

From: [Linda](#)
To: [All Alders](#)
Subject: Legistar 92294, agenda #57
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I oppose this lease.

Bakers Place has 110 parking stalls for 206 housing units. (It was initially approved with 142 parking stalls. After the TOD was adopted it sought a minor modification to an approved conditional use to reduce the parking.)

The reason for the lease, as parking staff told the Finance Committee: "It's in relation to what they need to offer for their tenants to be able to make sure that their units are marketable." Bakers Place made a business decision to reduce parking, yet now it is asking the City to bail it out.

Monthly permits are not available to local residents.* Residents of one particular building should not be provided with parking rights when other nearby residents are denied those same parking rights.

* <https://www.cityofmadison.com/parking/garages-lots/south-livingston-street-garage>

The staff memo states "we anticipate having parking permits available to the public in the future." How many spaces will be available to local residents? The garage has 635 public parking spaces (plus 36 specialty stalls for accessible spaces, electric charging and motorcycles/mopeds). Since 582 stalls are currently on daytime long-term leases (per the staff memo), and if Bakers Place takes advantage of all 50 stalls, that would leave 3 stalls available for public 24/7 parking permits.

The lease "encourages Lessee to formulate an internal Transportation Demand Management Plan in order to lower the demand for parking for single occupancy vehicles by its staff and tenants." Bakers Place prepared a "Travel Demand Management Plan" in connection with the conditional use approval. The purpose of this Plan was to make transportation associated with the site more sustainable by identifying strategies that would reduce the number of peak-hour, single-occupant motor vehicle trips to and from the site. The Plan was prepared by using the City's draft TDM spreadsheet.

Perhaps before encouraging more vehicle use, the City should first review how well Bakers Place has implemented its Plan. For example, the Plan called for a community car/shared vehicle program that would provide 8 electric vehicles for residents, yet the amenities listed for Bakers Place do not list this particular amenity.

Respectfully Submitted,
Linda Lehnertz