

414 E Wash UDC Testimony 1 July 2020

With the steering committee's help, I wrote our report that was included in your packet. I'm happy to answer any questions you may have about our conclusions and recommendations.

But right now, I want to go back in history.

Two and a half years ago, your commission reviewed an application for a proposal next door at 502 E Washington Avenue. In the staff review, Tim Parks from Planning wrote the following:

"Immediately north of the subject site in the Downtown Core sub-district, the remainder of the first block of N. Franklin Street is included in the "James Madison Park" residential sub-district. The James Madison Park sub-district is recognized for its mostly intact blocks of two- and three-story houses, which the plan encourages be preserved, with opportunities for selective redevelopment in up to six-story buildings on the rest of the first block north of the E. Washington frontage. Along N. Franklin and N. Hancock Streets, the plan recommends that any infill and redevelopment be compatible in scale with the "house-like" character along those streets"

and

"The Urban Design Commission should affirm whether the mass and placement of the proposed five-story building is appropriate given the existing context, particularly in relationship to the wood-framed two-story residential buildings to the north. "

The staff report the Commission received for this application did not reference Planning's previous direction about a much smaller proposal next door.

It's frustrating to the neighborhood steering committee that UDC is not scrutinizing the excessive height of the current application given the precedent set for the neighborhood. Consistent feedback from Planning, UDC and Plan Commission provides predictability and improves development in our city.

I encourage the commissioners not to recommend the design for an 11 ½ story building and to ask the developer to come back to UDC with a design more compatible with the neighborhood. Please refer this item so that developer can propose a development that works for UDC, works for the city and works for the James Madison Park neighborhood.

Sincerely, Bob Klebba

Steering committee member