

To: Lorrie Heinemann - President & CEO Madison Development Corporation
Cashton Laufenberg – Director of Property Management, Madison Development Corporation
Kyle Kopplin – Director of Communications, Madison Development Corporation
Melissa Huggins – CEO, Urban Assets
Sydney Prusak – City of Madison Department of Planning
Ruth Ethington – City of Madison Department of Planning

Re: Proposal to Redevelop the 1954 East Washington Avenue Property – Neighborhood Input

This letter is in regards to Madison Development Corporation's (MDC) redevelopment proposal for 1954 East Washington Avenue and signed by a group of Emerson East neighborhood residents (see last page).

It's important to recognize that members of the Emerson East neighborhood who have opposed Madison Development Corporation's (MDC) redevelopment proposal for 1954 East Washington only have in mind the best interests of the Emerson East neighborhood and its residents. In addition, the neighbors of Emerson East fully support both MDC's mission and the addition of affordable housing units to Madison's rental inventory. And despite issues we have raised with specifics related to the proposed redevelopment we recognize the importance of MDC's roll in our community and value the current and future residents of 1954 East Washington as members of our neighborhood.

To that end, if MDC's proposal is granted the required City of Madison approvals, we see the redevelopment of the 1954 East Washington property as a unique opportunity to get beyond the historically negative perceptions many neighbors have with the property and its tenants and renew its relationship with MDC.

We request that MDC and its architects take a holistic approach to the property as you continue to develop detailed site plans for the proposed new residential building. Areas we would like to see reviewed and addressed directly related to the redevelopment of the property include:

- A landscaping plan which encompasses the entire property edge to edge with special focus on landscaping which contributes to the privacy of both property residents and the adjacent neighborhood. Special emphasis should be placed on creative options to limit site lines to the property from the back yards of the single-family housing west to 1st Street.
- A lighting plan which addresses both safety and security of the property as a whole, and which contributes to the safety of property residents, and is the least obtrusive to the adjacent neighborhood.
- A traffic plan for the property which as much a possible manages traffic flow and speed which better ensures the safety of everyone entering and leaving the property and those driving on the public streets directly adjacent to the property.
- A security assessment by a security professional consultant for the entire property specifically looking at areas of surface lighting, eliminating blind spots, review exterior door locking schedules, additional security cameras and associated signage. We would also like to work with MDC on design options for a security fence along the west side of the Avenue property.

- A plan for completing demolition, site preparation, and construction that is created gathering feedback by nearby neighbors and the Emerson East Neighborhood Association (EENA) as early and often as possible. For example, to ensure that contractors' working hours and parking of contractors' vehicles has the least negative impact possible on the neighborhood.

In addition to these areas which we see as directly associated with plans for the development of the new building, we would like MDC to address the following:

- We know that the Options in Community Living building will be occupied for at least 2 more years, and with the decision to not build the once proposed townhouse building it may very well extend the life of that building beyond 2 years. This, and the fact that the exterior of the building has been neglected for several years, we would like MDC to do the required minor repairs to the exterior and have the building painted.
- Parking has been a long-term issue especially with the often-large number of street parking taken up by Options staff, clients, and visitors. We would like MDC to offer free parking for all residents of the property, provide as much on-site parking as possible to Options staff and designating selected spots on the surface lots as visitor parking.
- We welcome MDC to create facilities that encourage residents, employees, and visitors to use public transit and bicycles. We urge MDC to ensure easy access to nearby bus stops year-round (designing pathways to go directly to bus stops, plowing snow in a way that paths to bus stops aren't blocked, etc.). We welcome MDC's idea to install a bike sharing station on its property and to make bike parking facilities available and to maintain them year-round.
- Because of the tenant population of the property will increasing from approx. 80 to somewhere around 200 we would request that MDC evaluate the number of maintenance/support staff assigned to the property and consider assigning a dedicated staff person to the Avenue property to better insure that maintenance issues are addressed in a timely manner.
- We appreciate MDC's commitment to not leasing space in the "Options building" once Options in Community Living has vacated the property. Our preference for that area of the property is that it simply be incorporated into the property's green space, and we would look forward to being involved in any future plans for that space.
- We encourage MDC to continue to involve nearby neighbors and EENA as early and as often as possible in planning and implementing the redesign and maintenance of Graaskamp Park.
- In order to promote ongoing communications between MDC and the neighborhood we would like to invite MDC to send an MDC housing staff member to the Emerson East Neighborhood Association (EENA) monthly neighborhood meeting (3rd Wednesday of each month). Goal would be to go beyond just sharing of information to working on issues raised by both property tenants and the neighborhood.
- We would also like to work together to promote membership in EENA by property tenants and continue to explore ways to better integrate property tenants into the Emerson East neighborhood, and we welcome the possibility of using a community room in the newly constructed building.

Thank you in advance for your support of our shared neighborhood, and we look forward to continuing a positive and meaningful dialog as we move together thru this process.

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