

The neighborhood is recommending an overall building height of 6 stories max. I'd be happy to help out somehow. I just moved here in October from downtown (lived in the middle of it all for 15 years). I was past chairperson of the First Settlement Neighborhood and we created a historic district there. I've seen a lot of downtown development and would be happy to help.

- Increased traffic due to increase population density.
 - How can desired development be identified and encouraged?
 - How is/will height limit ultimately to be determined-will economic overshadow other criteria?
 - Height does need to allow reasonable development.
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- Please address lighting beyond visual aesthetics – i.e. avoid light pollution (we already deal with it from Univ. Ave. Dark sky ordinance.
 - Percent energy production requirement for all new buildings/facilities (e.g. bus stops that generate light via solar) – buildings that generate a % of their required energy.
 - The prohibition against commercial/retail from Highland to the East (Breeese) should be re-examined. Especially if these high densities are approved. High density requires options that don't required getting into a re for food, services, etc.
 - 10 and 12 stories is unreasonable and supportable on either side of the corridor without traffic studies in tandem.
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- Retail should be the length of the corridor – especially w/more density.
 - Streetscape very important.
 - Disingenuous to equate farm land loss to not building apartments. People who live in houses in suburbs won't move to apartments full of students.
 - I agree with parking allowed along University Ave – safer pedestrian.
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The building can go up but the street can't get bigger. You can get increased density however you can't develop the street system to support.

- Concern with traffic congestion and lack of parking now. I walk about it is dangerous crossing Highland, Allen, Farley as it is. It is dangerous for our children getting to school.
 - I have lived here since 1976 , I love this neighborhood (2537 Kendall). We have a community now. I hate to see this density destroy what we have.
 - We already have high density and I feel more height and density will be unmanageable. The quality of a neighborhood is vital to keeping families and young professional. Congestion and high density, traffic problems will drive families away. A vibrant neighborhood will be lost. Currently in parts of the city the return of familiar is being encouraged to take back homes that were used for student housing.
 - The entire areas should be considered a historic area in keeping with the character of the area. Development should be capped at four stories or less. We need trees, trees to screen any new building. Large mature trees. This development will destroy trees and less green space for rain and water runoff.
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I think the height should be higher than 4 stories on Old University. A show of hands at an intimidating meeting is unfair! (10 to 12 stories)

The draft sounds like a done deal. Does the neighborhood really have a voice? What residents were on this committee? Why would they agree to the height of the building? I think the building heights (on North side) are too tall for this neighborhood. – 6 stories tops-

I want to go on record as wanting no more than 5 stories anywhere along the Old University Corridor.

- I live in the 2500 block of Chamberlain. I am very concerned about the additional traffic on Highland. Highland is very busy now and can be difficult to cross.
 - Parking concerns.
 - The height of the building on the Mullins property is excessive- this would contribute to parking problems, traffic problems, etc.
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- What is the height on the Willy St. plan?
 - Where can we see neighborhood plans that have submitted to the City?
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It is appalling that the plan did not address transport & traffic ramifications in its recommendations. It is also hard to fathom why zoning wasn't considered. I share the point of view of those who wish for more retail/parking along University Ave. High density development that is "pedestrian friendly" is pointless if people still have to get into their cars to get a cup of coffee, a gallon of milk or a newspaper.

- How many of the 25 members of the Advisory Committee actually live on Old University Ave.?
 - Why is the north side of University Ave. being sacrificed to allow taller buildings than the South side? Why are they not the same? Tall buildings (anything over 4-5 stories) will block light from the lakes open spaces for a long way to the South.
 - I have lived on the North side of Univ. Ave. (at 2020) for over 30 years. There are many residents along this side – not all of them transient – who will be harmed by the proposed heights.
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Did the committee talk about who would live in the new buildings that were built? Students, retired people, working people- a mix? What do we want to offer the new neighbors? How can we get more retail?

Can we just have the train stop to alleviate current traffic woes and just nix the 12-story building and all the problems it would bring?

The guidelines include various metal finishes in the list of recommended materials. As accents, these seem fine. But the neighborhood does not need another Reynold's Wrap monstrosity like the UW Foundation building. What is the guidelines intent?

Direct concerns about destruction of the character of the neighborhood. Homeowners purchased in the neighborhood because they do not want to live in the midst of high rises, on traffic dense streets. The development should be consistent with the neighborhood limited to 2, 3 to 4 stories for size, with appropriate

setbacks. There must be a traffic plan to minimize increased traffic on the neighborhood streets. There must be adequate parking; the streets are already parking congested. There must also be a safety plan to effectively address increases in crime that often accompanies increases in density. There must also be a plan to address increased noise. I do not want to lie downtown; I would have bought there if I wanted to be in the midst of high rises, parking ramps, traffic and noise.

What is the value of proposed high rise on Allen and University? Won't it be another misplaced triangle high rise as exists at University and Randle and Johnson across (North) from Memorial Union West?

We have many, man half-filled condominiums all over this cit. Metropolitan place downtown has not sold a condo unit all year. The condo at Hill Farm/Hilldale area is 1/4 full. Why do we need yet another condo?

Since the plan is supposed to represent RNA, is it possible for the membership to move that approval of the plan occur by membership vote instead of Board vote?

- Don't find arguments that a tall building at the corner of Highland and University doesn't "fit" with the neighborhood when I look out my window everyday toward that intersection and see a skyline of tall buildings (i.e. UW and VA Hospital).
 - Would rather see an eight store beautifully designed/landmark building at that intersection with viable retail than an ugly four story apartment complex (e.g. "The Regent" on Regent St.
 - However, not enough has been said about the traffic impacts. Some discussion of impact to University, but not much about the impact to Highland. Highland feeding more traffic to Regent at the Speedway intersection would be a disaster.
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I think 4–6 stories is appropriate to the neighborhood. Seeing 12-story buildings downtown is fine, but there are no surrounding buildings that would relate to a 10–12 story building on Old University. I do believe these heights are financially feasible at 4–8 stories. If 10–12 stories is feasible on the Capitol Square with those costs, then University Avenue must cost less. ~Carol Bracewell, 13 Farley Avenue

1. By what "design principle" was the Mullins block given a 12-story height limit, while the rest of the corridor is limited to 6–10?
 2. By what "design principle" was the 8–10 story limit set?
 3. What is a "TOD"? Why does it matter? What is an example of a TOD?
 4. How can this plan recommend max height limits as high as 10–12 stories without addressing traffic issues that these heights will generate?
 5. Comment: The max height should be more like 4–8 (maybe) stories!
 6. Tell people how to submit comments (and vote on height!) to the board.
 7. Cut the heights and pass the plan!
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Please limit building height to 4 stories.

I heard it loud and clear and agree: 4 stories is the height on University Ave. Please make that happen. Thank you.

We would like to again emphasize that the building height proposed on the Mullins site should be limited to 4 stories. The 12 stories proposed is extremely too tall. It would shadow the neighborhood and cause too much traffic on University Ave.

Future development on the Old University corridor should retain the existing character of the neighborhood. Building heights that are proposed in the draft plan (10–12 stories) violates the character. Additionally, those building heights and the population density that would come with it would greatly increase traffic, pressure on on-street parking, and similar congestion issues. ~Peter Gottlieb, 212 Highland Avenue

Strong concerns for extreme height (over 4 stories) especially on 2500 block. Need to consider parking and traffic flow due to extreme height. ~Thomas Bartolutti, 2525 Kendall Avenue

Does story height include mechanicals? ~Maggie Colucey, 2729 Mason Street

1. Housing needs to be mixed income. A lot of people who work at UW Hospital would like to live close by but cannot afford it.
 2. RNA needs to make a commitment to environmentally friendly construction.
 3. I am not opposed to infilling at higher density.
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Building height.

What development would be allowed in the corridor with current regulations?

What is the status of RNA's Old University Avenue 2006 Housing Committee Report, and can it be used as the basis for future work on the University Avenue guidelines? ~Darsi Foss, 2533 Kendall Avenue

1. Who from the RNA is on the committee?
 2. Does the neighborhood have any real authority or power to alter this plan or are we just expressing opinions and hoping the developers will listen?
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1. It was stated at this meeting that traffic and parking issues were not part of the study that includes guidelines for building heights up to 12 stories. It is a serious shortcoming of this study considering all access to the new development will be from Old University Avenue. The neighborhood will not be the same with the heavy traffic.
 2. The impact of guidelines on West High School does not seem to have been included. Why not?
~Sanjay Limaye, 2407 Chamberlain Avenue
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Let's have a vote right now. How many favor a limit of 12, 11, 10, 9...

1. RNA extends to Franklin Street. This plan needs to include south edge of University to Franklin. Retail all the way east to Breeze Terrace.
2. Heights of buildings are out of scale with adjacent residential neighborhood. Use 4-story maximum on south, 6 on north to make sure new buildings can be screened from view from existing homes.
3. All new buildings must have silent HVAC and other exterior systems. No more roaring, humming, screeching buildings.
4. Go beyond LEED. All new buildings need to produce as much of their own electrical energy as possible via photovoltaic and rooftop wind.
5. All new and retrofit lighting needs to be "dark sky" compliant.

Build on ramp for eastbound traffic on Campus Drive at Highland. Only place possible. It's now or never.

- 12 stories, not in my neighborhood
- 4 story limit only
- Do the members of the committee who recommend 10-12 story buildings live in the Regent neighborhood?
- 2653 Stevens St. does not believe these heights fit within the scope of the neighborhood. We do not support this plan and are greatly concerned about the influx of students who would move into these buildings, lowering the property value and negatively affecting and impacting the current communal feel of the neighborhood, as well as eliminating views and green space. ~O'Connor/Blanding, 2653 Stevens

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- Will University Avenue widen? Traffic monitoring done?
 - Will all the shops/apartments/condos be empty as in other facilities in Madison?
 - How was your board nominated into this responsibility (who are they?)?
 - How many do live in RNA? How many are on board? Your qualifications?
 - Parking, commercial, underneath, traffic during construction.
- ~Susan Munson

I live in the 2600 block of Kendall. I absolutely do not want a 12-story building two blocks away. The height limit should be 4-6 stories.

I've lived on the north side of University for 22 years. The draft plan drastically and unnecessarily alters the nature of the neighborhood. Heights are much too excessive on the north side. Setbacks in general are much shorter than currently exist. Why such a rush to leave out traffic and congestion impact? The plan will no doubt allow elimination of a lot of green (i.e., trees and plants). Max five stories. ~Kim Genoch, 2020 University #31

- Why is this not an inclusive "neighborhood plan" to include Regent and Breese Street?
 - Why did the committee throw out the housing committee report?
 - I believe this plan was done under a cloak of deceit and needs to start over.
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It's my understanding that united citizens (in an organization like RNA) have the power to convince the city that our united opinion must be critical to city decisioning, otherwise democracy does not exist. I suggest a survey

(written) where residents vote for heights for north and south side (e.g., 4 story south, 5 story north maximum). It would document our united position. ~Nancy Webster, 1710 Hoyt Street

The questions concerning parking, traffic, and green space must be considered at the same time as questions of density and height. ~David Cannon, 2521 Kendall Avenue

Strongly oppose 12 stories, or 10 or 8 for that matter. I am not for urban sprawl either but understand the ramifications of higher density on an already strained neighborhood. Four stories please. Parking on alternate sides of Old University Avenue during non-rush hour times to accommodate much needed retail.

I am opposed to any building that is over 4 stories in our neighborhood. That is density enough. I am totally opposed to the Mullins project. It is much too high and will add to much traffic to an already busy neighborhood. Also it's stupid to have a plan without taking traffic and parking into account. ~Pat Torkildson, 2708 Regent St.

I am a resident (homeowner) on Kendall Ave., we have a combination student/young professional household, and I am very pro-density, pro-retail development, but I'm equally concerned about the character of the neighborhood. Please consider a 4-6 story building at Highland and University with strong, robust retail development. Thank you for your time. ~Autumn Arnold, 2502 Kendall Avenue

1. We need to adopt a building plan soon. It looks like 4-6 stories is desired.
 2. Then we need to work on a traffic plan.
 3. Do you really think people who would build in the suburbs would choose to live in the 12-story Mullins building next to a freeway, next to a railroad, with numerous helicopter flights daily?
- ~Jeanne Bourdeau, 2519 Kendall Avenue
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Thank you for this opportunity to comment on the Mullins plan for Old University. Just a couple concerns:

1. Neighborhood Character: 12 stories totally disregards it.
2. Traffic and all its associated ills (i.e., noise, pedestrian safety, degraded air quality): 12 stories with the cars that would accompany the occupants would exacerbate it.
3. Livability: 12 stories diminishes it. Our neighborhood is one that people are trying to replicate in many places. Why destroy the model?
4. Respect for neighbors: Plowing ahead with 12 stories in the face of loud dissent from the people who will bear the burden is very disrespectful.

I have heard that the Mullins family cannot make the numbers work with a four story project. I wish I could come up with a polite way to say that perhaps greed is the problem, but I can't. They have made enough money on the property already that unless they are very poor financial managers, no Mullins heir should ever have to work a day in his or her life for many generations. The idea to buy low, sit on the property and build high may have been shrewd, but I think that if they want to leave a legacy to the neighborhood that will earn them the admiration of people who have been protecting its livability for a long time, they will have to accept fewer millions of dollars in profit. If they have the will, they can do well and do good with this project. For some to assert that this is "Classic NIMBYism" let me be clear on things I would not wish for in anyone's backyard: war, poison, obstruction of sky, and excessive traffic. If someone got some wild idea to sell off the eastern edge of the cemetery to a developer who wanted to plant a 12-story building on it, people who live within its viewshed would have something to say about it. This neighborhood is already doing a good job of in-filling: we are packed pretty tightly and we deal with heavy commuter traffic everyday. There comes a tipping point when population density diminishes the

quality of life for an area. I would like to see a plan for Old University that truly represents the needs and values of the people who live nearest it. As for the plan, do a simple cut and paste: 12 stories is cut, paste in 4–6. Remember the Greenbush? That was another misadventure in urban renewal and it destroyed a neighborhood. Remember the Greenbush! ~Theresa Stabo

I do not support a 12-story building. I believe that 4-5 stories is plenty. Everyone else in the area recently has been able to keep to that amount of stories and still make money. Anymore than that does not serve the neighborhood. But then I feel that Mullins has never served the neighborhood. The condition that they keep their buildings is really not acceptable. I don't believe they should be "rewarded." It is not up to us as a neighborhood to help them make money. They cannot hold us over a barrel by saying that they will just leave everything as is if we don't let them have their building. Let them sell their property to someone else that can make money on it as is. I actually prefer the character of the stores that are there now. I just wish they would take care of them.

Again, 12 stories is way too high. The traffic on Highland on Old University is already too dangerous. I used to rent a storefront right on the corner and there wasn't a week that went by that there wasn't an accident! In fact, a car even drove through the glass window in the front of the store! Crossing the street is a nightmare as people in cars do not look for people in the crosswalks. There is so much on-coming traffic that the cars try to get through as quickly as possible. I have almost been hit many times trying to get to work.

Also, the parking load has not been addressed well enough. It seems that Mullins feels that less than one space per unit is enough. These apartments are geared to working professionals. They are supposed to be upper end. That means that either couples or roommates will be living in them as that is who will be able to afford them. Generally each person will have a car. The Mullins plan doesn't account for enough parking. Not to mention guest parking. And the extra load of traffic driving through neighborhoods is ridiculous. Everywhere we look they are talking about traffic calming devices because of the problem of too many cars driving through our neighborhood. An additional 200–400 cars is absurd! It is almost impossible to cross the street at the corner of Grand and Old University already. More traffic would make it even harder if not impossible.

A huge building is just not socially responsible for the safety and well-being of the neighborhood. Thank you. ~Lyschel Bersch, 413 Grand Avenue

1. Who is the corridor for? Is it just for the adjacent blocks, or for the whole neighborhood?
2. Can we develop a list of alternative visions for the future of the corridor?
3. What are the opportunities and challenges for either maintaining the status quo or changing it away from a student-dominated to a truly mixed-use corridor that relates closely to the neighborhood?
4. Does the neighborhood understand that by downsizing Steve Brown's Princeton House project, we guaranteed ourselves yet another student dorm? Is this the only future for the corridor? Is this an example of the parochial let's negotiate site-by-site approach that is failing the neighborhood?
5. What kinds of housing densities are necessary to support the level and variety of retail choices in the corridor that neighbors say they desire?
6. How realistic is the prospect of workforce housing in the corridor? How can our future choices assure that a transit center is more likely to be built at Highland? Do we even want a transit center at Highland?
7. Why not give the Mullins project the density they desire in return for contributing to a transit center or constructing a street-level multi-purpose plaza for food vendors, a small farmers market, impromptu summer concerts, etc.
8. Some residents in the 'hood say they wished they could purchase a condo on University Ave., and remain in 'hood with their friends. How large do building envelopes need to be in order to enable reasonably-priced owner-occupied condo options?
9. Who will do the work from here on out? The board? How will the board assure that the city actually gets a report supported by the whole neighborhood?

~George Hall