

Last week I spoke at the Urban Design Commission hearing regarding the development of the Pahl Tire site at 202 East Washington. That report should be in the record as should be pictures of traffic congestion on Webster and Mifflin Streets as cars line up to gain access to the Capitol Square North Parking Garage.

Although the AC Hotel Plan has made some adjustments and has tried to pay attention to the approved Lamp House Plan, I agree with the Traffic Engineering Division report stipulating terms of acceptance. The AC - North Central Group's plans as put forth in a document dated September 10, 2014 are not precise and not practical; they would increase traffic and congestion along the "transportation corridor east of the Capitol Square and a major entrance to the city of Madison."

My bottom line is that the size of the hotel should accommodate guests *and* provide parking for those guests. I do not see that the hotel can pursue their plans with the "iffy" propositions of valet parking in one lot or another. The increased traffic and disruption of pedestrian and residential life will take its toll on the neighborhood and hotel guest. In short, a smaller hotel with parking space equivalent to the number of guest cars it plans on servicing is the desirable option and should be required.

We must maintain the quality of life that has earned Madison rave reviews. We must respect the residential character of the city and as much of its original architecture so that Madison retains its character and does not resemble every other city which has become overbuilt, congested and unwelcome to visitors. Too many buildings that have been approved and are being constructed loom over us, blocking views and casting shadows. (An example: The new Ovation obliterates views from the roof terrace of the MMOCA and cast its shadows on the building and streets below.) Let us do our best to preserve the best of what we have even while we move forward; let us listen to the recommendations of the Traffic Engineering Division.

Thank you.

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