

Members of the UDC and Alder Rummel,

I received notice from Kevin Page about the design update a week ago, and our steering committee has not had the opportunity to meet regarding this iteration of the design for 330 E. Wilson St. However, I have shared this new information with some neighbors, and below is a summary of comments with specific comments in quotes:

- There continues to be a strong concern about this building's affect on the view shed down S. Hancock St. The openness of this view is highly valued by the neighborhood. - "It's disappointing that there continues to be no progress on our view shed issue, and the lack of contrast between the building and the sky in the developer's image (EX.06) hides the substantial change that this building will bring to that view."
- There continues to be a strong preference for a retail use on the first floor to activate that space, and a desire to increase space for that purpose. - "Why not eliminate the parking entirely to maximize the potential for retail use?"
- There continues to be a strong concern about the overall height and massing of the building with respect to its surroundings. - "Not only is the building the tallest in our neighborhood, its stair tower now feels more massive - like a 7th floor penthouse".
- There is a preference for the use of color, but neighbors continue to be concerned about the stark contrast of this building's architecture with the neighboring historical buildings. - "I'm very worried that this building will stand out like a sore thumb like the ugly apartment buildings in Mansion Hill!"
- There is interest in as well as concern about the lap siding - "but the additional texture that the lap siding provides might add architectural interest and perhaps can relate to the narrow gauge lap siding of nearby homes".

A neighbor also pointed out, with some urgency, a problem with the renderings, which I promised to share with you. There appears to be a significant inconsistency in renderings R1.01 and R1.02. In R1.01 the tan building neighboring on the left is about 2 stories tall when compared to the proposed building, which seems reasonable. In R1.02 that same tan building has grown to more than 3 stories tall, or as I was told "the new building has shrunk to give the false impression that it is appropriately scaled for its surroundings". Since the two buildings are separated by about 10 feet, it was difficult for me to explain this inconsistency as resulting from perspective or an elevation change. The question then was raised about the reliability of the view shed images.

We appreciate your continued assistance to ensure this project is a handsome and compatible redevelopment.

Jim Skrentny
Chair - First Settlement Neighborhood
330 E. Wilson St Steering Committee Member