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Subject: Comments regarding 1402 S Park proposal

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A small group of the Greenbush Neighborhood Council reviewed the plans currently on file for this project. Due to holidays, full Neighborhood Council comments have not been gathered (we will submit additional remarks if that happens).

Regarding the proposed 1402 S Park, we feel there are a number of positive aspects to the proposal. In particular:

- A local grocery store is being provided in an area that will soon be losing its only existing full-line grocery store over the next 2 years.
- A substantial number of affordable housing units will be included in the development.
- The vacant city-owned lot will be finally put to higher use after the city held the property unused for several years.

We have heard some concerns from neighbors about potential issues with the shared parking configuration on the site. This was further complicated by the city finalizing designs for Cedar St seemingly independent of the building design process. (The city owned this parcel long enough...there is no excuse for that road to not have been 100% complete before the design process began.) Neighborhood meetings did not offer many details on how this would be managed...not surprising given the developers didn't know how large the lot was they had to work with until late in the design process.

The proposed materials, color palette, landscaping, etc on the east and north side look pleasing. The south side of the building looks like it was forgotten about, though. Given there is not a large development proposed on the lot immediately south, it seems like some landscape screening or introducing some warmer colors on some of the south-facing surfaces (especially closer to S Park St) would make this side of the building more appealing to people traveling north through this area.

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