

I must start by acknowledging that there has been some progress on this project thanks to the guidance of this Design Review Board. However, the proposal still has major issues in addressing the transitional nature of the site both in moving from commercial 40' to single family residential and in the 20' to 30' change in base elevation.

These issues have been created by the choices of the applicant:

- the use a non-standard height calculation through which the applicant claims a much larger building envelope
- ignoring the existing topology
- ignoring the residential context of two sides of the basically triangular site until firmly directed by the board

Looking at the numbers that can be gleaned from the proposals in relation to the setbacks and height of the initial building facades we see:

**On the Madison Commercial side:** a 3' setback rising to 47'

**On the E Republican residential side:** 10' - 15' setbacks rising from 17' to 46' height

**On the Dewey side** while there are some minimal setbacks from the perspective of pedestrians and residents the upper stories are essentially co-planar with the ground level.

So we have:

- 5' and 10' setbacks rising to over 5 stories,
- A minimally modulated frontage with 10' - 13'6" setbacks rising to 46' facade
- And finally a garage entrance: 20' set back to the building edge rising to the indicated 46'

If this were a level site would this represent a transition from commercial to residential zones?

- Would the commercial space be allowed to extend all the way to the residential side?
- Would the building be allowed to jump to 1' short of its allowable height on the commercial side and above on the residential sides given these setbacks?
- Would the mirroring of the commercial side facade on the residential side represent a transition from commercial to residential context?
- Would it be acceptable to have the large windows in the building's gym and cafe spaces looming over the yards of single family homes?

Add to this the transition in base elevation which introduces yet more problems - leading to the effectively 5+ story facade and what is essentially a 7 story building in a 40' commercial zone. Even if the applicant's choices in height calculation are valid, how is this acceptable given the City's Design guidelines?

It is up to the applicant to solve the problems caused by their own choices and make this proposal compliant with ALL city guidelines.

As such I would request that the board send the proposal back to the applicant with guidance to address the fundamental issues of the transition in both elevation and zoning of the site.