

On Mon, Oct 22, 2012 at 3:36 PM, David Waugh <[dpwaugh@gmail.com](mailto:dpwaugh@gmail.com)> wrote:

Paul, Randy,

Based on the feedback to date, here are some observations:

Pretty clearly people are excited about redeveloping the Reynolds holdings (even though they have always been great neighbors and we will be sad to see them go!) But, I do see some clear problems to address.

First, there are a number of positives I heard expressed:

- increasing unit count in the neighborhood could mean lower rents elsewhere
- increased density will better support mass transit
- better utilization of the land -- including offsetting suburban sprawl

The challenges:

- density far exceeds planning for the area. Neighbors who bought properties in the vicinity had a certain level of expectation that this added density calls into account.
- 6 story buildings will likely block the iconic view of the capitol that residents of the area and visitors of the park value
- when combined with The Constellation across the street, residents in the area will struggle to find night time parking with such a high density of housing coming online. And both developments are geared towards professionals who will likely have cars -- especially if they work at Epic, one of your target demographics.

You may want to look at the scale of the City Row Apartments on the 700 block of East Johnson, or even The Colony on the 600 block of East Mifflin.

I think the next steps would be for you to figure out exactly where the height of this project would affect the least amount of people with an eye to trying to preserve the Capitol view from the park as much as possible. This would mean likely step backs on East Mifflin for sure, and some step back from Dayton as well. Once you have the height in place, we would need to see renderings showing the development from different vantage points to include:

- the users of the park
- the residents along E. Dayton
- the new residences being built at the Constellation.
- the residents of Das Kronenberg, Blount and E. Dayton who will be affected by loss of solar exposures

We also need:

- clarity on the environmental/contamination issues -- cap or haul.
- how will TIF be used

I have attached a graphic I created showing where on the development site you could put a building without affecting capitol views. You will see that it will be a challenge.

Please let me know if you have any questions and when we might be able to get an update on your plans. I am happy to convene another steering group meeting at your convenience.

Regards,  
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Capitol viewshed corridor from the park.

