

Dear Urban Design Commissioners,

I am here to voice objection to the proposed development at 416 W. Mifflin.

My objection is related to the following areas:

- The UDC design standards state under the heading related to other buildings “design of a new structure will have a significant visual impact on adjacent structures” The proposed development does not add visually to the adjacent structures, rather it over powers them due to its density and height. The 400 block of W. Mifflin is made up of gabled roof three story houses with two family like units within them. Many agree the only other large density flat roof structure detracts from the neighborhood. Though the proposed structure may meet the requirements of the comprehensive plan for a 2-4 story structure in this location, the downtown plan calls for a three story structure in the same location.
- Under the same area of the UDC standards document, it states the new structure should possess its own character but should not present extreme contrasts with other adjacent structures. Though the developer tried to visually break up the structure utilizing colors and materials, the density and height remain a significant contrast. On the 400 block of W. Mifflin it will stick out as very different and I believe an extreme contrast to what currently is found on this block. The density and flat roof add to the contrast in comparison to the other structures on this block with three stories, gabled roofs and front porches.
- The developer tried to have the windows possess a structure similar to the other structures surrounding it. UDC standards indicate that windows and doors of new structures will possess an appearance of belonging rather than one of intruding. All the doors do not have this same follow through; two are front entrances connected to balconies and the main door does not have a porch like entrance. All in all, none of the entrances have an appearance of belonging to the surrounding structures. Balconies are very different then porches for the obvious reasons of size and inability to encourage a social atmosphere.
- Another standard noted by UDC is the street level appearance of the structure; the commission notes the pedestrian is most conscious of their surroundings at this level, thus it is very important that the ground level face of the building to the sidewalk work well. This development’s density and height will bring a different feel for this block. There will not be a break between the four lots allowing for grass, sun and trees to be present. The front entrances and balconies do not offer the same ambiance of the large wide front porches found on the structures on this block. Though the proposed development shows a fourth floor set back, this set back appears from the drawings to be visible at the corners of the lot and from other vantage spots along the sidewalk and across the street.
- It is unclear from the drawings where the trash containers will be placed.
- From Planning documents, it appears a 20 foot setback is required for the front of the structure; I am not sure if this development meets that criteria as I believe the latest drawings may have the main entrance at a 16 foot setback and the others at less of a setback.
- I believe the intent of the developer was to provide some visitor bike/moped (2) parking in front of the building but I do not see a location.
- Based on my above comments, I cannot support this development on W. Mifflin St.

Thank you for taking my comments into consideration.

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UJL 2-16-11 Handout No. 3