

SPRING HARBOR NEIGHBORHOOD ASSOCIATION

Comments to UDC re: Erdman Center

September 1, 2010

We support the current proposal with several reservations at this time, as follows:

- Zoning Text
 - Continue to be very concerned about the vagueness in the zoning text. In particular:
 - Lot description should tie to the proposed preliminary plat
 - Floor area ratio minimum and maximum should be defined
 - Rear yard minimum setback should be defined
 - "Possible" lot development descriptions
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- Do not support Public Utility and Public Service uses (electric substations, radio/tv towers, sewage system lift stations) on the list of allowed uses
- Outlot 1: "Target Use" should not include "limited car access to parking." The possibility of this outlot turning into a street should be precluded.
- Height: Should be limited to "the lesser of 6 stories or 95 feet", or simply "limited to 95 feet."
- Limit office space square footage max. in the Zoning Text to 765,000 sf (the total allowed of 795,000 sf less the min. proposed 30,000 sf retail) to ensure a mixed use project.
- A primary concern is to protect neighbors in the Trillium neighborhood (adjoining this property on the west end). Our recommendation is to provide a dense mature evergreen tree screen/buffer between the Erdman Center Project and the Trillium neighborhood. Erdman Center staff has responded, "The proposed bike corridor connection will include opportunities for vegetative buffer. The development team will review the draft landscape plan with the neighborhood prior to the adoption of the first SIP." This does not provide enough assurance for us that the privacy of the neighbors will be protected.
- We are concerned about the congestion near the intersection of University Avenue and Whitney Way caused by the addition of traffic from this project along with other projects planned for University Avenue from Middleton through Old University Avenue.
- We will look to the project to demonstrate the highest standards of infiltration, rain water re-use, bio-retention and runoff control both during construction and post construction. We encourage the minimization of salt usage as much as is practical.
- We support Erdman Holdings' intentions to assure the project meets or exceeds the state building codes regarding energy efficiency, but encourage them to require adherence to higher standards such as ASHRAE standard 90.1-1007.

Lobnitz's Comments

9-1-10 Hdatb