

**From:** [Nicholas Davies](#)  
**To:** [Plan Commission Comments](#)  
**Cc:** [Vidaver, Regina](#); [Urban Design Comments](#); [rc@starkcommercial.com](mailto:rc@starkcommercial.com)  
**Subject:** Yes to 3535 University, ideally with ped access  
**Date:** Saturday, July 27, 2024 11:14:09 PM

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Dear commissioners,

I'm overall in favor of the building proposed for this University Ave site, both its residential and commercial features. However, it looks like the current project plans do not include pedestrian access to/from Bruce Ct. This goes against Madison's adopted plans, and is a significant missed opportunity for the project team, the neighborhood, and the city.

Pedestrian access from Bruce Ct would allow residents of the neighborhood to make greater use of the tenant businesses by foot. Hindering that access only puts business tenants at a disadvantage when it comes to attracting convenient, repeat neighborhood customers.

In addition, a pedestrian connection to Bruce Ct would enable residential tenants of the building to access the neighborhood--their neighborhood--without walking along a loud, busy stretch of University Ave. This would be a significant attractor for potential tenants with children or dogs.

A pedestrian connection would also foster a greater sense of community between residents of the building and residents of the surrounding neighborhood, when they're not segregated from one another. Speaking from experience, that sense of community can encourage people to put down roots, be more conscientious tenants, and stay longer.

This stretch of University Ave lacks adequate bike facilities, so if I were to live in this building, I would use Bruce Ct to come and go by bike. Not having that option would be a point against living in this building.

Likewise as a prospective customer of the commercial tenants, I'd be much more inclined to patronize them if I can reach them safely by bike. If I cannot reach them safely by bike, I may choose a competing business that doesn't involve such a great risk to my life.

I believe that pedestrian access could be added through a very minor modification to the proposed plans, and I encourage you to do so.

Thank you,

Nick Davies  
3717 Richard St