

From: Chris Lukas [mailto:lukas@luhala.com]

Sent: Wednesday, May 05, 2010 3:27 PM

To: Martin, Al

Subject: Comment on item for Urban Design Commission meeting this evening (5/5)

Dear Mr. Martin,

This is a comment for today's Urban Design Commission meeting regarding the proposed Apex development at Merry & Winnebago streets.

As a nearby resident, I am strongly against the proposed development. The primary reason is that the proposal is too dense and does not fit into the character of the surrounding area.

The area is entirely single family, 2- and 3-flats with the sole exception of an apartment building Apex already owns. The 23-30 additional units proposed by Apex on 3 regular lots is the equivalent of a 7-10 unit building on each lot which is way out of proportion to the other lots.

Not only that but the feel of the area is not high density. It's park-like and has gently sloping lawns down to the river. This area is not some desolate, trash-strewn urban hardscape. On the contrary the lots as they are pretty and well-proportioned for small-scale housing.

I am not against redevelopment of the 2 lots that do not include the Hurd house. If the developer wants to tear down the existing 2-flat and build a new one and a 3-flat on the currently empty lot, that's great. However, there are acres of land in our neighborhood that are ready for large-scale development and are identified as such in the comprehensive plan. If Apex wants a large apartment or condo building, they should choose one of the numerous existing alternative locations.

I urge the UDC to reject the project's scale in favor of designs that reflect the character and density of the neighborhood.

Thank you.

Chris Lukas
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