

From: Bruce Flinn [<mailto:flinnbl@gmail.com>]
Sent: Wednesday, November 18, 2015 11:19 AM
To: Wendt, Jay
Cc: Cnare, Rebecca; Fruhling, William
Subject: Re: Automatic reply: Urban Design Commission Meeting

Hi,

Thank you for the response and information. I included all of you to ensure I get it to someone so I do apologize for that if it creates duplicated effort. Can someone please confirm that this gets forwarded to the appropriate people please? I hope to attend the meeting, but wanted to submit this in case I do not make it.

1) The designs of the apartments seem to be very cramped for units that are expected to all have children in them. the living room/kitchen area is fairly small and no dining area which can be very helpful in promoting a successful family environment. If families would grow or as children grow, I believe the units would become crowded and not be very inviting and conducive to a healthy home environment.

2) I am very concerned with the limited green space and play areas on the property. With the anticipated 150 children on the premise there is very little area to play. There is maybe enough to throw a ball around but to have any large community gathering would be limited by this. Additionally, I didn't see any plans for play equipment or the such on the premises. I feel like that type of equipment is beneficial and would help keep the children occupied and promote a successful environment which is the goal.

I have heard information about the amount of green space that apartments like this should have and I believe it is significantly more than what there will be. I think the amount of green space could be half the lot and that may not be adequate, but I could not find any article or study to include so I apologize. There is a park 1/4 mile away, but that becomes an event for an adult with a younger child where it would be easier to just go outside the building if adequate space was available.

3) We were initially told that the property would be staffed 24/7, but that has been altered which is concerning as this did help alleviate some fears that the neighborhood had to help promote a secure environment.

4) I am concerned about the number of parking spaces. Removing the handicap spaces, there are approximately 1 stall for every 2 units. While that may be sufficient in the beginning as the tenants will be lower income or homeless, as the tenants improve, owning a vehicle will become much more likely. The information from one of the documents says that the Heartland associate should have a plan for additional parking, but I haven't seen any discussion of this and there is limited possibilities. Street parking nearby is pretty limited and from limited discussions with owners of the strip malls, they are concerned that tenants would start using their parking which would be unacceptable for them. There is virtually no additional space nearby to accommodate more parking as

the space they have is I believe already negotiated with the commercial office building next door. This can create additional safety risks if parking becomes a problem

5) They have taken some safety steps to help limit access to the drainage ditch, but I feel like they are very limited in the scope of this as it is only close in proximity to the building. With this number of kids, someone will get there and there have been accidents in that area.

6) I am from the Oakbridge Condominiums and we do have concerns about the size of the building. This neighborhood does not have a building that is nearly as tall as this building is proposed to be. From reading as much as I could, the property should take into consideration the neighborhood it is going to join and this seems to be dismissed from all involved so far. They have said that they could have built a 5 story building instead, but that still doesn't address our concern that the neighborhood is absent of tall buildings which helps promote the residential feel that it currently has. Other neighborhoods are better suited and more accepting of taller larger buildings.

7) I personally do not like the amount of trees and foliage will be removed from the property. I think the proposal says they will try and minimize this and only list 19 trees that will be expected to be removed, but I dispute that claim after looking at the property. I also think they don't take into account the undergrowth and everything else that is on the property. The property has very little open green space so what they claims seems to be a significant stretch. We continually lose nature in the city as we did last year just across the street and want to maintain as much as possible. I hope you all have had the chance to personally visit the sight and see how much will likely need to be removed for this project and not rely on the proposal for their numbers.

8) I do hope safety measures will be put in place as High Point and Mineral Point are very busy streets and this would be a significant influx of children which increases the potential for accidents to happen.

I do hope to attend, but I will thank the members of the Urban Design Commission for reading this and considering my thoughts. If this building does get approved, I would like it to be successful.

Feel free to contact me via email or phone with questions as I am a member of the Oakbridge Condominiums immediately to the North so have a vested interest.

Thank you!

Bruce Flinn