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**Sent:** Friday, December 17, 2010 3:40 PM

**To:** Bidar-Sielaff, Shiva; Mendoza, Mario; darsi tds.net; Parks, Timothy

**Cc:** Chris Gallagher; Steve Holzhauer; Mullins, Bradley; Brian W. Mullins; Jay Mullins; Maureen Mullins; sue@mullinsgroup.com

**Subject:** 2550 University Avenue Plan Commission

It has been brought to our attention that there is a pending request for referral of the 2550 University Avenue project on Monday night. While we understand the desire to allow more time to review the staff comments (as we are in the same position); we respectfully cannot agree to the postponement. This project has been improved by a detailed and transparent public process over the course of the year, culminating in the RNA position of support and UDC final approval. The Staff report is the final component of the overall project approval process and summarizes a project that has been available for review and comment since October 20, 2010. The project that is being proposed and will be presented to the Plan Commission is the same as was reviewed and presented at the City sponsored Neighborhood Meeting, RNA Board Meeting, and UDC meeting. Regarding the staff comments, all of the staff comments relate to technical aspects of the project that will be addressed as part of satisfying the conditions of approval. Plan Commission and Common Council review is the appropriate next step.

The development team is concerned that any delay in timeline could result in changing market conditions (cost to construct and/or cost of financing) or delays in construction commencement that could jeopardize an already difficult project from a financial perspective. Every day is critical in finalizing and moving this project forward.

If the rationale to refer is in regards to the UDC comments, please be advised that we are not asking for any design changes that adds to the overall height of the building, as we repeatedly stated at the UDC meeting.

This project has been fully vetted with the neighborhood, and while we recognize that there is not unanimous support it has been fully reviewed and no additional information will be forthcoming that would impact a review on Monday versus the two week delay. We appreciate the input that the neighborhood has offered on the project. It is a stronger project having undergone the discussion; however, it is time to move the approval process forward to allow the completion of the many remaining steps and realization of this exciting project.

Thank you,

Brian Munson

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Shaping places, shaping change

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