

Matthias, Isaac L

From: Carpenter Ridgeway <carpenterridgeway@gmail.com>
Sent: Tuesday, October 17, 2023 7:03 AM
To: All Alders
Subject: Item #45 - 3100 East Washington Ave.

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Dear Madison Alders,

The Carpenter-Ridgeway Neighborhood Association (CRNA) represents the approximately 1,200 residents living in our borders. Our neighborhood is family friendly, with well-used bike paths, a popular park, and heavy foot traffic. Along the edge of our neighborhood, and serving our many elementary school students, is Hawthorne Elementary School.

Recently the city granted a demolition permit for the property at 3100 E. Washington Avenue, which sits in the southwest corner of the Carpenter-Ridgeway Neighborhood. The proposed new construction is a 192-unit building with 142 parking spaces, and it's item number 45 on your agenda tonight.

The CRNA has been fielding concerns from residents since they became aware of this new proposal regarding the seeming lack of awareness of the strain it will place on the infrastructure in our neighborhood. The CRNA Board shares these concerns.

According to 2022 Census Data, 88% of Madison households have at least one car, and 42% have two or more. Assuming the new housing complex was occupied entirely by single individuals, the allotted parking spaces would still fall short of statistical need, providing space for only 74% of residents to own cars. More than half of the proposed units are two bedroom apartments, and it is reasonable to expect that more than one adult will live in most units. Though Madison is working to be friendly to the car-free lifestyle, it is still very difficult to live car-free here, and, according to census data, 55% of Madison residents drive their own cars to work every day. These new residents will still have cars.

Without sufficient parking, the cars will overflow into the streets, where they will potentially block driveways and fire hydrants and interfere with yard waste pickup and snow removal.

More cars on the street will also inevitably make our neighborhood less amenable to pedestrians. We already struggle with a lack of sidewalks, including over the blind hill going over Ridgeway Avenue, and an increase in cars will decrease visibility and safety. An increase in housing, especially in family-friendly affordable two bedroom units, will also bring more children, who are difficult to see on parked up streets.

The substantial increase in traffic that will result from a new 192-unit building is an additional concern. Our traffic patterns are already in the midst of upheaval as the new BRT routes are installed, and they will further impact the 3100 E. Washington area, limiting turns and changing the flow of traffic. The added burden of the increased car traffic has the potential to make the area significantly more

hazardous to pedestrians—especially children who will have to walk northeast through the neighborhood to get to school at Hawthorne.

We urge you to pause this project until further examination of the potential impacts of the development on the neighborhood have been completed to ensure that the Carpenter-Ridgeway Neighborhood remains a desirable and safe place to live.

Thank you,

Alyssa Rice
Board President
Carpenter-Ridgeway Neighborhood Association
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