

To the Urban Design Commission and Plan Commission:

Comments on 1004 & 1032 South Park Street Proposed Revised Plans Dated August 24, 2016

- Not enough commercial space for this important block on Park Street. The whole block will be a dead zone for pedestrians. I can't even imagine living in a first floor unit of this proposed building. Horrible traffic noise from all sides. I lived on a second floor apartment in the 600 block of South Park Street for a year. Believe me, the traffic noise is horrendous.
- Proposed buildings are too close to the Park Street ROW. Should be set back similar to Wingra Clinic setback. No real green space on entire property. Just a bunch of box shaped planters sitting on the sidewalk next to the buildings all around the property. Set back buildings more to create real green space. The median green space on Fish Hatchery Road looks nice on paper but long term plans for Fish Hatchery Road is to widen the roadway towards the new buildings. Set back the buildings from the ROW more to create more real green space.
- Parking entrance exit is horrible with two hairpin U-turns and poor visibility for pedestrians and other vehicles navigating in this area. Previously approved plans had a straight approach in and out of the parking areas.
- No off street parking provided for the commercial area. Patrons of Barriques across the street have to park on South and West Shore Drives to access Barriques because their off street parking area is too small. Where are the commercial area customers going to park?
- Not enough off street parking for residents of proposed buildings. Neighboring streets are already experiencing problems with too much demand for on street parking from existing residents in nearby apartments. Only 157 parking stalls are proposed for 161 residential units with a possible estimated 196 or more residents with cars.
- Not enough bike parking provided. Only 72 bike parking stalls are proposed for 161 residential units with a possible estimated 196 or more residents. The previously approved plans had 207 bike parking stalls.
- No trash storage area for commercial area. Closest trash area is way on other side of building.
- No handicap accessible entrance to the buildings on the Park Street Side of the building. The proposed courtyard does not have a handicapped accessible entrance/exit on the Park Street side of the buildings.
- Does not seem to be any logical place for trash pickup trucks to park and have easy access to the dumpsters.
- Does not seem to be any logical place for moving trucks or delivery trucks to park with easy access to the lobbies and elevators without blocking on street parking or active lanes of traffic on Park Street and Fish Hatchery Road.

Please reject this attempt to significantly alter this redevelopment project. The already approved plans were a bad compromise and should have been rejected, too. The drop in building height from 5 stories max to 4 stories max is not a good trade off as all the issues detailed above have been made the proposed building an even worse development proposal for this property.

I believe the best thing that could happen for this property is for the developer to give up and put the property back on the market for a responsible developer to purchase and create a development proposal that is acceptable to the neighborhood and the city. No more crappy plans to review, please!

Ron Shutvet
Madison WI