

Amy Scanlon, Preservation Planner  
Landmarks Commission  
City of Madison

August 1, 2014

Dear Ms. Scanlon,

On behalf of The Baskerville Condos, we are writing in general support of Urban Land Interest's proposed apartment building with restaurant retail space, replacing the Anchor Bank parking ramp, on the block it shares with two buildings on the National Historic Register: the Jackman Building and The Baskerville.

Many of The Baskerville residents have been meeting with the project principals at ULI to discuss the development. In general, we believe that tearing the Anchor Bank parking ramp down, building parking underneath that structure and Carroll Street, and constructing a stepped-back, seven-story apartment building, which will include restaurants and/or retail on the ground level, is an exciting proposition. ULI has been a pleasure to work with. The proposed project is a much more sound use of this space and will be built, we believe, to successfully stand the test of time.

Not only is the south-west corner off of the Capitol Square one of the more underdeveloped areas of our downtown, it is also experiencing some decline: the Public Safety building attracts questionable activity in our back alley, the vacant Anchor Bank annex for rent and a glut of bars, nightclubs, and a "massage parlor" makes the area feel unsafe at times. ULI's proposed development will bring more life to this area of the city by way of residents, restaurant, and retail (not to mention more parking). We hope it will raise the bar for the rest of this area of the city.

We believe that the architecture will be an enhancement to our cityscape and are eager to see what the architects propose. We are especially grateful to ULI's sensitive treatment to the placement of the massing along Hamilton and Doty Streets, regarding our fenestration and respecting our view shed of the Capitol. Furthermore, ULI has proposed enclosing our trash area and incorporating it into their building, acknowledging that The Baskerville has used this alley since long before the Anchor Bank parking ramp was constructed, and continues to claim the right to this space, at present.

Certainly both the Jackman building and The Baskerville will experience growing pains as the landscape around us changes dramatically. Our residents will have to tolerate demolition of the ramp and be subjected to possible building underpinning and monitoring of our building both during this period, during construction, and beyond. There are several details yet to be worked out, and we have been assured that they will be addressed as the architects draw up plans. Such details will include "entombing" part of our exterior wall so it may be shared with the entrance to the new parking ramp, venting of several HVAC systems, the loss of light and air to our common area on the lower level and part of six condominium units on the alley side of the building, construction

schedule, hours of operation for restaurants and retail establishments, fully understanding and negotiating the parking entrance and exit adjacent to the Doty Street side of The Baskerville, and others, as they arise.

We are looking forward to the finished project and are grateful to work with a development firm with such an outstanding reputation. Please do not hesitate to contact one of us with questions.

Sincerely yours,

Samantha Crownover  
Manager

Will May  
Association President

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