

Comments on the RFP proposals for the RFP for the Truman - Olson Property - May 3, 2018

Welton Plan A

- The grocery building should instead be constructed with expanded parking structure under the grocery building. Slab on grade buildings should be discouraged by the city when ground conditions would allow parking under the building.
- The grocery store needs to be larger than the current Pick & Save due to the expected higher residential density being proposed and built along South Park Street.
- The grocery building is only 3 stories when 4 to 6 are allowed and developers are building grocery stores in other parts of Madison with 10 stories above them. The draft Madison Future Land Use Map calls for buildings up to 12 stories tall in this area. Cheaply built wood framed 4 and 5 story buildings do not mesh with city plans for taller, quality built concrete and steel buildings.
- Put the 60 units of housing for homeless on this property instead of 1202 S Park.
- Not enough surface level green space. Roof top green space inferior to surface level green space in many ways. There is no surface level green space large enough to plant and grow large canopy trees.
- No enhanced ped/bike safety measures. Need at least 10 foot wide off-road Ped/bike corridor in this area.
- The new grocery building is too close to Park Street.
- The proposed intersection at Park and Cedar needs to be fully designed with safe ped/bike crossings, preferably grade separated, and approved by the city as part of a revised RFP proposal before the city chooses which RFP proposal to accept.

Welton Plan B

Reject Welton Plan B outright as totally inadequate

- Slab on grade grocery and surface parking same as existing Pick&Save. No advantage to just tearing down existing grocery and building an identical one 200 feet away. New grocery should be larger than existing Pick & Save with more amenities such as outdoor patio for deli / coffee shop customers.
- No structured parking provided. Surface parking lots need to be discouraged in all urban areas of the city.
- Very little usable green space.
- Inefficient use of property.
- no enhanced ped/bike safety measures.

SSM Proposal

- The grocery building is only 3 stories when 4 to 6 are allowed and developers are building grocery stores in other parts of Madison with 10 stories above them. The draft Madison Future Land Use Map calls for buildings up to 12 stories tall in this area. Cheaply built wood framed 4 and 5 story buildings do not mesh with city plans for taller, quality built concrete and steel buildings.
- The grocery store needs to be much larger than the current Pick & Save due to the expected higher residential density being proposed and built along South Park Street.
- Overhanging upper floors of the grocery building will rain starve and shade landscaping below along Park Street
- Not enough surface level green space. Roof top green space inferior to surface level green space in many ways. There is no surface level green space large enough to plant and grow large canopy trees.
- No enhanced ped/bike safety measures. Need at least 10 foot wide off-road Ped/bike corridor in this area.

- Inefficient use of property. Put more parking under grocery store. Put housing over more of parking structure.
- The proposed intersection at Park and Cedar needs to be fully designed with safe ped/bike crossings, preferably grade separated, and approved by the city as part of the RFP proposal before the city chooses which RFP proposal to accept.
- Put the 60 units of housing for homeless on this property instead of 1202 S Park.
- The relocated South Street looks more like a narrow back alley instead of a full use street. Needs sidewalks and terraces wide enough for large trees to grow on both sides.
- Need more detailed concept plans for remaining SSM Campus. The whole Wingra BUILD triangle needs to be master planned with more detail before any decision is made on the Fate of the Truman-Olson property.
- 17 single family homes are slated to be demolished when this neighborhood could use more single family homes, not less. These homes and the ones that used to be on the north side of Midland Street were intended to be saved and rented out to 'workforce housing'. With the current demand for older single family homes in the Bay Creek Neighborhood, SSM could easily sell all of them to desperate home buyers eager to purchase a single family home in this neighborhood.

Please require an improved RFP proposal from both applicants that provides more detail and addresses the above concerns as well as the concerns of other neighborhood residents,

Ron Shutvet