

To: Common Council
From: Lisie Kitchel, 225 Potter St.
Date: January 29, 2019
RE: Peloton Parking

Agenda Item No. 14
2/5/19 Council Meeting

In 2017 the Common Council approved a COA for the Peleton that included ***one parking space in the lease for each unit in the project, with an opt-out option for those without cars*** to address the potential increase in parking on residential streets resulting from the Peleton. The purpose of this was to encourage tenants of the Peleton to park within the building rather than park on adjacent streets. I encourage you maintain this Condition of Approval.

If parking is not included in the lease we will end up with a situation similar to Wingra Point 1 (owned by T. Wall and adjacent to the Peleton) which does not include parking in the lease. Tenants at Wingra Point I are charged \$125/month to park in the building. That is \$1,500/year for parking, which is more than a month's rent for a 1 bedroom apt. It is therefore understandable why some folks would choose to save a month's rent by not paying for parking. When asked about parking at Wingra Point 1, I was told there was lots of on street parking available, so tenants are encouraged to park in our neighborhood. Residents adjacent to Wingra Point 1 have consistently complained of their streets being parked in since Wingra Point 1 opened.

I inquired about possible parking costs at the Peleton, but received no reply. I do NOT want to see a significant increase in parking in our residential neighborhood resulting from the 173 new unit residents not wanting to pay for parking. Therefore, I strongly encourage you to include parking in the lease for each unit at the Peleton. Residents without cars can opt out, and should be compensated. This parking provision is supported by our Alder.

The addition of 16 new units will only add to the parking burden. However, the developer has said he can accommodate those units by using available parking in Wingra Point 1 (a building which he owns), or by renting other available parking. The designated Wingra Point I stalls would be dedicated to Peloton residents. Should the ownership of either building change, the dedicated use of these parking stalls could be transferred by legal requirement, similar to the transfer of an easement.

The question before you is simply whether the developer should be responsible for including a parking space with the lease of each unit. It is the developer's responsibility to enforce that provision. The City recognized this condition as significant in 2017 and required it as a Condition of Approval then, and I highly encourage the following text be adopted as a Condition of Approval in 2019.

One parking space to be included in the price of rent for each dwelling unit in the project (i.e. no separate rent shall be charged for the first parking space leased by the tenant of a unit), with the ability for a residential tenant to opt-out of this requirement.

Thank-you for your time and consideration,

Lisie Kitchel
225 Potter St.