

From Tim Blindauer
N. Paterson Street
May 5, 2016

Interesting thing, you hear about "shadow studies" when high building go up, but I am finding I am getting a lot of glare from the new building.

Should I also mention the increase of noise.

From Betsy Thompson
N. Few Street
May 5, 2016

I really appreciate the committee's attention to overflow traffic and the management of overflow into the neighborhood.

1. I am concerned about traffic at the Lapham school start (7:40 AM), and Lapham dismissal (2:40Pm), with concern that children are at risk for getting hit by cars. Again, request for crossing guards.
2. As a resident at 419 North Few Street, traffic entering the isthmus use the residential streets in an attempt to bypass stop-lights, and they often will speed through. A good example is with the morning rush, when Maple Bluff/ Deforest/ Waunakee North East residents utilize Sherman on their way to Gorham.

Thank you for your commitment to the health of the school and neighborhood.
I hope this development can move forward with ongoing attention to traffic management.
With gratitude.

Betsy Thompson, parent of Lapham student

From Kevin Luecke
N. Ingersoll Street
May 5, 2016

Thank you for the meeting notes Pat, I was unfortunately not able to make the meeting, nor can I make the May 10 meeting.

My concerns with this project remain the same, and it sounds like others share them - there is too much parking that will impact traffic in the neighborhood, the drive-thru bank will generate lots of neighborhood traffic, and the parking structure will be a terrible eyesore and dead spot on Ingersoll. Keep in mind that much of this traffic will pass by Lapham at exactly the time students and staff are arriving for school. Ingersoll is already

a busy street for a neighborhood school to be located on, and this will significantly worsen the situation.

The eyesore part can be remedied by providing an L-shaped building that wraps the front of the parking ramp with office space (I don't buy Summit's claim that they can't make that work). As a neighborhood we have specifically pushed to ensure that the parking structures at The Constellation, The Galaxy, and the Stone House Dairy Site are fully enclosed - this should be no different. (Note that the Constellation ramp is exposed on the south side, but will eventually be covered by development infill).

Summit keeps claiming that they cannot lease space and earn a profit because of their regulations, but this is a self-imposed issue - they could easily have Stone House build a more appropriate development and then buy their space as a condo. Sure they don't own the land, but they would own their space, and Stone House (or whomever) could have additional retail, rental, or commercial space for lease.

As it stands now, I cannot be supportive of this development because of the issues noted above.

From Tyler Lark
E. Dayton Street
April 12, 2016

My personal thoughts on it after looking at the slides:

- I really like the angled vertical wall element of the architecture--a nice break from all the standard orthogonal block-y buildings.
- I think the height request allowance seems fine--making taller commercial floors will help maintain its value and attractiveness to tenants over the long term, and it doesn't seem too tall or high for the location. Shadow impacts seem neutral.
- Would strongly like to see addition of some retail space, especially on the 1st floor.

From Mark Bennett
N. Livingston Street
April 12, 2016

1. I'm concerned about the lack of retail along a significant portion of the East Washington edge. And banks makes for really poor sidewalk activation, but I guess we're probably not going to avoid that on this building.

2. I'm even more concerned about the edge of the parking structure going right up to Ingersoll. I would like to push hard to retail, housing, or a really good fake facade here.

3. I'm concerned about the 18 foot first-floor height. This is totally out of scale for human interaction.

From Kevin Luecke
N. Ingersoll Street
April 12, 2016

I am sorry that I wasn't able to make the meeting last week about the Summit/Stone House development - I heard it was well attended. I finally have had time to review the presentation that was given and have a few comments:

- I like the render of the Summit building - even if it is just conceptual at this point. Although I am fine with the other recent developments in the area, they are all pretty boring. This brings some nice variety to the corridor.
- As I have previously stated, far too much parking is being proposed for this block between the approved Stone House development and this proposal. It is simply too much parking and will result in large traffic increases in the neighborhood.
- I was extremely disappointed to see that the garage in the proposal is not "wrapped" with commercial, retail, or some other usable space on the North Ingersoll side and that it contains drive-through banking services. I find both of these to be unacceptable, and reason enough to kill the project. I thought we had moved past building ugly exposed parking ramps in the greater downtown area, and new drive-through services should not be allowed downtown - they generate significant traffic and pollution with idling vehicles.

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I really want to like this project - the housing on Mifflin is great, the office tower is great, but the parking situation, parking aesthetics, and drive-through are all deal breakers from my perspective. It seems that Summit could easily address many of the neighborhood concerns I have heard by wrapping the parking garage with commercial space, building on top of the garage (with fewer floors, although the height doesn't bother me), and reducing the garage size.
