

Date: November 11th, 2013

From: John Magnino

To: Plan Commissioners and Urban Design Commissioners

As President of the State-Langdon Neighborhood Association, I had the pleasure of sitting on the steering committee for the proposed development at 622 and 632 Howard Place. Below, I have briefly summarized some of the major considerations and concerns that neighborhood residents expressed in regards to the proposed development on Howard Place.

The proposed structure itself is not a major concern to neighborhood residents. The size and façade of the building elicited no major concerns from the committee members. It is the hope of the committee that the development team, with the guidance of city staff, will consider external parking for both bicycles and mopeds to accommodate the increase in residents. The issue of trash removal was also raised, and it is the hope of the committee members that the development team creates a thorough management plan to ensure a clean facility and curtilage. The committee also urges adequate lighting in the common areas of the building, particularly in the underground bicycle parking, as well as around the exterior of the building.

There are, however, deep concerns amongst neighborhood residents of the demolition of two historically contributing structures under the national historic district. A major concern is the precedent that this demolition may set for future developments. Many residents issued concerns over the lack of maintenance of the current structures, which then may lead the property owners to insist on redevelopment as opposed to rehabilitation or other options. Furthermore, there are fears that the continued demolition of contributing buildings in the area may jeopardize the status of the Langdon Street national historical district. Residents suggested the development team investigate the possibility of using the tax credits afforded to rehabilitations within a national historic district as a means of renovating these properties.

Thank you for considering these concerns from our neighborhood's residents in your deliberations regarding the Howard Place development. If you have any further questions, please do not hesitate to contact me.

Sincerely,

John Magnino

John.magnino@gmail.com

847-710-2629