

**Mifflin West District, CNI & Langdon-State NA
Comments on Raymond Management Company's
Development Proposal For
434-454 West Johnson Street
May 23, 2011**

Summary

This document summarizes the results of steering committee meetings and a general neighborhood meeting regarding the proposed development at 434-454 West Johnson Street. The proposed development is located in the Langdon-State neighborhood. As Langdon-State lacked capacity and the properties are adjacent to CNI's Mifflin West District, Mifflin West was asked to take the lead in providing neighborhood input. Mifflin West District and Langdon-State representatives worked with the developer over the last year to help shape the proposal to make it most acceptable to neighborhood residents. This statement does not provide outright support or opposition to the proposal. The neighborhood association has no major issues with this proposal. Neighborhood concerns are detailed below and have been discussed with the developer.

Developer Relationship

The neighborhood would like to commend the Raymond Management Company and their architectural firm Gary Brink and Associates, on how they have worked with the neighborhood association on this proposal. He understands the neighborhood, has other property in the neighborhood, understands the neighborhood association's role in the development process, and has worked with the neighborhood association in the spirit intended. He engaged the neighborhood association at the outset, maintained good communications, and has been open to the concerns of the neighborhood association.

History Of The Development Process

The developer first approached the neighborhood association in May of 2010 with a design for a combined hotel and student oriented residential twin, high rise towers of 12 stories with three levels of underground parking. The steering committee worked with the developer through the development review process. For a variety of engineering, regulatory, and economic reasons, the developer decided scrap that concept and start over with just a hotel development of nine stories and two above ground parking levels. Again the steering committee worked with the developer to address neighborhood concerns as the proposal moved through the development review process and several design iterations finally settling on 10 stories and 3 above ground parking levels.

Neighborhood Concerns

The following areas of concern and interest have been discussed with and addressed by the developer. The neighborhood association desires to have continued conversations with the developer regarding the following items throughout the remainder of the development review process and construction phase.

- For the above ground parking levels, the exterior façade should blend in with the rest of the design, disguise the levels' function, and prevent viewing into the interior of the space. A particular concern is that the interior, overhead lighting not be visible from the street at night.
- The noise or exhaust of the parking level ventilation systems should not impact hotel guests, neighbors, or pedestrians.
- The design of the ground level should be interesting and engage pedestrians on the street.
- Provide as much green space and landscaping as possible.
- Consideration of renewable energy and energy efficient options.
- Concern regarding service vehicle access from W Gorham St in particular and traffic patterns in general.
- Concern for the disposition of the houses from 444 - 434 W Johnson St. We encourage the developer to research the viability of moving it or of deconstruction and material salvage.