Urban Design Commission
Meeting of April 24, 2019
Agenda item #2, Legistar #54198, 929 E. Washington Avenue

The glare study prepared by RWDI addresses "how sunlight will reflect from the proposed 929 East Washington Avenue development ('Proposed Project'), and what impacts those reflections may have on people and property in the vicinity."

The analysis was confined to glare on East Washington and properties to the north. Glare was not assessed to the south, other than McPike Park. In particular, glare was not assessed on Jenifer Street nor on the 400 blocks of S. Paterson and S. Brearly.

It may seem that Jenifer is too far away to experience glare – it is approximately 1500 feet from the rear of the proposed building. However, Receptor D6 is approximately 1200 feet from the angled side of the proposed building and it has 102 days (the most days of all receptor points) with high impact reflection (page 20 of the study).

The proposed building has elements on the south side with visible reflectance of 25-26% (page 9). Jenifer Street is on a ridge that is approximately 30 feet higher than the proposed site.

The S. Paterson/Jenifer intersection is a highly used commuter route and Jenifer is also a bus route. What impact will glare, particularly early morning glare, have on those commuters when crossing Jenifer or coming down the hill on the 400 block? Or on a bus driver stopped at S. Paterson heading east?

What impact will morning sun have on residents of Jenifer, S. Paterson and S. Brearly? The study acknowledges glare on residences to the north, with the solution being that residents should just close their blinds: "That being said, the reflections do not pose a risk to safety, and are likely a nuisance at worst, as the occupants can look away or close blinds." (Page 17) From the detailed analysis, it seems that some buildings to the north will have glare for about 2 hours/day, for about 4 months of the year, split between morning and afternoon.

And what of the glare immediately south on East Main? Pedestrian glare immediately south of the proposed project can be 27% of daytime hours (page 17). The Capitol Gateway Corridor Plan provides that this corridor should become more pedestrian friendly (pages 12 and 23).

I respectfully request that the UDC have the glare analysis expanded to include the south side of the site, particularly the Jenifer Street area.

Linda Lehnertz
Marquette neighborhood resident