

Members of the UDC and Alder Rummel,

On Monday, the Hancock Court Homeowners Association (HCHA) held its annual meeting. The Association includes residents from the following on S. Hancock Street (15 units) - 132, 134, 136, 138, 140B, 140 C, 142 B, 142C, 144 #1, 144 #2, 146 #1, 146 #2, 148, 150, 152. During the meeting several concerns were raised about the current redevelopment proposal for 330 E. Wilson Street. The Association voted unanimously in opposition of the proposal. Below I've highlighted our member's concerns:

- **View Shed:** This remains a significant concern for our association. The renderings provide little effort to illustrate the impact of this development on the view shed - especially during the many months when there is little to no foliage.
- **Building Height & Massing:** This development is situated next to a historic building (Kleuter) that has applied for Landmark status. The proposed 6 stories with no set back does not integrate with the rest of the neighborhood. Additionally, the elevator tower continues to expand and serves as a pseudo 7th floor.
- **Parking:** The association was deeply disappointed that the development team has continued to prioritize parking at the expense of looking at options to either provide a setback or reduction in building height.

Additional concerns have been voiced about the building's style not being consistent with the neighborhood and the loss of any viable green space (trees, plants, etc.) between the development and our property.

We'd request a 3rd party engage in view shed and shade impact research so that we have a more complete idea of what the impact of this development may entail before final approval is granted.

We recognize that redevelopment at this site is, and should be, a priority for our city and neighborhood. Our commitment is to work on ensuring that the development meets a broad set of needs - beyond just meeting the technical code requirements outlined by city policy.

Thank you for your time and efforts,
Mark Kueppers
President - Hancock Court Homeowners Association Board
Cc: HCHA Board