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Comments for City of Madison Board of Estimates, November 23, 2015

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My name is Kitty Kocol. I live at 1010 Haywood Drive.

I represent a group of near neighbors (copied on this email) who live on the blocks (or own property or both) adjacent to the site for the proposed 8Twenty Park project. Three of us have served on the Alder's Steering Committee. We're in favor of affordable housing on the block bounded by Haywood, Brooks, Delaplaine and Park -- to but we oppose this project as proposed and oppose the City granting it loans as it is currently proposed.

We've seen this Developer come into our neighborhood and buy up single family and duplex residential properties instead of purchasing the adjacent land on the same block that is already zoned TSS for his purposes (at 832 and 834 Park Street). Now he wants rezoning. In essence, he seeks "spot zoning" and a \$1.2 million loan for 30 years for defying the Neighborhood plans. We find this outrageous.

The proposal would have density 5x of the adjacent blocks -- if only one person occupies each of the 163 bedrooms in this compound. But because the developer's management company will allow up to two persons per bedroom, this would be nearly 10x the density of our living in our neighborhood. Our homes are 1.5 story cottages. The building (or buildings -- because the developer has not made it clear when he plans to build the Haywood building or if any portion of it will be affordable) -- are 2.5 to 3x the height of our homes.

In the Developer's application for this \$1.2 million loan, he described the property as being designated for "high density in fill." Frankly, this assertion is false according to the Greenbush Plan of 2008 and its Revision of 2010. This is a low-density neighborhood with a single-family focus, allowing for residential property limited to accommodate 4 families at most. There are currently only single-family homes and duplexes on this block. If the Developer's assertion were true, he wouldn't need rezoning to do his project.

Further, in his application for these funds, the developer characterized the homes as being run down student housing. In fact, my neighbors and I strongly object to this mischaracterization. In fact, neighbor Pat Godar presented a PowerPoint at the Urban Design Commission showing many of our homes and the improvements we'd made over the years. What we also find perhaps most outrageous is the Developer's reference to run-down homes when he himself (his corporate affiliate) owns most of the homes in the worst condition -- some of them for 4.5 years.

In two months, from July 30th to October 3rd, the Developer showed the project's Steering Committee five different building plans for this land under the banner of affordable housing, housing for seniors and housing for veterans. By the third plan, he'd dropped the Seniors entirely.

In addition, this proposed compound may not be suitable for some veteran if they have served in a theater of combat. Last year, there were 306 low-flying Medflight helicopter passes over this airspace as the St. Mary's Hospital helipad is on the adjacent block at 105' high. We've repeatedly raised concerns about the potential impact of this experience on veterans who have seen active duty. But by as late as 9/22/2015, the Developer had not informed the veteran-

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referral agency of the helicopter flights over the property. And during the last public meeting on Thursday, November 5th, in response to concerns about Post-Traumatic Stress Disorder, the Developer leaned back in his chair, flung his arms out wide, and said "This is why America is a great country. Nobody has to live there."

How is it possible that the City of Madison is seriously considering lending this developer a sum of \$1.2 million dollars, half of it interest free for 30 years, to implement a residential project that lacks a clear vision of its inhabitants and their needs?

The adjacent neighbors strongly support construction of affordable housing. We would like to see a project built within current zoning. We would like to see a design that reflects an awareness of and attention to the needs of the people for whom it is being constructed.

Let's spend Madison taxpayer money on a building that shows thoughtfulness and vision. Let's give people affordable living that doesn't look like a miniature Pentagon or a penal facility. Let's let sunlight into peoples apartments. Let's make sure they have some green space. And some dignity.

Let's not miss an opportunity to do this right.

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Kitty Kocol  
Kittykocol@usa.net