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Heather Stouder, Director
Madison Municipal Building, Suite 017 (Lower Level)
215 Martin Luther King Jr. Blvd.
Madison, WI 53703

Dear Ms. Stouder and Associates:

The proposed construction of Archipelago Village at 929 East Washington Avenue by developer Curt Brink is an opportunity to add an important employment hub to the isthmus corridor. There are many aspects to it which bring unique value to the area. With each aspect we ask City planners for additional attention to ensure positive impact on the Marquette district.

I. Regarding Traffic and Parking

We are encouraged this project establishes a near-east user base for a Bus Rapid Transit (BRT) system. To ensure commuters are having the best experience possible at this site we ask that:

- City planners provide a transportation management plan addressing (1) how traffic will circulate from all entry/exit points at the site especially in relation to East Washington Ave. and how secondary streets such as East Main St. will maintain reduced rates of speed; and (2) what solutions exist to set a higher preservation rate for on-street parking than is currently expected.
- Parking for the project addresses the needs of site users including employees for all commercial tenants and guests--up to and including subsidized parking and/or Metro passes-- so as to reduce immense spillover into neighborhoods.

II. Regarding Design and Form

We are inspired to host a development that breaks from the mundane with artistic design. In this project these highlights include:

- Mr. Brink's encouraging work with neighborhood requests to preserve older structures. In addition to the renovation of the Kleuter Building and the preservation of the Telephone Building, Mr. Brink supports MNA's request to preserve and utilize the facade at 924 East Main St. designed by architect Philip Homer, possibly as an entryway for green space or for integration into a new building on the site.

- Mr. Brink's interest in utilizing exterior glass that will reduce glare. While selections for a final product remain undetermined we are grateful that Mr. Brink is making selections based upon reduced negative impact to neighbors and commuters.

III. Regarding Being a Green City

We look forward to the addition of a maximized green roof to the site in our neighborhood. We believe we can see additional gains through:

- The City of Madison working with the Marquette neighborhood to ensure that lighting from parking structures or other sources at the site is low-impact.
- The City of Madison working with the developer to ensure the site has the best possible storm water management plan and that this plan is detailed to both the Marquette and Tenney-Lapham neighborhoods.

Additionally, Mr. Brink has expressed a desire to work on the issue of minimizing bird strikes/mortality in relation to the glass of this structure. We are appreciative that Mr. Brink is committed to working on better understanding the issue and associated solutions and we ask the City of Madison to support reducing bird strike mortality in this project and all others.

In conclusion, the Marquette Neighborhood Association recognizes the value of this project to the City of Madison. We ask for your support in the areas we have detailed above to ensure the impact on the Marquette neighborhood is positive.

Thank you,

Lynn Lee
Marquette Neighborhood Association