

From: [Toby & Julianne](#)
To: [Plan Commission Comments](#)
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Hello,

We're writing to comment on the proposed plans for the Woodland Reserve residential building complex.

- Our first comment is one about process. We have some concerns that project plan approval wouldn't reflect consistency with the city-adopted Hoyt Park Area Joint Neighborhood Plan (which covers this area), for example with respect to greenspace and number of stories (see HPAJNP pp. 25,44-45). The city's Comprehensive Plan notes that adopted neighborhood plans should be used as specific guidance in planning for an area (Comp Plan pp.17, 46). The Comp Plan also seeks to enhance greenways and open spaces (Comp Plan, p. 93). Also, the zoning code seeks to "ensure that development is consistent with adopted neighborhood plans and the Comprehensive Plan." (Zoning Code, 28.186 (1)(b)) It seems like an adopted neighborhood plan should be a more significant part of the project approval process.
- We appreciate that the project plans include light design which is generally sensitive to the neighborhood, and we appreciate the developer's receptiveness to comments about the site's lighting. At the Public Information Meeting in July, there was some indication that the current (very bright) lights on the faces of existing buildings would be removed in conjunction with the proposed project. While the plans don't include a description of light removal, we're hoping that change could be reflected in the Plan Commission recommendations.
- The landscaping plans could be augmented to provide increased natural screening on the east and west sides of the property and create adequate transition between different levels of land use intensity. This should include new trees and other plantings that can provide screening and varied interest year-round. As also noted in the draft UDC report, the site, especially its eastern edge where the path is located, allows for both a practical and visual connection between the two parks. We'd like to see those features be preserved and enhanced for both humans and wildlife. Additional efforts should also be made to preserve as many existing trees as possible. The neighborhood is considered a "neighborhood in a forest" (HPAJNP, pp. 7, 51), and the apartment complex's change of name from Les Chateaux to Woodland Reserve also reflects this feature of the neighborhood.
- In particular, we ask that the street trees on the McKinley Street cul-de-sac be protected from construction/utility work. These are beautiful ash trees, which are therefore literally irreplaceable, and are much appreciated by the neighborhood and passersby. In addition, they provide some existing screening in the warmer months between land use intensities.

We thank the Plan Commission for its consideration of these topics.

Toby Lathrop
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McKinley Street