

From: [Susan Millar](#)
To: [Urban Design Comments](#)
Subject: Re Legistar #64517 - Baker's Place Project
Date: Wednesday, June 30, 2021 1:22:11 PM

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

Dear Members of the Urban Design Commissioners:

I strongly urge you to approve The Neutral Project's proposal for the Baker's Place project at 840 E. Washington (Legistar #64517). This request follows on Acting UDC Secretary Kevin Firchow's memo, which urges approval, citing that the concerns raised at a prior UDC meeting are adequately met. In particular, he notes that because this proposed building meets LEED Gold Certification standards, it meets requirements for approval of the bonus stories requested. Indeed, the Neutral Project is aiming for Passive House Certification, which is about as carbon neutral as we can get in a building.

This proposed building will help lead the City of Madison into our much needed low-carbon future. This Neutral Project building will be net zero and will offer residents many other healthy living standards and amenities. It also will be exceptionally beautiful, includes affordable housing, and offers residents access to shared EVs, thereby further reducing GHG emissions.

The proposed Baker's Place project meets and exceeds the building goals stated in the City of Madison's 2011 [Sustainability Plan](#) (pp. 24, 37& 38) and its [100% Renewable Madison](#) document (2018). Please affirm with your approval the creative and crucially important move into the future that this proposed building represents.

With my respect for your commitment and expertise as members of the UDC,
Susan Millar
District 5, Madison

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I was born when CO2 PPM was 310.5.
When my youngest grandchild was born, PPM was 400.0 (2015)
At current rates, when he is 20, PPM will be 430.

See the [data provided by climate.gov](#).

From: [Kathryn Pensack](#)
To: [Urban Design Comments](#)
Subject: In full support of Agenda item #10 legistar #64517, Bakers Place project
Date: Wednesday, March 31, 2021 2:25:25 PM

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

To the Urban Design Commission,

I am in full support of the 840 E. Washington, Bakers Place project legistar #64517. It is innovative and has multiple environmental sustainability elements. Between the fleet of Teslas available for rental by tenants to the use of a new wooden material that is touted as highly energy efficient I would support this project. It has even more desirable environmental elements and plans a considerable number of affordable units and some 3 bedroom units for families. If the project is able to achieve most of it's plans it will be a beacon of possibilities for other projects.

What is also exciting is the fact that they plan a significant number of affordable units if I have the correct information. This would show that affordability and environmental sustainability are not exclusive of each other.

Please check these aspects out. As described, this is an exciting plan that may also become one of the most desirable places to live on East Washington.

Yours,

Kathryn Pensack
207 n. Dickinson
Madison WI 53703