

## Rolfs, Daniel

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**From:** Terrence Wall [terrence@twallenterprises.com]  
**Sent:** Thursday, March 21, 2013 9:03 PM  
**To:** Rolfs, Daniel  
**Subject:** Clarifications & Corrections

Dan -

Please forward this memo clarifying and correcting information in the city chart.

- Our proposal tops out at 5 stories.
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- Our under-building parking is only 4 feet or so below grade, to accommodate the soils. (We have worked with much worse soils....) This design allows for the walk-up live-work residences on Mifflin Street. (Brick on the E Washington side screens the upper part of the parking facility.)
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- Some have compared our surface parking to the parking ramps; viewed from above one can see that the parking ramps take up the same or more land area, but the difference is that surface parking allows pedestrians and bikes to enter the site and interact, whereas a parking ramp with a 'speed ramp' to upper levels presents a vertical concrete wall varying in height from 4 feet to around 20 feet or higher across the length of the ramp, thereby blocking anyone from crossing the ramp. Pedestrians and bikes would be forced to go around. Our proposal puts pedestrians and bicycles first.
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- Our proposal calls for a restaurant at the E Washington Ave and Paterson corner as required in the city plan. Note the outdoor seating on the renderings.
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- Our proposal does comply with the corridor plan recommendations, including the 30 degree set back on Mifflin Street. I realize that the set back cannot be determined without an architect's calculation, but the architect went to great lengths to cause the 4th floor residences to step back in accordance with this requirement. The E Washington Avenue requirements are also complied with.
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- Our units are all affordable due to the lower construction cost.
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- Trucks accessing the grocery store enter from E Washington Avenue and do not use Mifflin Street even though the loading dock is hidden on the Mifflin Street side.
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- Yes, we can reduce the number of entrances in the plan, but we don't recommend doing so.

In addition....

Please also keep in mind that higher construction cost does not equate to higher valuation. Valuation is based upon sales comps and net operating income. Our proposal has the lowest operating costs (by avoiding the additional operating costs associated with higher rise construction (i.e. more elevators, smoke controls, the cost of operating, cleaning, and maintenance on a parking ramp, etc.)) and therefore, even though our rents are lower, our development will likely have an equivalent or higher valuation.

Thank you for allowing me to clarify and correct some of the data in the data sheet.

I would also add that the process has been very fair and open and objective. Thank you.

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