

Hi all, I didn't attend the neighborhood meeting but thought I would send a few of my thoughts based on the drawings. It's late, so if not printed for the meeting, please just feel free to share any points if not already covered in discussion.

The property is adjacent the National Landmark City Market so this design, particularly at the corner, should be modern and appropriate to City Market. City Market could also be a precedent, while at a smaller scale, for creating private exterior space.

The proposal has an excess of surface parking for an urban location (surface lots shown are not temporary awaiting future development).

Reducing surface parking would gain usable outdoor space for residents and support community spaces like the cafeteria or gymnasium opening onto an outdoor space. Care should be taken to provide residents with outdoor space that can be enjoyed without a vulnerable relationship to the street or surface parking lot.

A courtyard entry may best support the entry sequence. The design of a pedestrian oriented entrance sequence needs to extend to the street (more than just a sidewalk between loading dock vehicles and surface parking). One vehicle entrance to underground parking on the site would improve the pedestrian experience if possible to combine the buildings subgrade.

The E Washington frontage should also include trees in the setback consistent with BUILD. Trees in a setback would be appropriate to the residential character of Mifflin as well, and mid-block canopy trees. Mifflin façade should be appropriate to the residential character of Mifflin.

Safe pedestrian crossing of E Wash at Blount street should be considered by the City and review of Metro stop location if integrated into the site design. Locate overhead utilities underground. Dawn O'Kroley 646 E Gorham St