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Subject: Legistar 55029 and 54674 - 330 S. Whitney Way and 5402 Mineral Point Road

Chris and Kevin,

I am writing this on behalf of the Hill Farms Association Planning Committee following receipt of your staff report on the pending application for approvals at 330 South Whitney Way and 5402 Mineral Point Road under the above Legistar numbers.

We held a neighborhood meeting on the application a few weeks back at Covenant Presbyterian Church which was well attended, and we have circulated the various plans and communication that I have received on this application to the members of our Planning Committee. The applicant has been very cooperative throughout the application process.

The only concern from citizens that I have received was one comment of concern that traffic is increasing on South Hill Drive west of Whitney Way and that this project may add to this. I have advised this person to consider petitioning for the installation of traffic calming measures on South Hill.

We acknowledge that the site of the proposed new multifamily development is a good location for additional multi-family housing, given that it is on major bus routes (including possible future bus rapid transit), is at major traffic corridors and is near a growing employment center in the UW Research Park, and that the project is consistent with the City planning for this location. Hence, we are not opposed to changing the use of the land along the boundary with Garner to new multi-family market-rate housing. We also note that the owner group has the background and experience to run a good market-rate project at this location.

However, we want to comment on two aspects of the application that should be elaborated on. First, with respect to the staff criticism of the design of the multi-family project, we are not in a position to offer a technical critique of the design of the project at the level of detail raised by City staff, but we do agree that this is a prominent location in this part of the City, so having quality design of buildings at this location is

important to us. We feel that the applicant wants to do a quality project at this location from our interactions with them, but City staff is in the best position to evaluate the details of the building design.

Secondly, our neighborhood wants to make sure that any approvals that are given now by the City to redevelopment at this location will not foreclose the ability of our neighborhood association, our Alder, and City agencies to review the land use, site plan and building design for the Phase 2 building that will be built in the future along Whitney Way in the later stage of the redevelopment of this site. Nothing should be formally done now that will foreclose this future review opportunity, as this second phase redevelopment is likely to take place many years from now and we can not anticipate the issues that may present themselves at that point in the future.

If you have questions, please let me know. I have two other meetings that I need to attend on Monday night elsewhere at the same time as the Plan Commission meeting, but can answer questions during the day on Monday.

Mike Lawton
Chair, Hill Farms Association Planning Committee