

To: Urban Design Commission Members,

Re: 1605-9 Monroe Redevelopment

On behalf of the Vilas Neighborhood Association (VNA), we would like to outline the following for the Urban Design Commission's (UDC) consideration.

Over the several months, the development team for the 1605-9 redevelopment presented twice to the VNA executive committee and to a formally noticed neighborhood group. In addition, the developer came a third time to the last VNA meeting on 2/18/16 and answered additional questions.

In each meeting, the development team was thoughtful in its presentation and proactive in receiving neighborhood feedback and answering questions regarding the project.

While some questions came up from neighborhood individuals regarding height, massing, market conditions and traffic, none of the comments or questions rose to formal objection or rejection of the project. Following the Q and A period the Executive Committee of VNA discussed the project. While some individual members of the Executive Committee of VNA considered a potential request for reduction in either height or massing, the general feeling was the site was appropriate for this type of infill.

As a result on 2/18/16 the **VNA executive council voted to unanimously approve** the development proposal as presented.

Thank you.

Respectfully submitted

Craig Stanley

VNA President