

1900-1910 E. Washington Ave  
First Meeting – September 20, 2007

Agenda:

Vision of the neighborhood for this corner  
Concept plan from John Sutton, Architect  
Questions and reactions from neighbors

1. Vision of the Neighborhood for this corner:

- High use for empty nesters (amenities nearby)
- Low traffic businesses
- Walkable- coffee shops, offices
- Whatever works and enhances neighborhood
- If rental, needs hands-on and accountable on site management
- Long term impact of rental?
- Accessible
- Neighborhood friendly
- Not oriented towards pulling people in (drive by)
- Not upscale
- Retail towards service, especially grocery
- Condos won't sell
- Green space
- Something kids could walk to- sweet shop, coffee shop, appeal to H.S. kids
- Family housing
- Affordable housing managed by someone else
- A place for kids to play
- Mixed
- Use of Green roof
- Artist Studio, neighborhood meeting space
- Community space/ center
- No chains or franchises
- Locally owned
- Barber shop, pharmacy, bakery (utilitarian)
- Grocery store

2. Concept Plan – see PDFs

3. Questions and reactions from neighbors:

General Thoughts and Questions

- Utility lines??? Bury
- Impact on other properties in the neighborhood (financial)
- Respect investment (collective) of neighbors
- Can you do something with just 2 properties???
- What is there now is not a neighborhood asset
- Some part should be very affordable to keep neighborhood affordable
- Room for families and amenities for children

Something to improve the neighborhood (3 flats fine)  
Walkability  
Runoff from site  
Sunlight impact on adjacent buildings  
What's the average height in the neighborhood?  
Cost of Condos- \$225 per s.f. aim  
Current zoning- C2, low density commercial with max. 3 stories  
R5, med. High density allows for up to 20 units  
Proximity to sidewalk? Right on sidewalk

#### Comments about Height

2 to 3 stories  
Setback could handle the height better  
3 stories max.  
4 could work depending on how it is done  
Out of scale for neighborhood and intersection  
Differences between E. Washington (tall) and First (not), how to relate?  
3 plus could live with- concern with first floor being more than 1 story  
Conform to the current neighborhood plan- 4 stories  
Too tall- very close to neighborhood, 3 to 3 ½ maybe OK  
Nothing above 3 stories  
Blend between E. Washington and First  
Small as possible  
Depends on plans- 4 OK if it fits the neighborhood, but 3 better  
Prefer 3- height and mass not the same  
3 to 4, but need to see elevations

#### Comments about Density

Lower for lower impact  
Urban density is good (not urban sprawl)  
In scale with E. Washington  
36 units too much  
36 units too intense- poor quality of life  
Need increased density to prevent sprawl, need to find balance  
Too much density, market won't support  
Density is good, less than 39 units

#### Comments about Traffic and Traffic Impact

Encourage bike riding  
Community car is 1 block away  
Encouraging less car use makes neighborhood more livable  
Concern about living next to traffic, looking out window  
Very walkable site, except E. Washington crossing  
Add speed bumps at First and E. Mifflin, and First and E. Dayton  
Concern about turning off First and into the driveway  
Need a plan for it would work

Air quality issues  
Intersection safety for L turns off First  
On street parking impact  
Too much parking  
Dangerous intersection, turning in and out of lot at peak times would  
    Coincide with peak for intersection  
Real concern for Mifflin and Dayton  
Market it as transit oriented- excellent access to bus, bike, and walking

Comments about Design

Architecture should fit neighborhood  
Breakup façade, not a continuous front  
Be aware of massing, visual and shadow impact  
Could we see examples of the Architect's other work?