

Jonely, Ryan

To: Scanlon, Amy
Subject: RE: Marlin Lumber Proposal

From: Mary Fix [<mailto:mandsfix@gmail.com>]
Sent: Wednesday, December 16, 2015 12:54 PM
To: Rummel, Marsha
Cc: Stouder, Heather; Scanlon, Amy
Subject: Marlin Lumber Proposal

Dear Adler Rummel,

I have looked at the proposal for the Marlin Lumber site on East Washington Avenue and am providing some comments for your consideration. I am a resident of the neighborhood. I support the proposed development plan concept in general. My primary concerns are as follows.

1. There is a need to somehow incorporate some affordable housing for moderate income families, couples, or individuals in the development.
2. The City should extend the bike/ped path from East Washington to East Main Street on the east side of the river.
3. A traffic analysis of the development's impacts on local travel patterns, volumes and congestion should be done, although significant increase in traffic flow in and out of the development could be a sign of commercial success.
4. Would the East Main Street units be ADA compliant if stairs were required as has been suggested?
5. Unless I missed it, I saw nothing regarding how stormwater from the site would be handled.

Some general comments.

- Any public access on private property fronting the river is better than none.
- The concern over the color of the balcony frame element is, in my opinion, one of personal aesthetics and artistic opinion. One 42 unit condo complex two blocks away broadly uses the red clay color on its exterior. Other buildings in the Marquette-Atwood neighborhood have interesting color combinations. Is a garish color more visually objectionable than a 12-story high rise? Should all similar-use structures have uniform brick facades?
- A Staff comment pertained to the "historic landscape". What is meant by that phrase? The historical landscape of East Washington Avenue west of First Street is commercial-industrial.

Thanks,

Steve Fix