



Statement to the Landmarks Commission, City of Madison

Subject: 3414 Monroe Street

October 6, 2014

As Chair of the DMNA Zoning Committee, I am submitting this statement on behalf of the Dudgeon Monroe Neighborhood Association.

While the redevelopment proposal for 3414 Monroe Street includes features that are compatible with the neighborhood and contribute to the type of appropriate infill development that we all are working towards, there are two areas of continuing concern.

**1. The proposed development adversely affects the historic character and integrity of the adjoining landmark, the Arbor House Environmental Inn, which includes the Historic Landmark Plough Inn.**

The side setback of the new development is proposed to be 6 feet from the Arbor House property, the absolute minimum required by the TSS zoning code. Further, the building wall on the east side includes minimal articulation except for recessed balconies facing the Arbor House.

However, the setback is inadequate for this specific site. The project abuts the Arbor House property; its PUD permits a specific kind of commercial use as a small eco-friendly inn, and requires an on-site residential presence. Furthermore, the Arbor House also includes a Landmark Status building, the Plough Inn, and has been nationally recognized for its environmentally sensitive design.

The statement of purpose for the TSS zoning classification, which specifies that the code also encourage appropriate transitions to lower density residential districts, and facilitate redevelopment consistent with neighborhood plans should also be applied.\*

When the Arbor House PUD was created, the neighborhood, the owner and the city invested much time and effort into developing the requirements so that it would blend in and enhance the historical, residential and natural character the property and the neighborhood. The Monroe Street Commercial District Plan's recommendations for this stretch of Monroe Street, which fronts the Arboretum, also emphasizes that any redevelopment include these characteristics.

The DMNA Zoning Committee recommends that the side setback be increased and the articulation of the east side of the building be improved to mitigate the adverse impact on the adjacent historic site.

## **2. The neighborhood will be adversely affected by increased parking/traffic volume.**

Parking scarcity in the area of the proposed development has ready has been identified as a continuing problem, which makes the parking plans for this project particularly critical.

Current project plans include the use of parking spaces that are part of the easement arrangement with Arbor House. Many of the spaces are reserved for Arbor House customers in the evenings and on the weekend. As a result, residents and guests in the new apartments may not have sufficient overnight and weekend parking, adding to the problems that already exist with Gates and Brovi customers filling neighborhood street parking.

The traffic study submitted by the developers does not address problems other than at peak weekday periods and did not address the overnight and weekend parking issue.

The developers should be required to identify the number of parking spots that will be available during daytime, overnight and on weekends for tenants and the number being used by the Arbor

Inn under the egress and parking easement. The developers should also be required to update the parking study to include overnight and weekend parking impacts before approval is granted.

The 3414 Monroe Street site is unique. Reworking the side setback and parking configuration for the project will create a stronger plan that will benefit all parties. We strongly encourage continued discussion between the developer and the city to work through these issues.

Thank you.

Lynn Pitman

Chair, DMNA Zoning Committee

\*The statement of purpose for TSS zoning code classification specifies that the code also:

*"...(d) Encourage appropriate transitions between higher-intensity uses within TSS districts and adjacent lower-density residential districts.*

*(e) Facilitate preservation, development or redevelopment consistent with the adopted goals, objectives, policies, and recommendations of the Comprehensive Plan and of adopted neighborhood, corridor or special area plans." (Sec. 28.065).*