

3414 Monroe Street: Possible Alternative?

Side-Yard Set-Back:

- minimum 10 feet set-back or angled starting with an 8 foot setback at the back corner and end up at 14+ foot setback at the front (Monroe St.)
- transition or reduce mass at front corner on Monroe St. nearest Arbor House
- *Take extraordinary measures to preserve lot line trees and protect any buffering or visual screening effect they might provide.

Building Height Step-Back for floor two to floor three on 45 degree angle:

Add stepped-back 4th floor area along Glenway Ave:

- gain higher value apartments and/or two-story units

Lapse Easement Agreement:

- makes parking available to 3414 Monroe St. tenants and their guests after 5pm at night and on weekends
- expands parking lot use hours for commercial tenants
- avoids or reduces need for on-street parking in the neighborhood
- *facilitates removal of the impervious driveway and interior parking spaces at Arbor House and replace with green open space to reduce stormwater runoff - (*added selling point for neighborhood)
- **If acceptable, support conditional use approval for set-back 4th floor** with the neighborhood and city review boards
- No tenant roof party terraces overlooking Arbor House Annex
- Relocate moped parking area away from the lot line and kid's sandbox, living space and Arbor House deck/balcony
- No light pollution from parking area (totally enclosed and shielded dark-sky fixtures)

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