

From: John Koffel <john@delta-properties.com>
Subject: Keller Project at West Washington & North Bassett
Date: June 22, 2020 at 8:44:31 PM CDT
To: kfirchow@cityofmadison.com
Cc: David Keller <david@kellerrealestategroup.com>

Good Morning Kevin,

I have reviewed the plans for the Keller project and I believe it is leading example of strong architecture for the West Washington gateway to downtown Madison. The project is sponsored by a family that has been committed to the Bassett neighborhood for decades. I do have questions that I would ask that you address in the context of the zoom meeting for the neighborhood.

Plan review demonstrates that the project has been carefully designed to meet nearly all of the numerous criteria set forth in the Mifflandia planning documents-criteria for number of floors, set backs, and respect for existing mature trees. Some have questioned the projects need for a curb cut on West Washington Avenue. I ask if this 100 unit project and the surrounding neighborhood will be well served by limiting this project to a single vehicular entrance?

Will a single entrance on a one way street with a unique bike lane and the goal of a pedestrian friendly crossing at North Bassett and West Washington adequately serve the project? Will a single building entrance on a one way street create repeated conflicts between vehicles, bikes and pedestrians several hundred times a day as tenants leave and return from work and as deliveries by UPS, FEDEX, and Amazon attempt to reach the building? Will a congested vehicular access point conflicting with bikes, pedestrians, and automobiles serve the varied interests of the neighborhood?

Notwithstanding the concerns of some individuals, is the addition of a second vehicular entrance a reasonable design element given the fact that the project overwhelmingly conforms to all other design criteria set forth in the Mifflandia neighborhood plan? Will the second vehicular entrance on West Washington greatly reduce the multi-use traffic conflicts that come from a single access design on North Bassett? Do other recent projects on West Washington Avenue include both north south street access combined with a West Washington curb cut (CVS Pharmacy is an example and likely there are others.

Thank you.

John Koffel

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From: ricklyngaas@charter.net <ricklyngaas@charter.net>

Sent: Monday, July 27, 2020 11:05 AM

To: Planning <planning@cityofmadison.com>

Subject: Items 13 and 14 on tonight's plan commission meeting

Hello: I would like to register in support of the above two items. Thanks, Rick.

Rick Lyngaas



Century 21 Affiliated

608-217-4719

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“Advice you can trust starts with a conversation.”



July 27, 2020

Dear Plan Commission:

Every year Downtown Madison, Inc. (DMI) creates a new Civic Agenda outlining a set of civic priorities that helps guide and drive DMI's commitment to sustaining, planning for, and growing downtown Madison as a vibrant regional economic engine that offers best in-class quality of life for everyone. The project located at 502-518 W. Washington, file numbers 60915 and 60673 (item numbers 13 and 14), meets several of DMI's goals within the Civic Agenda, thereby helping create a more robust, vibrant and inclusive downtown.

Supporting greater housing density and diversity, while encouraging and promoting a variety of commercial uses are key goals within our Civic Agenda. The project on W. Washington helps create greater density on an important downtown corridor. This density will create more housing opportunities, increase sustainability, all while providing great access to multi-model transportation options through several dedicated bike paths and numerous Metro Transit bus lines next to the site. The project will also add much needed commercial usages to the corner of Bassett and W. Washington, thereby helping to create a more vibrant and sustainable downtown through additional amenities and services.

Overall the project at 502-518 W. Washington fulfills many of the goals of the 2020 DMI Civic Agenda and would help add needed density, sustainability and amenities to an important section of downtown Madison.

Sincerely,

A handwritten signature in black ink that reads "Jason Ilstrup". The signature is written in a cursive, flowing style.

Jason Ilstrup
President
Downtown Madison, Inc. (DMI)