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December 16th, 2015

RE: DMNA Support for the Proposed Millwright Building (513 3<sup>rd</sup> Street South)

Dear Tony Barranco:

The DMNA Board would like to thank you for presenting plans for the proposed Millwright Building at 513 3<sup>rd</sup> Street South to the DMNA Land Use Committee. At the recommendation of the DMNA Land Use Committee, the DMNA Board voted to support the project as presented to the committee on 12/2/2015. If significant changes are made to the design or proposed use of the project, the board requests notification and the opportunity to amend its support.

The Millwright's design and concept was well received by the Committee. From its name which is a link to the neighborhood, rather than simply an extension of corporate branding which is currently much in vogue, to the use of upgrade materials and architectural features such as arched brick windows, the building will be a welcomed addition to the neighborhood. The project's inclusion of contemporary amenities, such as bike facilities, offers an office product that will be unique within Downtown East. The large windows on the street-level and sidewalk greening were especially noted.

The items listed below are program elements that the DMNA has identified as important. Significant changes to, or the elimination of, these would also require notification and the opportunity to reconsider its support.

- The DMNA supports the proposed landscaping plan. The DMNA values the inclusion of trees and generous landscaping as these mitigate the harmful environmental impact of Downtown's hardscape. The design should encourage sufficient permeable surface and irrigation as well as proper accommodation for roots to ensure long-term survival.
- The street-level windows are critical to pedestrian safety. These should remain largely unobstructed, aside from the planned landscaping which will offer moderate screening.
- The Millwright includes a large private bike parking and shower facility. The DMNA values amenities that promote bike-commuting. However, it is also important that Ryan's Downtown East PUD includes adequate public bike parking. If bike parking is not accommodated on the site of the Millwright, Ryan should provide adequate bike parking on adjacent properties. (Nice Ride stations would also be a great addition to the PUD as well.)
- As described to the committee, the signage plan will be subdued and utilize classic metal finishes. The DMNA encourages Ryan to follow through with this design concept.

The board further requests the option to revisit the project and its support if the project timeline extends beyond that of which was presented at the 12/2/2015 meeting. (Spring 2016: Completion of approval process and commencement of construction. Spring 2017: Completion of construction and opening of project.)

The DMNA Board looks forward to supporting your team in the successful execution of this project.

Regards,  
Nick Cichowicz  
DMNA Board Chair