

Urban Design Commission

20 September 2023

Dear Commissioners and staff:

I am opposed to the proposed height increase for block 2b of UDD8.

Currently this block has an 8+2 height limit. This height and that of all the other heights for the different blocks were carefully considered by the East Capitol Gateway committee along with participation from the Tenney-Lapham Neighborhood, when they drafted the original UDD8 guidelines. Alder Rummel coincidentally was on this committee. The maximum heights were especially important on the north side of E Washington Ave due to the shading of the prospective developments.

There are reasons for the different heights. The tallest height was 10+2 stories (Galaxie on 800 block) which does not shade residences but rather a water reservoir and park on the East Mifflin Bike Boulevard. Where there are residences on the north side of the Bike Boulevard (and not on the south side), building heights are 8+2 on E Washington Ave and then stepped down to 3 on the East Mifflin Bike Boulevard side (Constellation on 700 block, Lyric and Arden on 1000). Where there are residences on the south side of the Bike Boulevard, the building heights are 3 stories (WYSO 1000 block, Factory District-1200 block, Valor 1300 block).

Block 2b was limited to 8+2, because there are residences on the north side of the East Mifflin Bike Boulevard. Allowing 14 stories and not 10 would put these residences in the shade for the darker months of the year, as you can see from the developer's shadow studies.

The staff report is accurate, but overlooks the level of care the original drafters of UDD8 paid to the quality of life of nearby residents. Increasing the allowed height for block 2b to 14 stories would be disrespectful to these Tenney-Lapham residents.

I encourage the Commission not to amend UDD8 for this height increase.

Sincerely,

Bob Klebba
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