



REGARDING THE MCGRATH PROJECT 1200-1212 EASTON WASHINGTON & UNIT BLOCK OF FEW

May 1st 2015

1. As the 1100 and 1200 block streets of East Mifflin are bike boulevards and are residential, with families with children, and as Lapham School is on the 1000 block of E. Mifflin St. , as Curtis Court is a narrow alley with no curb or gutter and no terrace on the residential side of the street, only narrow sidewalk with pedestrian and bike traffic used by both adult and children and as the alley has multiple driveways on both the business and the residential sides of the street, as the unit block Few St. and Curtis Ct. are among the last be plowed in the winter, which causes difficult driving The initial McGrath proposal for car traffic is 76 cars "entering and exiting" in this small space, up a four foot incline on and exposed driveway to the street level and adding a significant amount of traffic activity to a pedestrian active neighborhood that has small scale tight housing close to the streets. We therefore ask that the project "Entrance remain on Few Street" and that the "Exit be changed to East Washington Avenue". The proposed site on East Washington already has 3 curb cuts that have been active for decades. This would reduce the number of active curb cuts to one and move the traffic onto East Washington, which is plowed first and can absorb the increase in traffic.
2. We are also asking that the building keep to the 41-60 units proposed by the Tenney-Lapham Neighborhood Plan and adopted by the Madison Common Council 2008, not the number the McGrath project proposes, 76 units is too many for this site and still be able to allow for green space, safe pedestrian, bike and car traffic flow while still providing live able space for both the new tenants and the neighbors.
3. The Fire Department has reviewed the project and said that the trees as they have been placed on the terrace and on the McGrath proposal site will block access for the fire ladders. Therefore we propose that the building have a smaller foot print, to allow for an adequate number of trees and maximum amount of green space and still permit the Fire Department access for their ladders.
4. The color of the building should be lighter; the present dark red of the building is visually dominant, creating the feeling of a wall at the end of the short streets of Curtis Ct. (one block) and the unit block of Few Street (one block). Lighter colors could accents the colors of the neighborhood. We would like more accents, designs on the exterior of the building to make it more visually appealing, and fit into the surrounding family neighborhood.

Submitted Sincerely by the Signing Neighbors,