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Subject: 16320, 801 S Park St

Urban Design Commission:

The Monona Bay Neighborhood Association (MBNA) has reviewed the most recent iteration of Capital Bassett, LLC's redevelopment proposal for 801 S. Park St. After our meeting with the site owner, developer, and a representative of the Dunkin' Donuts franchisee proposing to do business there, the association has taken a formal position.

MBNA is mindful of the need to redevelop the site in question. The Association supported the initial iteration of this proposal, when a four story building was being contemplated. However, with regard to the current, revised proposal, MBNA has strong concerns about the suitability and appropriateness of the site for a drive-through operation as proposed by Dunkin' Donuts franchisee. Hence, MBNA will support the current proposal only if all conditions listed below are met. Absent of these conditions being met, MBNA opposes the current proposal.

MBNA's support is contingent on meeting all of the following conditions:

1. A six foot set back of any structure or vehicle lane along the eastern border of the property.
2. Drive-thru ordering system ("squawk box") must be inaudible inside the adjoining, existing residential properties both in winter (windows closed) and summer (windows open). Suggested, but not a requirement: touch screen device or phone ordering system to eliminate the need of a speaker.
3. Hours of operation be confined to 6 AM to 9 PM on both weekdays and weekends, including limiting parking lot lighting and lit signage when not in operation (closed).
4. An acoustical and optical barrier at least 10' (ten feet) high be erected along the eastern border of the property, with it continuing along part of the northern edge (at least the eastern 3/4 of it) of the property. This barrier must meet the reasonable aesthetic and function demands of the adjoining property owners and the Urban Design Commission.
5. Either the City of Madison to close the alley at the northern end of the property to through traffic to only allow "escape traffic" to exit towards Park Street, or the developer removes the planned "escape lane" that feeds into the alley in its entirety.

Thank you for any and all consideration to our list of items above that would be required to gain our neighborhood's approval and acceptance of this proposal. Please contact me at aaron.crandall@yahoo.com or 608-294-9505 if you have questions or need further information.

Aaron Crandall
Monona Bay Neighborhood Association