

From: Jude Dereszynski []
Sent: Monday, March 13, 2017 3:31 PM
To: Parks, Timothy
Cc: Gruber, Tim
Subject: Frey Street Hotel

I am writing to comment on the proposed Hotel for Frey Street.

I realize you have had many comments on this project, so some of mine may be redundant.

My husband and I live on the sixth floor of Weston Place. Our condo has an eastern exposure and will be greatly impacted by this massive building.

Our first concern is the traffic on Frey and the congestion and danger to pedestrians that having two additional exits from the building will cause. Right now due to the snow, I am watching cars trying to maneuver the narrow passage created by parking on the North side of the street. Even in the best weather conditions cars are often backed up near the entrance trying to get into our underground parking. Large trucks and vans going into Hilldale make this congestion worse as they sometimes idle on Frey trying to get into loading zones. As you are aware there are a large number of pedestrians and will be more with the new larger DOT and greater attractions of Hilldale. Perhaps underground parking with only one exit closer to Sawyer Terrace would improve safety?

Our second concern is with our personal privacy. We have certainly had neighbors, when we owned a home, who were this close and could look into our home. But these were neighbors, who we could talk to should there be any concern, not people who were in transit. This is not a good situation for anyone. Our lives will be greatly impacted by these sight lines. Is it possible for the Hotel to put screening of some sort on those windows that would block the view into our homes and yet still let in light?

Finally, there is a great concern by everyone on this block about density. When Venture was built we were told that building was already violating city density guidelines for the area. Now even more density is acceptable? We always accepted that someone would build on the Frey Street property, it is just the sheer massiveness that is so disturbing. We feel the City has lied to us again. Surely underground parking and a lower profile are in order, if this is not the case.

Thank you for your time in reading this and forwarding it on to the proper Committees, Tim.

Jude Dereszynski

Please accept this comment on the proposed hotel/office complex on Frey St. I believe these comments would be useful for both the Urban Design Commission and the Planning Commission as it relates to the location of the westernmost driveway for the complex. Changes to the driveway location would affect the architectural design.

Neighbors have complained about traffic accidents and congestion at the proposed driveway for the complex. A traffic study was conducted for the developer which focused on the nearby intersections but not the actual driveway location. The developer acknowledges the problem, but concludes that the slope and road conditions are no different than elsewhere in the city and therefore nothing can be done. Alder Tim Gruber has worked with City crews to assure good maintenance, but salting is limited due to salt contamination in nearby municipal wells. A few days after presenting the traffic study information to neighbors, the accident shown in the attached photo occurred (February 24, 2017). The proposed driveway is to be located about where the pedestrian is walking in the photo. While there may be similar sloped and icy streets in Madison, a large parking structure and driveway is not being proposed to be constructed on them, and probably no similar parking structure and driveway currently exist at such dangerous locations, at least not with traffic turning up an icy hill.

While the developer is not responsible for the hazardous traffic conditions, adding traffic to a known problem area should not be permitted. The driveway and related traffic should be located further downhill away from the steep slope area.

Roger Fritz
[REDACTED] N Segoe RD, Unit [REDACTED]
Madison, WI 53705



Subject: File # 45165 Frey Street

Thank you for the opportunity to comment on the proposed hotel/office complex on Frey Street. As neighbors to the proposed project we are concerned with the development and the effect on our membership. We presented our concerns in previous correspondence and would like to focus those concerns for the Urban Design Commission's consideration.

We have discussed the traffic concerns on Frey Street, the lack of green spaces between our buildings, and the excessive height of the parking structure and office space. The elevation and close proximity of the offices and the mechanical room mars the view of residents on the lower floors of Weston Place. Stacking the office space on top of a parking structure and not taking into account neighboring uses and terrain seems to be the root cause of all these concerns. The resulting building is not compatible with existing and proposed functions.

We appreciate mixed use when it is store front businesses at street level with residential above. However, floating an office space on top of a parking structure seems like a bizarre interpretation of "missed use". These uses would be more compatible with its surroundings if the parking is placed underground like the parking for neighboring Weston Place and Venture. Underground parking would lower the office space below the residential level at Weston Place and relieve the traffic issues on Frey Street by making traffic flow more compatible with the use of the lower driveway to Frey Street where the slope is more gradual. The use of underground parking may even open options for greater green space between the buildings.

We believe the building would be safer for the neighborhood and more compatible with Weston Place if it used underground parking. The traffic flow pattern could be made safer and the building height would be less of an issue. Please consider these suggestions to make the building form more compatible with its functions and those of its surroundings.

Thank you.

Thelma Wells, Board President, Weston Place Condominium Owners Association, Inc

To Whom it may concern:

We live on the 4th floor of Weston Place and will soon be looking directly at the west wall of the hotel to be built next door to us, as will many other units on our side of the building. We ask that the hotel be good neighbors by challenging their architects and landscape designers to provide a pleasant view of the building for those of us who are losing our city and capitol views. Creative use of trees and climbing vines (eg. Boston Ivy) to produce a green space have been used in other buildings throughout the city.

Many of us at Weston Place have friends and family visiting and would like to be able to recommend the planned hotel as a place to stay. The hotel's efforts to address our expectations would make that possible.

Sincerely,
Sharon and Oliver Goldsmith
Unit [REDACTED]