

From: [Erickson, Chuck](#)
To: [Parks, Timothy](#); [Firchow, Kevin](#); [Glaeser, Janine](#)
Subject: Fourteen02 South Park Street
Date: Sunday, January 10, 2021 9:51:07 PM

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Hello,

Please forward my comments to the Plan Commission meeting on Monday 1-11-21 and the Urban Design Commission meeting on Wed., 1-13-21.

I am the Dane County Board supervisor for district 13 next to County Supervisory district 4, where the Fourteen02 project is located on Park Street. When I learned that the County would not be funding the Fourteen02 project through our Affordable Housing Fund, I worked with then Sup. Richard Kilmer in Oct. of 2020 to write a budget amendment of \$1.35 million for this project. (Sup. Kilmer resigned at the end of Nov. 2020 and has now been replaced by Sup. Castillo.) The budget amendment was passed and added to the Dane County 2021 capital budget. Through this funding, Dane County supports this project.

The needs for Fourteen02 project are clear: a grocery store in this location plus more affordable housing in our community. Additionally, it addresses historic systematic racism in the growth and development of the City of Madison.

Dane County has a housing crisis and more affordable housing is needed as our economy and population continue to grow. Also, the need for a full service grocery store in this location is obvious. When the current Pick n Save closes, there would be a food desert without a replacement.

One of my main reasons for writing our budget amendment supporting this project is that we need to invest in neighborhoods and areas of Madison and Dane County which contain largely minority and people of color populations. These areas have been underfunded with investment during our history. This project is one example of investment in this neighborhood, to address systematic racism during our past and which still exists, in our community.

Please pass the Fourteen02 project as soon as possible so that construction can begin.

Also, please let me know if you have questions.

Sincerely,

Chuck Erickson
Dane County Board Supervisor, District 13
608-212-8753

Sent Securely via TLS from County of Dane by
Proofpoint

From: [John Perkins](#)
To: [Parks, Timothy](#); [Firchow, Kevin](#)
Cc: [Glaeser, Janine](#); [Cynthia Koschmann](#)
Subject: Comments regarding 1402 S Park proposal
Date: Friday, January 8, 2021 4:27:02 PM

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A small group of the Greenbush Neighborhood Council reviewed the plans currently on file for this project. Due to holidays, full Neighborhood Council comments have not been gathered (we will submit additional remarks if that happens).

Regarding the proposed 1402 S Park, we feel there are a number of positive aspects to the proposal. In particular:

- A local grocery store is being provided in an area that will soon be losing its only existing full-line grocery store over the next 2 years.
- A substantial number of affordable housing units will be included in the development.
- The vacant city-owned lot will be finally put to higher use after the city held the property unused for several years.

We have heard some concerns from neighbors about potential issues with the shared parking configuration on the site. This was further complicated by the city finalizing designs for Cedar St seemingly independent of the building design process. (The city owned this parcel long enough...there is no excuse for that road to not have been 100% complete before the design process began.) Neighborhood meetings did not offer many details on how this would be managed...not surprising given the developers didn't know how large the lot was they had to work with until late in the design process.

The proposed materials, color palette, landscaping, etc on the east and north side look pleasing. The south side of the building looks like it was forgotten about, though. Given there is not a large development proposed on the lot immediately south, it seems like some landscape screening or introducing some warmer colors on some of the south-facing surfaces (especially closer to S Park St) would make this side of the building more appealing to people traveling north through this area.

John Perkins 1322 Chandler St
Cynthia Koschmann 1153 Emerald St

From: [Peggy ROSIN](#)
To: [Plan Commission Comments](#)
Cc: [Peggy ROSIN](#)
Subject: 1402 Park Street: Truman Olson Redevelopment Project. Legistar #62944
Date: Sunday, January 10, 2021 6:21:34 PM

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January 10, 2021

Re: Plan Commission Item: 1402 Park Street: *Truman Olson Redevelopment Project*. Legistar [#62944](#)

Dear Plan Commission:

I am writing in support of the *Truman Olson Redevelopment Project*. There are many things to appreciate about this project, such as the:

- High-density, mixed-use building with a much-needed grocery store replacing the soon to be demolished Pic N Save.
- Latina owned, full-service grocery store with its mission to integrate food, education and community through the neighborhood grocery store.
- Affordable housing for adults with disabilities and others with 30 units built with “beyond compliance” accessibility features.
- Housing built to exceed 200 points (Silver or Gold Level) on the *Wisconsin Green Built Checklist* and will include a 30kw solar PV system, LED lighting, Energy Star Appliances, a high efficiency HVAC system, and low flow water valves.
- Site allows for multi-modal transportation: On Madison Metro bus line, close to bike paths, and a walkable area.
- Strong current and past alder support after what they describe as a thorough, two-year effort working with neighborhood input in the planning.
- Unique partnership of public, private & non-profit sectors in the development.

There is concern about the amount of green space for outdoor recreation for the size of the project (150 apartments -- one to three bedrooms). Concern also exists about the number of parking spaces being sufficient for the grocery store's success. There may be some clarification about these concerns at the meeting on January 11th.

I was especially encouraged to see the project developers acknowledge their sustainability efforts. Perhaps Madison can ask future projects to describe how their projects align with City planning documents (e.g., 100% Renewable Madison) or Wisconsin Green Built Checklist. It is paramount to encourage future projects to embrace low carbon strategies.

Peggy Rosin
1515 Vilas Avenue
peggy.rosin@wisc.edu

350 Madison Volunteer

From: [Hayley Tymeson](#)
To: [Plan Commission Comments](#)
Subject: Agenda item 5 (#62944)
Date: Monday, January 11, 2021 12:15:24 PM

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Hi PC members,

I'm writing in support of the Truman Olson plan. I am a resident of Alder Evers' district, and have been following progress of this development since November, when I attended the final community input meeting.

Overall, I think others (including former District 13 Alder Allen Arntsen) have made more informed and eloquent comments in support of the project than I can manage. This development retains a grocery store in a lower-income area that was about to lose its only grocery store. It adds affordable housing to a city that crucially needs critical housing. And the developers intend to incorporate some sustainability features such as green roofs and WI Built Environment standards that will benefit both tenants and the environment.

From reading other comments, I've noted some general concerns among neighbors, and wanted to add a few thoughts:

- **Greenspace:** Many neighbors have noted the limited greenspace for residents and grocery store customers allotted in the project. In response, I believe the developers added green rooftops into the design, which is great! I am always happy to support more greenspace if it is feasible within a project. But I would like to fight back against the idea that every project needs as much greenspace as possible within its bounds. Instead of making sure every building has a sufficient amount of greenspace, it'd be nice if we could think more communally about land and parks. I would rather live in an apartment building with no greenspace whatsoever, but a medium-sized park within a 10 minute walk, than a building with its own little plot and no nearby parks. In fact, I *have* lived in an apartment building with no greenspace whatsoever (in Seattle), and was perfectly content because of the nearby parkspace. This development appears to have two small neighborhood parks, one medium-sized park (Goodman Park) and multiple bike paths and trails within a 10-minute walk. The arboretum is also only a short distance away. Other commenters have requested TIF funds for an additional nearby park, which I think is a *great* idea. I think this development is both too beneficial, and too space-constrained, to add high-cost requirements to add green space on the development land. But the city should ensure that nearby public parks are as accessible as possible, and consider adding more nearby park space to better serve the residents.
- **Parking:** Many seem concerned about the low amount of parking in this development. I think the parking situation for this development is very complex (probably too complex for micro-managing, as former alder Arntsen noted in his comment). With a grocery store and residential units reserved for neighbors with disabilities in play, there is certainly need for some solid parking options. At the same time, this development is well-served by bus routes and bike lanes, and has a considerable amount of one-bedroom units, which are more likely to be taken by younger residents who don't want or need (or can't afford) a car. I support minimal parking that meets the needs of

residents and the grocery store. Minimal parking is good for the environment, good for reducing traffic, good for returning space back to pedestrians, bikers, businesses and parks. Reducing parking from current levels (ie ridiculously high amounts of parking space) will never be painless - but we will never be able to build a walkable, bikeable city if we continue to reserve so much space for cars.

I have a few questions about certain aspects of the project as well.

1. The project presentations notes it is aiming to be both solar-ready and a WI Environmental Initiative Green Built Home structure, which is awesome! Any further details they could provide on the sustainability measures, especially related to energy efficiency, would be incredibly useful, and possibly strengthen support for the project. It's a well-known fact that low-income residents tend to have a higher energy burden than non-low-income households in the United States. According to the US Department of Energy, the average low-income household uses 8.6% of their household income on energy, compared to 3% for non-low-income households (see [here](#)). I applaud this development's efforts to include sustainability standards into their plan, and hope to hear more about the ways they are using these sustainability features to reduce energy burden for their tenants.

2. The NAACP comments note that Luna's Grocery has a five-year lease (please disregard if this is incorrect, I cannot find corroborating information in the plans). Are there any plans by the city to ensure a new grocery store takes over if Luna's decides not to renew the lease?

Thanks for your time in allowing community comments, as always!

From: [Pepe&Fiona](#)
To: [Plan Commission Comments](#)
Subject: Support for Agenda Item 5. #62944 - Planning Commission Jan 11th, 2021
Date: Monday, January 11, 2021 4:15:38 PM

Caution: This email was sent from an external source. Avoid unknown links and attachments.

Dear Planning Commission members,

As a resident of Bram's Addition neighborhood, a regular shopper of the grocery shop in place and member of the Truman Olson Project Neighborhood Committee I would like to **share my support for the recommendation for approval of this agenda item.**

This project will offer affordable housing as well as the opportunity for locally owned Grocery Shop for our neighborhood which I think will support the development of the Park St. business corridor as well as a more diversely supported community.

Throughout the process, we members of the neighborhood committee have already made sure the project represents and advocates for our community goals.

Thank you for your consideration.

Pepe Barros Hoffens
601 Bram St
Madison, WI 53713