

From: Scott Kolar [mailto:kolarsmmj@charter.net]
Sent: Wednesday, May 19, 2010 4:09 PM
To: Martin, Al
Subject: 431 West Dayton Position Statement - Mifflin West District CNI

Al,

Following up the voicemail I left you, attached is Mifflin West District's position statement regarding the subject proposal. I realize this is very late to be submitted for tonight's meeting, but Mike Verveer suggested that we go ahead and submit it for the record. I do intend to attend tonight and will be prepared to speak to it.

Thanks,

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**Mifflin West District, Capitol Neighborhoods, Inc.
Neighborhood Position Statement
In Response to the
431 West Dayton Street - PUD(GDP-SIP) Proposal by 431 West Dayton Street, LLC
May, 2010**

Below is a summary of the May 17, 2010 meeting of the Mifflin West District Steering Committee for the subject proposal. The committee generally supports the proposal with some concerns.

Favorable Points

The committee is generally comfortable with the plan and the developer. The developer has worked well with the neighborhood association. He has been forthcoming with information and worked with the residents to keep them informed. He has been open to residents' input and accommodated their concerns. The developer owns several other buildings in the neighborhood. The proposed structure is to be similar in design and material to the building at 436 W Dayton which was built by the developer.

The committee supports replacing the existing structure with a four story building. The proposal, as presented, would make a qualitative improvement to the neighborhood. The proposal presents an attractive structure that would be more closely in alignment with the mass, height, and style of surrounding structures than the existing structure. Given the developer's track record with the development of 436 W Dayton, the committee is comfortable that the proposed structure would be of similar quality.

Concerns

The committee had the following concerns regarding this proposal. The committee supports the standard of providing one bicycle space for each bedroom. The proposal does not appear to meet this standard. The committee would like further information regarding the use of the grill, control over open space/social area, lighting, and potential noise level controls.