

GNA Ideal Development Committee Comments from the February 19 Meeting with proposed development property owners, architect and developer.

The GNA Committee would like to acknowledge that the developer has listened and responded with some positive changes to feedback from an earlier discussion with the neighborhood. The present proposal has fewer units, more setbacks, green space and landscaping. Further, the reduced height to three stories and the use of gabled roofs on the westerly portion of the current plan more closely match the look and feel of the neighborhood.

Our primary remaining concern with the proposal is that it still calls for a five-story height along Park Street and the easterly portion of Drake Street. This height is out of place with the neighborhood which is 2- and 3 story housing stock as well as with the Park Street commercial corridor south of Washington/Vilas Ave. which, with the exception of Saint Mary's Hospital is predominantly 1-, 2- and 3-story buildings.

We believe the mass and density of the proposed 5-story building will detract from the look, feel and attraction of the mixed commercial and residential nature of the area and may diminish the value of nearby properties

We appreciate the City's concern with optimizing new development and honoring that which is good in existing planned development, such as the largely John Nolan design in the Greenbush area. We encourage reducing the building's height to four stories to minimize the negative impact on the neighborhood. We believe that four stories can provide an appropriate mix of commercial space and housing units as well as sufficient off-street parking for cars, scooters and bicycles.

We look forward to further conversations as development moves forward and offer input and professional expertise from our neighborhood committee on issues and concerns related to drainage, lighting, landscaping and safety.

Thank you for your consideration. Please let us know if you have any questions.

Sincerely,

Greenbush Neighborhood Association Committee
Ideal Committee Chair, Zaccai Lewis