

Communications from Dec. 9 Neighborhood meeting with additional neighbor comments received via email:

Generally Positive (some from Neighbor Letter, aka NL):

- a. Appreciates keeping the Quonset hut (NL + 4 votes)
- b. Appreciates larger green space between rear of building(s) and neighboring houses (NL)
- c. Like masonry + large windows in design, echoing older commercial buildings (NL + 1 vote)
- d. Likes a Community Car stall (NL + a vote)
- e. Likes an Electric Car Station
- f. Density of proposal is appropriate – if this fails, the next proposal could be bigger/higher, but neighborhood must deal with transportation issues associated with higher density.

Would like to see (Neighbor Letter = NL):

- a) Flat roofed building with green/garden space for tenants on roof – tradition and water run off (NL)
- b) Community garden space for tenants (NL)
- c) Consideration of traffic flow – keep traffic off bike blvd. Could they have a left turn off E. Wash to N. Few? (NL + 2 votes)
- d) Keep 75% commercial zoning requirement on 1st floor – local and small business for neighborhood. (NL)

Questions/Issues from all sources:

- a. Want no more than 2.5 stories, including parking level – like surrounding area, helps with privacy and shadowing (NL)
- b. Prefers 3 stories and saving Quonset Hut (3 votes)
- c. Buildings in rear will be shadowed and lose privacy (2 votes).
- d. 100,000 sq ft is too large. Other residential buildings nearby are 5,000 sq ft max. (NL)
- e. Want 40-60 residential units as in T-L Neighborhood Plan with emphasis on larger units that families can occupy (children can attend Lapham and nursery school). (NL + 1 vote)
- f. Prefers a mix of owner-occupied and rental
- g. Green space in rear should include plant material for screening (NL + 1 vote)
- h. Construction needs to guard against existing tree root damage (NL)
- i. Wants raised beds for gardening
- j. Should use more innovative, sustainable features, e.g., solar power.
- k. Apartment buildings in rear would lose their marketability because E. Mifflin would lose its quiet, family character.
- l. If there is a bar/restaurant in the Quonset hut, there will be insufficient parking,

hence they will drive/park in the neighborhood (3 votes)

- m. Increase in car traffic on Bike boulevard (3 votes)
- n. Curtis Court traffic will need calming (2 votes)