

November 4, 2009

Commissioners:

Attached are two examples of deceptive information contained in the most recent Edgewater Redevelopment submission by the Hammes Company.

The first is a dimensional analysis of the rendering showing on Page 3 of the submission. It illustrates a significant discrepancy between what is being presented to the public as a "grand stairway" as shown in the rendering (28'-10"), versus the actual width of the stairway as shown in the architectural drawing (16'-3").

The rendering contained in the previous proposal, which has been publicized in countless public presentations and media outlets by the Hammes Company, also shows the same exaggerated stairway width. In the recent revision, the tower has been modified, the 1970's addition has been modified, but the distorted stairway width still has not been corrected.

Also of note is the fact that the original Edgewater shown in the rendering is proportionately larger than the rest of the development, tending to make the new tower look smaller than it actually is.

The second attachment is a perspective analysis of graphics on Pages 4 and 5 of the current submission. These illustrate how much more lake view will supposedly be exposed by lowering the front of the existing 1970's edition. When questioned by Alder Carr on Monday night at the Plan Commission meeting whether these graphics are shown from the exact same viewpoint, Robert Dunn assured that they are, and he added that it illustrated just how dramatic the increase in lake view would be.

In fact, these graphics are taken from significantly different perspective points. By analyzing perspective lines from the horizon plane in each of the drawings, it can be seen that the rendering is taken from a point approximately 12 feet higher, closer to the lakefront, and slightly to the left of the viewpoint of the photograph. Each of these shows more of the lake and significantly distorts the increase of lake view.

Additionally, the project purports to "restore" the original Edgewater, and on Page A3.03 a rendering from that time period is shown. This too, is deceptive, implying that the building will be restored to that same configuration. In fact, the building will be remodeled, not restored. Furthermore, nowhere in the plans are any details shown of the additions to the top of the building, the front of the building, or the lower rear of the building.

Urban Design Commission is entrusted by the public with the power to safeguard "the beauty and nobler aspects" of the buildings and landscaping in our city. This project is far too consequential to be approved with what certainly appears to be willful misrepresentation. We cannot begin to resolve the public issues without complete, accurate, and truthful plans. The Hammes Company continues to include deceptive information in their applications. I respectfully request that this project be denied.

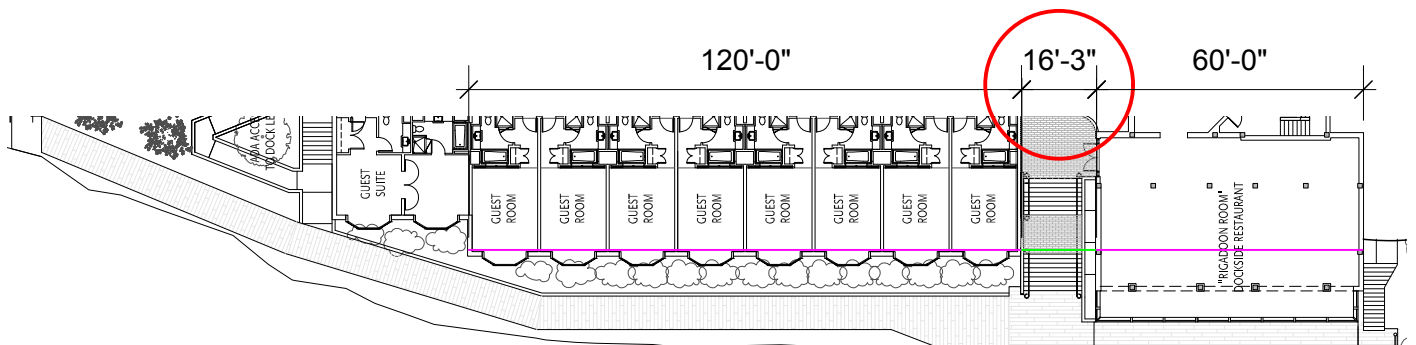
Furthermore, if at some point the Hammes Company should submit a proper application, I believe that it will be necessary that the public and required commissions be given a minimum of four weeks to review such application due to the complexity of the project, its significance to our community, and the degree to which it shatters all established standards.

Thank you,

John Martens



Rendering from Cover and from Page 3 of Edgewater Redevelopment Revised Submittal Package
10/28/2009 by Landmark X, LLC



Architectural Drawing from Page 27 of the same document

"Grand Stairway" or Grand Deception?

Dimensional Analysis by John D. Martens with Vectorworks 2010 software
CAD file available by request @ johndmartens@sbcglobal.net 10/30/2009

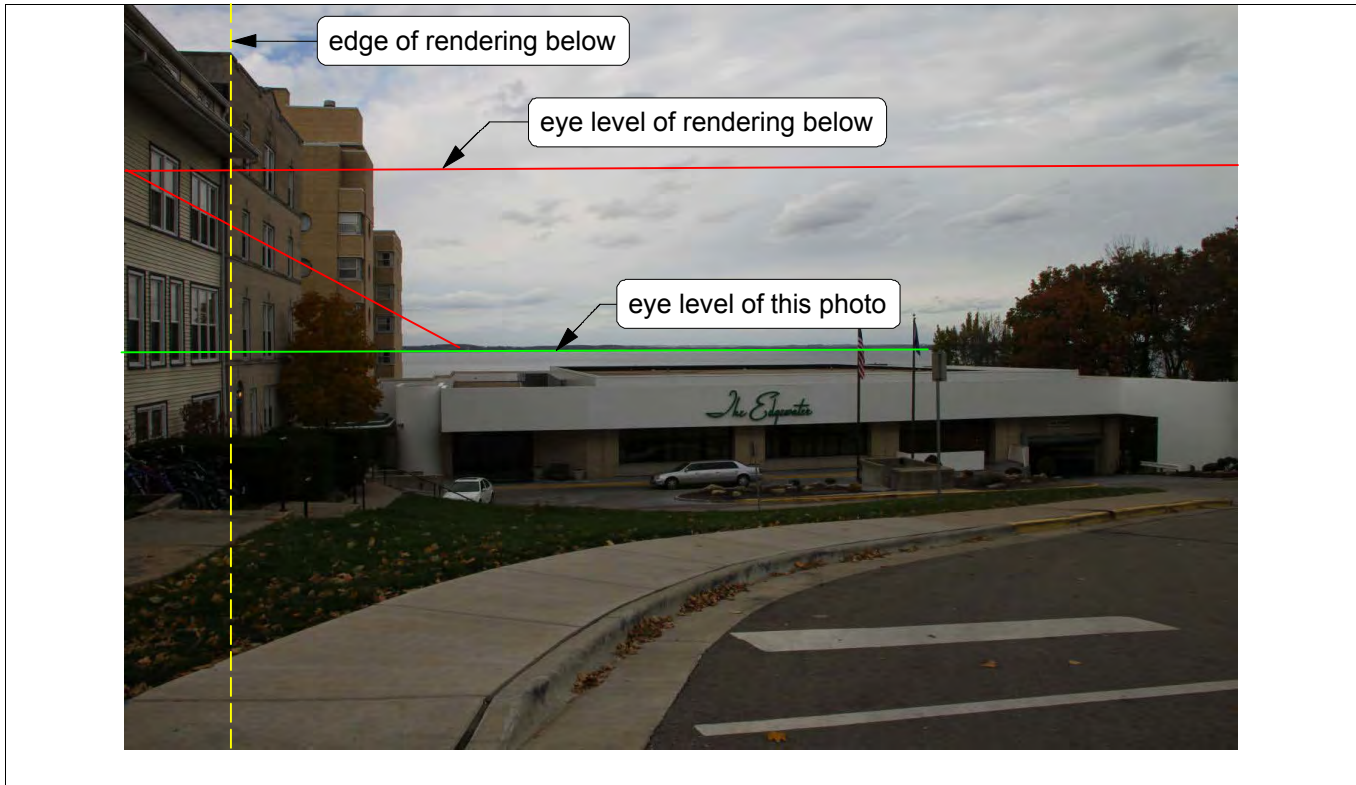


Figure 1.1 Existing View

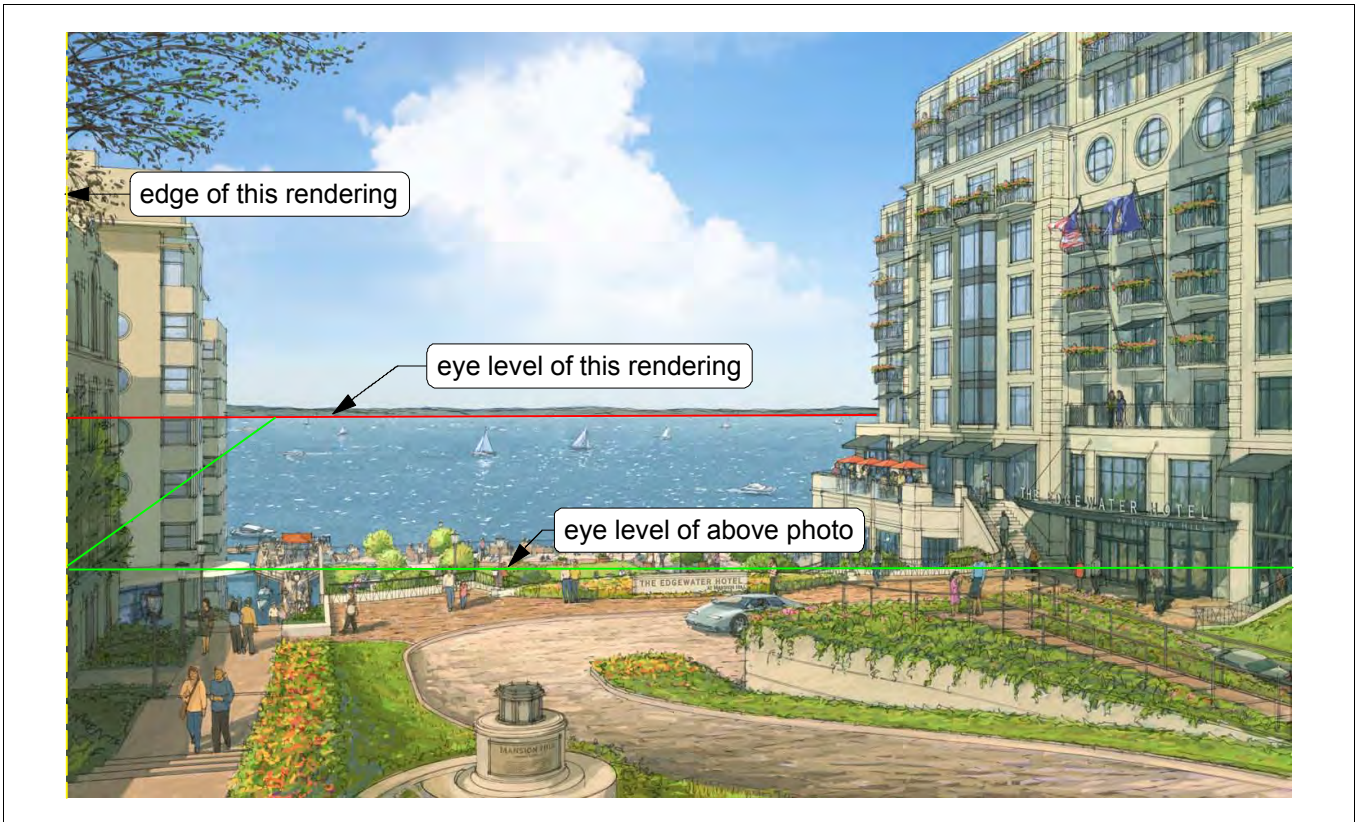


Figure 1.2 Opened View Over Terrace

Hammas Deception Part 2: NOT The Same Viewpoint
12' height distortion = twice as much lake than actual