



PO Box 8474  
Madison, WI 53708

## Board of Directors

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May 20, 2021

Dear City Planners:

Marquette Neighborhood Association (MNA) has been working with the Neutral Project team regarding their proposed development for 849 E. Washington Ave. MNA has not yet reviewed details on the project itself, but we are notifying you that we voted to support classifying the site for residential development knowing it is currently categorized for employment. This was a unanimous vote from the Marquette board. We will meet with the Neutral Project team in June to review the elements of the proposal.

Following this, MNA will send a letter with a position statement on the project.

Thank You,  
Anita Krasno  
President, MNA



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June 22, 2021

Dear City Planners:

Marquette Neighborhood Association (MNA) has approved 'Baker's Place,' the housing development by Neutral Project proposed for 849 East Washington Avenue. The MNA board vote included 7 supporters, 0 opponents, and 2 abstentions.

After several reviews by committee and board, neighborhood support for the project focused on:

1. the emphasis on sustainable design that reduces carbon impact
2. the diversity of dwellings from micro-units to 3-bedrooms
3. the scale of the project does not exceed Dane County Airport height standards
4. the design protects the Gardner Bakery structure and facade
5. the plan will factor in long-term district small business Bos Meadery into the mews on the East Washington entry space
6. the development will assist in activating East Main St.

MNA had considerable debate on parking as it relates to this project. We concluded that the project meets City of Madison estimations for parking.

However, we ask Planning Leaders to consider evaluating the number of businesses and event spaces from Williamson Street to East Washington Avenue that rely on the Livingston ramp. At some point soon, a parking analysis of the district and the capacity of the ramp is in order.

We look forward to meeting the new neighbors Baker's Place will bring to the district.

Thank You,  
Anita Krasno,  
President, MNA