

Concerns with Current Urban Design Submissions for 666 Wisconsin Ave
requested by John D. Martens

Having carefully and thoroughly reviewed the current plan submissions by the Hammes company for the Edgewater project at 666 Wisconsin Ave, I respectfully submit the following list of incomplete and inconsistent issues.

Items Missing from the Set of Plans Submitted:

A clear differentiation of floor plans for the original Edgewater Tower. The floor plans submitted appear to be cut at appropriate elevations for the new tower, and extended in the same plane through the existing Edgewater Tower. Consequently, floors in the existing Edgewater Tower are either duplicated or skipped, leading to an unclear indication of work to be done in that building. Furthermore, those plans (A1.01 through A1.08) are not even labeled as to what exactly they are depicting in the original Edgewater Tower. Pages A1.08 through A1.12 are at least labeled properly. **A longitudinal section of the original Edgewater Tower is essential to understanding work proposed in that area.**

Planters along the "Venetian stairway" will impact significantly on the experience of utilizing that stairway. **A dimensioned section through the planters on the stairway is essential to understanding that configuration. Plant types and heights should be specified.**

The exact configuration of the grand plaza is of utmost importance, both in terms of public enjoyment, and in order to maintain maximum visibility of Lake Mendota. **To that end, details and specifications are necessary for the following items:**

- Planter heights and details
- Plant types and heights
- Benches
- Signage
- Railings
- All other site amenities such as fountains, trash enclosures, etc.

The following items are also necessary for appropriate evaluation of this project:

- Heights and details of the roof addition to the original Edgewater Tower
- Details showing the three new entrances to the Edgewater building off of the "Venetian stairway"
- Accessible parking stalls (only two are shown in those are located in valet parking)
- Methods of water retention/detention
- Changes to the existing grading
- Details of the proposed deck and structure shown on the deck
- Verification of parking easement from National Guardian Life, and location of 39 parking spaces referenced

VJL Handout 9-2-09 No. 3