

1900-1910 E. Washington Ave

Fourth Meeting - Sept 17, 2008

Agenda:

Review of previous proposal and comparison to new proposal

Overview of city process – see previous notes

Questions and Discussion

### 1. Review of previous proposal and comparison to new proposal

Current proposal:

- 3 floors
- First floor: ~5 commercial units (could be broken up differently)
- Second and Third floors: 26 residential units, breakdown is currently 14 units at 1 bedroom + den, 10 units at 2 bedroom and 2 units at 1 bedroom. All condos. They estimate 39 residents, total capacity would be more like 50.
- Parking: 36 below ground spaces for residents, 21 surface spaces for commercial tenants and visitors.
- footprint is unchanged from previous proposals

What changed from previous proposal:

- more surface parking
- more retail frontage on First St.
- reoriented the terrace/roof garden to face south/the E. Wash-First St. Corner
- additional commercial space
- no taller than existing 3 flat buildings adjacent
- both residential and commercial space will be condos
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### 2. Overview of city process – see previous notes

### 3. Questions and Discussion

- What will the materials be? (don't know yet)
- does this fit with a quiet neighborhood?
- Improving the neighborhood is good, but properties in Shenk's Corners are not selling (for years) – residential and commercial
- Thanks for going to 3 floors, condos, listening about the facade, moving the greenspace
- will there be noise impacts from the building?
- what kind of commercial will it be? How late will it be open?
- will there be balconies? (no)
- what will be the impact on Mifflin St. backyards?
- How does a condo association work? Who does maintenance and cleaning?
- If the parking extends to the next lot, how will you deal with lighting, privacy fencing, runoff, etc.?

- want more details on landscaping
- how much will the condos cost?
- have you done a market study?
- turning from First St. will be dangerous
- do we really need more condos?
- what happens if you can't sell the units?
- this changes the fabric of the neighborhood
- what about the trees in the lots with the 3-flats?