this store will have impacts that were never envisioned 20 years ago.

Our major traffic concern is the future increased traffic on McLean Drive. The south side of McLean Drive will serve as the main entrance and thoroughfare through Richmond Hill to reach the grocery store.

We ask that any approval of the SIP require the developer to be responsible for working out an acceptable street design with our neighborhood, which may include partial street reconstruction on McLean Drive and/or traffic treatments. While the developer has agreed to make a financial deposit, we would like that deposit to only be secondary to an actual street design and construction of the design.

We are willing to meet with Veridian and the City of Madison Traffic Engineering Department to come up with a viable solution. We ask that this be funded by the developer and that a plan be completed before the grocery store breaks ground, otherwise we fear that money received from Veridian will be set aside and nothing done.

Another issue is the south side of the grocery store. Based on what was presented to the Urban Design Commission on Oct. 17, design improvements need to be made to the continuous wall. Given that this wall will be facing an established neighborhood, it should be better designed so that it does not appear to be continuous and visually dominate the area. A better design will help keep the value of our homes and neighborhood from being diminished.

This grocery store brings untold concerns for both the Grandview Commons and Richmond Hill neighborhood, including issues of lighting and noise, but the traffic and building design are the most pressing concerns that we would like addressed before SIP approval is granted.

Respectfully,

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