

From Kevin Luecke, 100 block N. Ingersoll St and TLNA Council Member, received Jan. 30, 2015:

Reynolds Crane Lot:

- This project seems relatively non-controversial at this point due to the lengthy process the project has gone through with the previous developer and with T. Wall.
- I appreciate TWE's willingness to adjust the project design to neighborhood and steering committee concerns.
- The project took a bit of beating at the Urban Design Commission Wednesday night (see Brenda Konkle's summary here: <http://www.forwardlookout.com/2015/01/development-and-the-greed-it-represents/22591>) which may result in some significant design changes.
- I am indifferent to the peaked vs. flat roofs. I don't think the peaked roofs really reflect the design of houses on Dayton simply because the building is so different, but I don't think they look bad either.
- My only concerns are the height of the 1/2 story of parking above ground - 4' or so is great, much higher than 5' is a bit high for pedestrians on the street - and the potential for increased traffic on Mifflin.
- That said, I strongly support this project as proposed.

General Comments:

- I am generally a strong proponent of increased development in close-in neighborhoods in Madison, including our own. Madison has been rapidly growing, and according to all projections will continue to do so. Putting these new people in walkable, bikeable neighborhoods like ours is the most responsible thing to do from an environmental perspective. It also brings more vitality to the neighborhood with increased commercial, retail and dining opportunities.
- I would like to see traffic and parking get worse in Madison. Right now there is no incentive for people to walk, bike and use transit - driving and parking are easy and low cost, even on the isthmus. By making both more difficult and/or expensive, more people will shift to biking, walking and using transit, which will push more investment into those modes by the city. Vibrant cities and neighborhoods worldwide have traffic problems.
- I am hard pressed to think of anywhere in Madison where a three- or four-story building would not be appropriate from a size perspective as long as it is well designed and well maintained. I would be happy if someone would tear down the Ray Peterson dumps next door to my house and put up a building like either of these. Sadly, that is unlikely to

happen. I recognize that folks will disagree with me on this, but these are not large, nor overly-dense buildings being proposed.