

From: [Alicia Lyu](#)
To: [Plan Commission Comments](#)
Cc: [Guequierre, John](#)
Subject: Legistar File 91509 & cumulative impact of development on S Yellowstone Dr
Date: Thursday, January 29, 2026 4:04:02 PM

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Dear Plan Commission,

I am writing to express my support for the proposed mixed-use building (File number 91509). However, I must draw the City's attention to the cumulative impact of development on S Yellowstone Dr. This 5-block stretch is already hosting more than 300 apartment units, including the Marquee (where I reside), Normandy Square, and Grand Teton. It will soon host **over 500 units**, as the 87-unit Yellowstone Apartments (421 S Yellowstone Dr) recently started construction, and the 130-unit project at 437 S Yellowstone Dr is now proposed.

First and foremost, I want to congratulate the Plan Commission and Alder Guequierre for their amazing work in transforming S Yellowstone Dr and the wider Odana Area and alleviating pressure on housing stock.

However, I want to point out a critical area where the City could do better. My understanding is that, perhaps because we tenants actually welcome new neighbors—unlike in lower-density districts where traffic mitigation fees are demanded to "protect" existing residents—there are no such requirements imposed on developers here. I agree that developers should not be punished for building housing; however, **the City should not treat our support for density as an excuse to neglect our infrastructure**. Since the City is collecting significant new tax revenue from these projects, it has an absolute obligation to proactively invest that money back into the network itself.

I understand that the West Area Plan includes planned new roads. However, the City should not be fixated on a theoretical road grid, as the specific parcels required for those connections may not redevelop for years to come. The City must seize opportunities when they arise, i.e., when other parcels are redeveloped. 437 S Yellowstone Dr is a candidate for the following reasons:

- **Coordinated Redevelopment:** Alder Guequierre (CC'ed) has indicated that the opposing property, 434 S Yellowstone Dr, is also targeted for redevelopment. The City should evaluate using the northern strips of both lots to initiate a new connection.
- **Park Access:** This new road would provide public access to the green space behind both parcels. The green space behind 437 S Yellowstone Dr is slated to become a future neighborhood park in the West Area Plan.
- **Traffic and Parking Relief:** S Yellowstone Dr is already heavily utilized for street parking, particularly by residents of the Grand Teton apartments, which are income-restricted and have limited on-site parking. A new parkway would alleviate pressure on the main thoroughfare and improve circulation for all 500+ households in this corridor.

The City should consider securing this land now to ensure this necessary infrastructure is built, rather than waiting decades for another opportunity to emerge. The similar logic

goes for 5555 Odana Rd, and I respectfully request that City staff post this comment to Legistar file 91512 as well.

Thank you for reading my comment.

Sincerely,

Alicia Lyu