

Comments on the revised plans for the Peloton to be reviewed by the UDC on February 13, 2019

Now that the architect has drawn a more realistic perspective view of the Peloton from Park Street, the rooftop stairwell box sure sticks out like a sore thumb. I remember that for weeks the city and the developer claimed that the project did not have to go before the UDC again because there would be no changes to the exterior of the building. Well, this building has numerous changes happening to the exterior of the building and this is one of the ugliest. Furthermore, it is unclear to me the actual size of this rooftop stairwell box as various pages of the newly revised plans show the rooftop stairwell box to be a different size when comparing the plan pages. See the recent plan pages 20, 21, 22, 23, and 26. Below is the image on page 26.



Why is this stairwell even needed? It only connects the rooftop area to a hallway on the 5th floor. From that hallway, one has to walk to the other end of the hallway on the 5th floor to get back to the stairs and two elevators that already serve as access to and from the rooftop and to and from ground level and floors 2 through 6. This stairwell does not seem to serve well as a fire escape as it does not get you off the roof and out of the building without having to go back out of this stairwell and back into the building on the 5th floor to then find another way out of the building. To be an effective fire escape this stairwell should extend all the way from the rooftop to ground level and directly out of the building at ground level.

I recommend that this stairwell be eliminated unless it can be proved that it is a necessary, safe, and effective stairwell for use as an emergency exit from the building. There are already two elevators and a fire proof stairwell that provide access to and from the 6th floor commercial space and the rooftop open space. This stairwell seems redundant. All the tenants and guests on the 2nd thru 5th floors of that section of the building need to walk back down their hallways to the two elevators and main stairwell area in case of fire, so why

can't the people on the rooftop do the same thing? The two previous renditions of this project were approved without this added stairwell and roof top box so why the need now?

Another issue I have with the design of this building is the 6th floor commercial space. The most recent drawings clearly show the interior space having a bar area and enough indoor space for a large number of customers. It looks like this area is being earmarked for some kind of, nightclub, restaurant-tavern, or restaurant-nightclub or catered event space for private events or meetings. Yet previous approvals of this project had conditions of approval requiring that the owner get a conditional use approval from the Plan Commission for these types of use of that area. It seems the developer is wanting to build this commercial space as some kind of restaurant-bar or catered event space first and then ask for the conditional use after the 6th floor commercial space has been built. Isn't that doing things backwards and then telling the city that they have to give the conditional use approval now because the space has already been built for that purpose?

I predict that parking issues related to this redevelopment project will be the number one thorn in the side for most owners of single family homes that surround the Peloton as the streets in front of their homes will be clogged with vehicles owned by people visiting or living in the Peloton. A rooftop party spot, whether open past 8 PM or not, is going to make things worse.

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