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From: Ken Golden [<mailto:kengofpluto@yahoo.com>]

Sent: Wednesday, September 05, 2012 4:04 PM

To: Martin, Al

Cc: Ellingson, Susan

Subject: Lanes Project

I offer comments as a former alder and plan commissioner and as a current member of the transit Parking commission, REgional Plan commission and the Transportation Planning board. I speak only for myself and am not being paid to represent anyone in this matter.

My first impressions of the proposed project for the lane's bakery site on park St. are quite positive. I believe that both Park St. and East Wash need to become radial arms that serve to extend the downtown. they should therefore be built higher and at a higher density than new buildings on streets like Willie or Monroe. the latter streets may have some larger buildings but should maintain the intimate feel of a neighborhood serving retail district. These streets seem to be such retail districts supporting what should be a denser neighborhood in both cases. The proposed Lane's building needs to reflect a higher level of land use. It seems consistent with St. Mary's in mass and appearance and is, in my opinion appropriate for this steet.

I am not going to comment on other details of the building. Whether the building should have more visual variability due to additional setbacks, or step-backs or might benefit from more varied colors or materials are issues that could be raised and dealt with differently. I do not have enough information to make specific suggestions on these subjects or even criticize the proposal. On the issue of height, bulk and density, the proposal seems to be me to be modest for a street that should support both employment and retail uses.

Finally, Park St. has always been one of my personal candidates for high or higher capacity transit. The current BRT study is giving it serious consideration as a corridor for this kind of transit. This kind of density and development is both suportive of this transit and would be supported by it. If we want to reduce the rate of growth of our carbon footprint and our city's footprint, we need to make decisions like building higher and bigger. To do otherwise is to act in a manner that is inconsistent with the values I believe this community holds dear.

Please let me know if you have any questions or comments. I can be reached at this e-mail or at 608.238-4370.