

From: [Paul Noeldner](#)
To: [Parks, Timothy](#); [Abbas, Syed](#)
Subject: Suggestions for FOX building alternatives to forward to the developers and as public comment
Date: Thursday, January 20, 2022 11:55:20 AM
Attachments: [1642701244614.png](#)
[1642700775209.png](#)

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Hi Tim - thanks for hosting the public discussion on Wed Jan 19!

Hi Alder Syed - thanks for organizing the discussion, I felt it was very positive. Below is a summary of the two alternative building suggestions that I made. A couple very rough visual sketches are attached. Please forward these suggestions to the Suter developers for their consideration and share as part of public comments.

Alternative FOX building plans suggested for Suter developer consideration offered by Paul Noeldner

1. BUILDING AT GRADE ON EXISTING LOT

- A. Key elements for this suggested building alternative are filling the current sloped driveway alongside the current building to bring it up to grade with N Sherman Ave and adjacent lots to provide a larger building footprint for a grade level side addition or a larger building redesign with space for some indoor storage, parking and equipment maintenance with access via a garage door facing N Sherman Ave.
- B. This more square larger building footprint provides a large amount of additional second story space and possibly third story space for offices and rental with potentially no rezoning or wetland impact.
- C. This alternative larger grade level building addition or redesign would eliminate the need for keeping a wetland level basement and wetland level back parking and access lanes that are very likely to continue to flood even more with Climate Change, and avoid undesirable runoff, wetland border area digging or filling, or installing expensive and probably constant basement sumping that would negatively impact natural seasonal and low point wetland water levels and wetland quality just in order to keep the basement dry.
- D. This alternative larger grade level building addition or redesign would eliminate the wetland level back lot and lane access and vehicle activity, making the back side of the Suter building a quiet natural area border like it is behind the dental clinic.
- E. This border area is an important wetland habitat edge with a lot of positive environmental value that regularly has nesting wood ducks, a fox burrow, turtles, and other wildlife. A large first and second story back deck and even a third building story facing this quiet environmentally important marsh edge habitat could be added to add value to the enterprise.
- F. A nature park observation path loop that includes a property owner permitted raised boardwalk along the wetland grade border behind the Suter building and dental clinic might be a possibility and a very positive community asset!

2. ADDITION OR REBUILDING IN COOPERATION WITH KAVANAUGHS

A. Key elements for this suggested building alternative are filling the current sloped driveway to bring it up to grade with N Sherman Ave and adjacent lots, razing the old Fox building and adding to or rebuilding Kavanaughs as a combined project benefitting both Kavanaughs and Suters. This would provide space for an additional large parking area directly off N Sherman Ave to replace the back half of the back lot area that is part of the new park.

B. This building footprint could provide a large amount of additional second story space and possibly third story space for offices and rental, and room for a first floor back patio for outdoor dining and second and possibly third floor decks facing the wetland natural area park with potentially no rezoning or wetland impact. Adjacent city bike path and nature park walk paths are a possibility.

Benefits C thru F above also apply to this building alternative.

Thank you for taking these public suggestions and ideas under consideration!

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SUGGESTED FDX
ALTERATION
BOOK

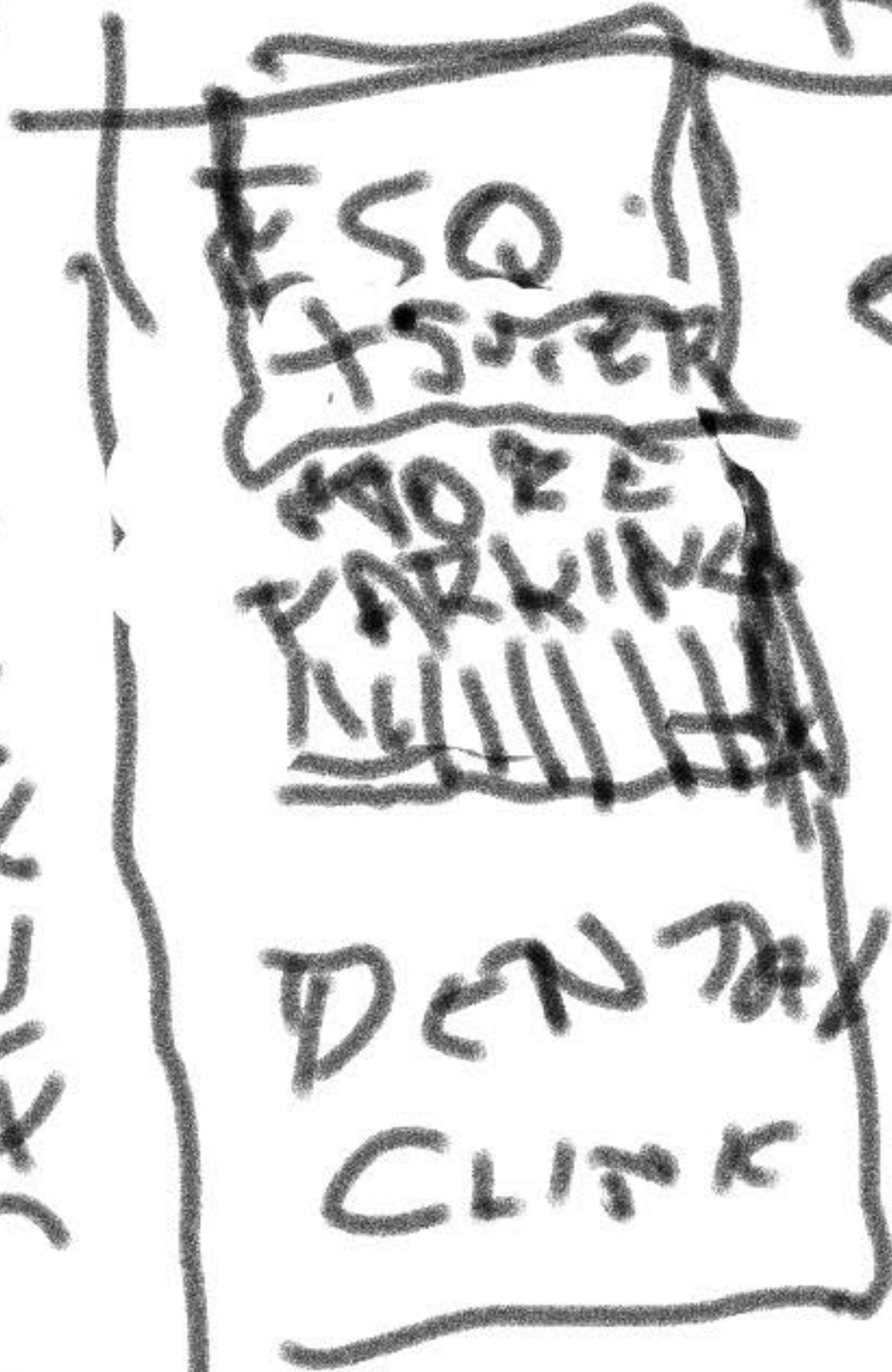
2 STEERMANH AVF



FILL
SCOP
DENTISTRY
PAPER
CRAFT
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BYPASS
PUBLIC
DIVERS
SUPPORT
STAFF

SUGGESTED FDX ALTERATION

2 STEERMANLY AVE



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BUILDING

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+ AS
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