

November 17, 2015

To: Urban Design Commission

Re: Development proposal for 820 South Park Street

From: Ron Shutvet

I have the following concerns about this development proposal:

- **This development proposal drastically limits the future redevelopment possibilities for the one remaining property on this block, 834 S Park Street.** I do not believe that this block of Park Street should be redeveloped unless all the properties fronting on Park Street on this city block are included in the redevelopment plan. Don't do it piecemeal! It seems piecemeal is the way the city and the developers want to make this city grow, and it is just plain wrong.
- **The size and mass of the proposed building is too large compared to the surrounding properties.** The majority of the St. Mary's building at the corner of Park St. and Delaplaine Ct. is a little over 4 stories tall. The proposed building is a little over 5 stories tall along Park Street and Delaplaine Ct. The proposed 4 story height along Haywood Drive is too tall compared to the nearby residential properties.
- **Insufficient parking is being provided for the number of apartment units that are proposed.** The 103 proposed apartment units contain a total of 165 bedrooms and the developer has given an estimate of about 5 school age children in total would be living in the apartments. With at least one adult per the remaining 160 bedrooms and possibly more if two adults share one bedroom apartments, there could be at least 160 or more vehicles owned by adults living in the proposed apartment building. The proposed 84 parking stalls under the building and 11 surface parking stalls is not even close to what is needed for off street parking for this proposed development. Don't be fooled by people who say that many of these adults will not have cars and will use the bus or ride a bike. Recent history shows that this is not the case. All over the city there are a growing number of recently built and older apartment buildings that simply do not have enough off street parking stalls for all the people with cars who live there. Most people who ride the bus or ride a bike to work also have cars.
- **The proposed commercial space is inadequate in size and proposed use.** People need to be drawn to walk along Park Street with commercial spaces that are vibrant and responsive to the needs of the neighborhood. The current proposed use of this commercial space for Mr. Klein's real estate offices and offices for the apartment management firm that will be managing the proposed apartment building will not help to make Park Street a walkable streetscape. Look at all the recent redevelopment along the west side of Park Street from Delaplaine Court to Vilas Avenue. Most of the commercial space that was provided in the developments are dead zones to the surrounding neighborhood. In most cases the commercial space was poorly thought out and has limited parking availability. As a result, a number of these commercial areas sit as empty storefronts.
- **There are problems with the current proposed development plans.**
  1. **The perspective view named "Park Street View looking South November 5, 2015" is misleading as it is not architecturally correct and shows the proposed building smaller than it really will be with the current design.** This perspective needs to be corrected. The St. Mary's building in the image is about 4.5 stories tall and the proposed building is about 5.5 stories tall. The vanishing points for the St. Mary's building and the proposed building are different and the scaling is different. This causes the proposed building to look shorter than it really is. This perspective needs to be redone correctly so that the proposed building is drawn at the same scale and perspective relative to the view of St. Mary's in the image.
  2. **Need additional perspective views.** Need an architecturally correct perspective view from the sidewalk near the Octopus Car Wash on Park Street looking northwest towards the proposed building with the Renu Auto Body building visible in front of the building as this is the view most will notice as they travel

- north on Park Street. Also, need an architecturally correct perspective view of the proposed building from the intersection of Haywood Drive and South Brooks to study building massing on Haywood Drive.
3. **Need to make better use of rooftops for usable open space!** The current design wastes the potential for apartment and rooftop views of the Isthmus and Monona Bay. Why not put useable greenspace on part of the rooftop of the portion of the building on Haywood Drive.
  4. **Building setback along Park Street should be wider to allow for a 10 foot wide sidewalk.** Eight feet is not wide enough.
  5. **Units on Delaplaine Court lack sun and have boxed in views.**
  6. **Many of the units in this proposed building have few windows and lack adequate access to daylight and fresh air.**
  7. **The central courtyard is dismal.** Not much greenery will grow here as the space is boxed in on three sides by a 4 to 5 story building. And gets very little sun most of the year.
  8. **Need to realize the St. Mary's delivery noise; delivery/refuse trucks also block Delaplaine Ct. during delivery process.**
  9. **The proposed commercial area has no exit to parking or trash storage areas.**
  10. **Shouldn't there be laundry facilities for apartment tenants or is each tenant expected to put a washer and drier in their apartment.**

The above comments prepared by,  
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