

**From:** [Danny Edgel](#)  
**To:** [Urban Design Comments](#)  
**Subject:** 1858-1890 E. Washington Avenue  
**Date:** Wednesday, July 14, 2021 9:50:47 AM

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Hello,

I am writing to urge the UDC to approve the proposed mixed-use development at 1858-1890 E. Washington Ave. The present land use in the area encourages sprawl and automobile dependence, which poses traffic safety risks to current residents and harms the environment, both locally and globally. The proposed development will enable locals to live closer to both employment centers and to alternative transportation methods, namely bus and cycling routes. I encourage UDC members to swiftly approve this development with few costly delays and without further reducing the allowable residential units in the building. Our city is facing a housing crisis that demands an expansion of the housing supply to prevent further housing cost increases. The density of this unit is consistent with an affordable Madison, and attempts to oppose such density will only harm this city's current and future residents.

Best,  
Danny Edgel

115 N Blair St  
Madison, WI 53703

**From:** EENA Chair <[eenachairs@gmail.com](mailto:eenachairs@gmail.com)>  
**Sent:** Friday, July 9, 2021 11:52 AM  
**To:** Firchow, Kevin <[KFirchow@cityofmadison.com](mailto:KFirchow@cityofmadison.com)>  
**Cc:** Abbas, Syed <[district12@cityofmadison.com](mailto:district12@cityofmadison.com)>; EENA Development Subcommittee Chair <[eenadevelopment@gmail.com](mailto:eenadevelopment@gmail.com)>  
**Subject:** Public comment regarding 1860 East Washington Avenue

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July 9th, 2021

Urban Design Commission  
Madison, WI

Re: Development Plan for 1860 East Washington Avenue, Madison, WI 53704

Dear UDC Members,

The proposed development at 1860 East Washington Ave is located in the neighborhood of Emerson East. We as the Emerson East Neighborhood Association (EENA) would like to bring your attention to the following topics related to the current plans as submitted by the Galway Company for development at 1860 E. Washington St. (First & E. Wash).

EENA has significant concerns about the following:

- *The density of the development and the impact on neighborhood resources*  
Currently, approximately 310 units; EENA would like to see this reduced to 230 based on the comparable acreage of The Marling. We believe density greater than this will put too much pressure on resources in that part of the neighborhood, including the overuse of Burr Jones Park by dog owners living in the development.
- *Design aesthetics of the First Street side of the development*  
The design does not integrate into the existing character of our neighborhood. The latest design is still boxy, overwhelmingly massive, and has a commercial design aesthetic.
- *Traffic at First St & E. Mifflin St*  
EENA has serious concerns for pedestrian safety with the development parking garage entrance/egress at First & E. Mifflin. We believe the proposed density level of ~310 units will have a significant negative impact on traffic at this intersection.
- *Integration with a comprehensive plan for the two blocks of First Street*  
The city has a great opportunity to make a Master Plan for the two blocks of First Street between East Washington Ave and East Johnson Street. EENA supports the Public Market at its proposed site and also the possible intercity train station on these two blocks (the letter sent from EENA to the Mayor and Alders is below). A comprehensive plan would also be helpful for the developer, giving them a clear understanding of the

city's goals for this area. Since first introducing the Galway development to the neighborhood, the old Fleet Services building has changed from being the location of the future Public Market to perhaps being the permanent location of the Men's Homeless Shelter. It would be very useful if the City would give the neighbors and the developer some guidance to an overall plan for the area before the Galway development moves forward.

EENA, with significant concerns as noted above, approves of the Galway development on this site. EENA would like to see these concerns remediated prior to groundbreaking and is very much interested in working with the developer to find mutually agreeable solutions.

Sincerely,

Chris Heaton  
EENA Development Chair

Aimee Leftkow  
EENA Galway Development Subcommittee Chair

(on behalf of the EENA Steering committee)

cc: Alder Syed Abbas, District 12 Alderperson, [district12@cityofmadison.com](mailto:district12@cityofmadison.com)