

**From:** stuart eckes [<mailto:stuart.eckes@gmail.com>]  
**Sent:** Tuesday, July 10, 2012 8:48 PM  
**To:** Martin, Al  
**Cc:** Parks, Timothy; Ellingson, Susan  
**Subject:** Ideal property redevelopment

To Whom it May Concern:

I am writing as a resident of the 400 block of South Brooks Street for over 19 years. I am writing to express my opposition to the proposed design for the Ideal property redevelopment.

I am concerned about the height, mass and design of this development. Five stories will tower over the other buildings around it. The building will certainly be out of place in comparison to anything around it. The drawings of the building show this dramatic difference, and I fear it will be even more stark in comparison when built.

The mass of this project concerns me as well. The Greenbush neighborhood is already a congested part of the city. I feel this building is too massive for a single structure. I don't know if breaking it up into two buildings would help, but again, the drawing that I have seen show a design that looks like two buildings stuck together. It appears to have no balance or uniformity.

Finally, I find the the modern, cube-like design appalling. There are no buildings in the area that are of this type of design. It compliments none of the buildings in the area, and will stick out sorely. The building materials are not in keeping with the area, and the colors are inappropriate. I have seen several drawings of this building and I can't help but feel that it looks "big and cheap." I feel more conventional design and building materials would help this situation.

Other examples of architecture that matches it's surroundings are all over the city. The Settlement Place of Main and Blair streets is an example of a new building that matches it's environment. Williamson St. and Johnson St., in fact, much of the isthmus have infilled with buildings that preserve and enhance the buildings around them. This buildings does not. It stands out sorely.

The Park Street guidelines, and will as the UDD7 guidelines indicate that building should be limited to four stories in height. I feel this would be more appropriate for this neighborhood. With all of it's mass extending almost a whole block into the neighborhood, it will be a very large addition to the area. I only wish it were a more sympathetic addition to the area.

A building of less height, more broken-up mass, and of a design that is more typical for an old established neighborhood would have less impact and would be welcomed to the neighborhood. I feel this building incorporates too much height, unbroken mass, and is of a modern pigeon-coop like design. For these reasons, I oppose the current design.

Respectfully Submitted

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