

November 19,2004

Chris Laurent
Gorman & Company, Inc.
1244 South Park Street
Madison, WI 53715

Dear Chris, the Tenney Lapham neighborhood delegates for the 800 block development met last evening with the board members of the Tenney Lapham Neighborhood Association. First and foremost, we and the board would like to extend our sincere gratitude to Gorman and Company for approaching the neighborhood before entering the design phase of the development process. This is truly to be commended. We believe that working together, we can help your project succeed and your development will help our neighborhood achieve many of our goals.

Our recommendations for the development planners are based on our understanding of the development as we know it to be at this point in time. We are hoping that if these recommendations are acceptable to Gorman and Company, they might be incorporated into the plan before the final public meeting on November 30th.

Before we go into our recommendations, we would like to commend you on the various aspects of the plan that we really like:

1. Single family residences being the primary use.
2. Private entrances to residences along Mifflin and the center cut through.
3. A healthy amount of greenspace and trees around the development, and especially on the roof of the parking structure. This will greatly help to reduce runoff and reduce heat build up in the summer.
4. Housing devoted to seniors.
5. Small scale retail that would attract local merchants providing much needed neighborhood services.
6. Buildings that are not massive in scale and with open spaces between them.

The board officially approved the following plan recommendations:

1. Remove the auto entrance on Mifflin street. The high volume of bicycle traffic on Mifflin, a designated bike path, and the significant pedestrian traffic associated with Reynolds park creates a safety concern. The mid block entrance from E. Washington should end at the entrances to the garages. Convert the section from the garages to Mifflin to a pocket park. We would like to see a water feature and park benches in this area. We feel there would be a natural synergy between resident children playing near the water, and seniors watching the activity - together creating a lively extension to Reynolds Park across the street. We would like to see a roundabout style turn around at the garage entrances, perhaps with art in the center.

2. We would like a neighborhood restaurant in the retail on Paterson. Specifically we would like a restaurant similar to Monty's Blue Plate Diner.
3. We would like to be assured there will be adequate public parking to support the restaurant and retail.
4. Increase public space on Paterson in front of the restaurant and retail. We would like to see space for outdoor seating and waiting area for the restaurant. We also believe the space would compliment Breese Stevens events allowing for an engaging street scene.
5. We would like to see more units dedicated to affordable housing than what is currently recommended for Madison's inclusionary zoning ordinance.
6. We would like to see a range of owner occupied floor plans - we imagine 800 sq. feet up to 1800 sq. feet or more.
7. We would like to see artist live/work lofts fronting E. Washington and Livingston.
8. We would like Gorman and Company to pursue TIF funding so as to reduce the density of the towers from 16 stories to 12.
9. We would like to see the towers vary in their design so as to avoid a "book end" effect. They should also be architecturally distinctive with interesting details that draws ones attention upwards.
10. We would like to see all roofs to be "green" living roofs and lighting design to conform to dark sky initiatives.
11. As part of the condo association fees, we would like to see annual bus passes provided for all residents of the development. We hope the city will discount heavily based on volume, and our neighborhood will benefit from fewer auto trips in the neighborhood.

Thank you in advance for considering these recommendations,

Sincerely,

David Waugh
Carole Trone
Bob Shaw

CC: Brenda Konkel
TLNA Board Members