

City Committees that will consider this project:

**Common Council - probably earliest 5/19**

**Urban Design - earliest 4/22 4:30pm LL110 Municipal Building**

Approves design, landscaping, signs - for examples

Issues: Materials and design do not match claim that apartments are "high end."

"Utility brick" does not look good, rough contrast with Churchill Heights

Need set back of top story, if not entirely eliminating fourth story

Need softer color palette

**Plan Commission - probably 5/4, not 4/20 but need to make sure; 5:30pm Council Chambers**

Issues: Traffic, stormwater runoff/management/, density

Flooding/Stormwater:

Existing neighborhood issues with water have not been considered. Mapping of existing geographical features and wetland would provide better analysis of potential impact of project.

What about requiring developer to provide flood insurance to neighborhood?

Paving areas such as surface parking will make this worse - retention ponds not a great technology - porous pavement should be used. Reduce density of project to reduce need for parking.

Need to consider impact of climate change and heavier rains/storms in projecting runoff.

Traffic:

The staff report does not address how this will be addressed but these issues should be addressed before the project goes forward.

Neighborhood should be able to advise Traffic Engineering on viability of possible solutions to:

Pedestrian safety crossing Portage at Hayes and DiLoreto

Pedestrian safety and crossing at Donald and Portage for Sandburg school children

Placement of bus stops

Possible placement of additional lights

What is the current volume of traffic? How will it be affected by UW Hospital opening, as well as these apartments?

Parking

Amount of parking provided is less than units/residents, yet this is not a walkable neighborhood.

Who will get parking and what will prevent apartment residents from crowding the streets of Churchill Heights with cars?

### Community Benefits that could mitigate negative impact

- Install better internet access throughout the neighborhood
- Improve park (neighbors should say what improvements are desired)
- Use sustainable building practices throughout the project
- Unlimited access to the pool/club house for all area neighbors
- Work with city to devote space for a library (Compare benefit of community space for this to benefit of private pool and clubhouse.
- Consideration for neighborhood appropriate retail space in lower level/1st floor
- Other ways to compensate immediate neighbors

### Concerning issues of process:

- What is the reasoning for not including the neighborhood in these discussions earlier in the process as developer has done with other projects?

Neighbors want to meet with Planning Department staff and with Traffic Engineering.  
People want the same consideration other neighborhoods have had.