

From: PJ Patrello [REDACTED]

Sent: Monday, October 20, 2014 11:45 AM

To: Jennifer Patrello; Scanlon, Amy; Cornwell, Katherine; Dailey, Lucas

Subject: Re: Fw: Proposed 3414 Monroe St. redevelopment: Model shows project will adversely affect the historic character and integrity of adjoining Arbor House landmark site

Dear Landmark and Plan Commissions,

Please accept this email as my support for the proposed development. However, I do understand the concerns of some of my neighbors and the adjacent property owner.

It's essential that critics are clear with the developer and architect as to what they like and do not like about the proposal.

My two cents is;

- That the current one-story office building is bad land use for this prominent site and the proposed project is much better land use.
- Perhaps the landscaping between the historic property and the proposed development can be clearly defined, thick, somewhat mature, and somewhat evergreen.
- Maybe it is possible to lower the east bay of the building to 2-stories and allow for a setback 4th story closer to Glenway (knowing that removing overall square footage from the project may make it less likely to succeed economically).
- Some top floor apartments could be two-stories internally if need be.
- I like the use of cedar siding, but I would be curious to know if it is a pre-finished product or if it will be continually in need of re-staining.

Please consider my comments.

Sincerely,

Patrick Patrello, AIA, NCARB
[REDACTED]