

From: statestr@a2state.com [mailto:statestr@a2state.com]

Sent: Monday, September 26, 2011 10:38 AM

To: Rampson, Wendy

Subject: Varsity

Morning Wendy. I wanted to send you an email so you could share our Board's thoughts with the Commission and members of your staff. Obviously, we all supported the new zoning resulting from A2D2 because we hoped for a number of new high rise buildings downtown. And, in most circumstances we would only support buildings conforming to the new guidelines. In the case of the Varsity, once again we see that not every project is the same. Washington Street is going to be a newly vibrant pedestrian corridor once the Varsity replaces the Medical Arts Building. From 411 Lofts to North Quad there are going to be hundreds of foot journey's every day. The trouble with building the Varsity on the lot line becomes obvious the moment you walk that block. Every other building from the churches to 411 is set back.

The Varsity is such a tall building that when the developers contacted our office we encouraged them to talk to the baptist congregation and listen to their concerns. After a number of meetings between those two, we were shown the current plans. We were thrilled, and in turns out naive. We had no idea that the courtyard and walkway on the east side of the building did not conform to the new D1 regulations. This problem must have a solution that the PC and Council can agree upon. State Street needs more residents in buildings that we all can love. I deeply appreciate your tremendous work on behalf of density and hope our thoughts help move this project forward.

Tom