

From: Julia DePalma <juliadepalma1@gmail.com>
Sent: Monday, November 2, 2020 10:40 AM
To: Parks, Timothy <TParks@cityofmadison.com>
Subject: Fwd: 414 E Washington - your contribution to the steering committee report

Forwarding the below per Bob Klebba's request for PC and UDC testimony.

----- Forwarded message -----

From: **Julia DePalma** <juliadepalma1@gmail.com>
Date: Thu, Oct 29, 2020 at 5:37 PM
Subject: Re: 414 E Washington - your contribution to the steering committee report
To: Bob Klebba <bob.klebba@gmail.com>

Hi Bob,

Thank you so much for leading the Steering Committee. I hope that the developer will include the below in their proposal:

- 8 stories is a better fit for the neighborhood. I don't think 10 stories fits the character of the area and causes shading issues for surrounding homes.
- Parking spaces should be decoupled from apartment leases. The Plan Commission prefers when residents can be rewarded for not having a car. Given the area's centrality to downtown and the walkability and connection to surrounding bike paths, a parking space for every apartment is unnecessary and encourages single occupancy vehicles.
- I would like the developer to go above and beyond the state's minimal building code requirements to include more sustainable elements to their plan. This development has the opportunity to be a leader for sustainable living in Madison, and help the city achieve its goals outlined in the [Madison Comprehensive Plan](#). I encourage the developer to explore the [Net Zero Energy Building Guide](#) published by the nearby city of Eau Claire.
 - Some of the below considerations would significantly reduce the energy impact of this development in addition to the high efficiency HVAC systems that have been promised:
 - Solar ready or with solar panels
 - Green (living) roof
 - Electric Vehicle (EV) charging stations
 - Bicycle and tricycle parking stations to be made available; tricycle parking is very important for older residents.
 - Energy efficient lighting
 - Low flow appliances and water systems
 - Are affordable housing or mixed housing options available for the community?

Best,
Julia