

THE REVISED PROPOSAL FOR THE NORTH PORTION OF BLOCK 425 IS UP FOR APPROVAL BY THE DESIGN COMMISSION ON MARCH 30 AND THE PLAN COMMISSION ON MARCH 31ST

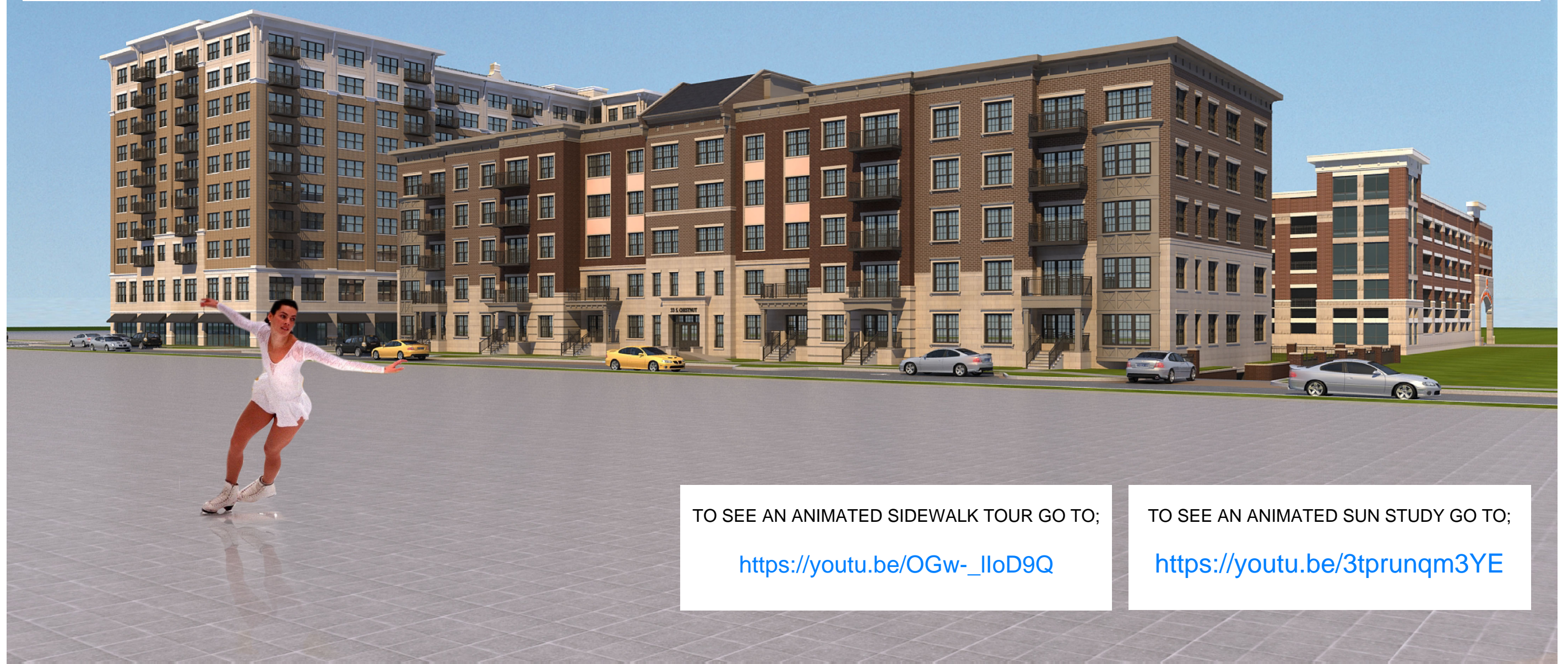
THE DEVELOPER IS PROPOSING A REVISED PLAN THAT INCREASES THE CAMPBELL BUILDING FROM 9 STORIES TO 10 STORIES (117'-0" TALL) AND THE CHESTNUT BUILDING FROM 4 STORIES TO 5 STORIES (61'-8" TALL)

THE HEIGHT WOULD FIT IN VERY WELL WITH AN ICE SKATING RINK ON THE RESIDENTIAL BLOCK THAT THE ARCHITECT, TRUSTEE TINAGLIA SHOWS IN ALL BUT ONE OF THE RENDERINGS FOR THE PROJECT. IN THE OVERALL AERIAL VIEW, THE SINGLE FAMILY HOMES ARE VIEWED FROM A BIRD'S EYE PERSPECTIVE. BECAUSE WE ARE NOT BIRDS, THE TRUE CONTEXT OF THIS DEVELOPMENT IS DIFFICULT TO IMAGINE. THE CONTEXTUAL VIEWS HAVE BEEN MISSING THROUGHOUT THE LONG APPROVAL PROCESS.

CONTEXT IS A VERY IMPORTANT PART TO CONSIDER IN THE DEVELOPMENT OF LARGE PROJECTS. WE ARE "THE CITY OF GOOD NEIGHBORS" AND NOT A VILLAGE THAT IS WILLING TO THROW OUT OUR STANDARDS SO THAT WE CAN FILL IN "DOG POOP PARK", AS MAYOR HAYES HAS NAMED THIS UNDEVELOPED BLOCK.

WHAT LIES AHEAD FOR OUR DOWNTOWN AND THE DEVELOPMENT OF THIS BLOCK IS VERY EXCITING. HOWEVER, THE VILLAGE SHOULD NOT RUSH AHEAD UNTIL WE HAVE THE RIGHT SOLUTION THAT TRULY MEETS OUR GOALS LISTED IN THE COMPREHENSIVE PLAN. THE GOALS FOR DOWNTOWN BENEFIT BUSINESSES AND **RESIDENTS**.

IN THIS PRESENTATION, THERE ARE THE ACTUAL PHOTOS OF THE HOUSES ACROSS THE STREET FROM THE 5 STORY CHESTNUT BUILDING TAKEN AT THE STREET LEVEL. ON THE FOLLOWING PAGES, THERE ARE 3D RENDERINGS THAT SHOW A BEAUTIFULLY DESIGNED APARTMENT BUILDING AND A CHARMING SIDEWALK STREETScape. THE RENDERINGS ALSO SHOW THE EFFECT THAT THE SIZE OF THE CHESTNUT BUILDING WILL HAVE ON A SINGLE FAMILY ZONED STREET IN THE R-3 DISTRICT. THE PLAN COMMISSION'S SWORN DUTY IS TO EVALUATE THE IMPACT OF SCALE AND ADDRESS ISSUES OF HARMONY AS IT RELATES TO THE CONTEXTUAL ENVIRONMENT FOR A B-5 PARCEL ACROSS THE STREET FROM A R-3 ZONE. THE GUIDELINES FOR HEIGHT AND SETBACK ON PAGE 5 IN THE COMMERCIAL DESIGN GUIDELINES ARE NOT BEING MET.



TO SEE AN ANIMATED SIDEWALK TOUR GO TO;

https://youtu.be/OGw-_lloD9Q

TO SEE AN ANIMATED SUN STUDY GO TO;

<https://youtu.be/3tprunqm3YE>



HOMES DIRECTLY WEST OF PROPOSED 5 STORY APARTMENT BUILDING



VIEW LOOKING SOUTH ON CHESTNUT T (3 STORY SIGWALT 16 ROW HOMES IN RED BEYOND)



VIEW LOOKING SOUTH ON CHESTNUT T (3 STORY SIGWALT 16 ROW HOMES IN RED BEYOND)



SIDEWALK VIEW LOOKING SOUTH ON CHESTNUT (3 STORY SIGWALT 16 ROW HOMES IN RED BEYOND)



SIDEWALK VIEW LOOKING SOUTH ON CHESTNUT (3 STORY SIGWALT 16 ROW HOMES IN RED BEYOND)



SIDEWALK VIEW LOOKING SOUTH ON CHESTNUT (3 STORY SIGWALT 16 ROW HOMES IN RED BEYOND)



SIDEWALK VIEW LOOKING SOUTH ON CHESTNUT (3 STORY SIGWALT 16 ROW HOMES IN RED BEYOND)



HOME OWNER'S CONNECTION TO CHESTNUT; VIEW LOOKING EAST FROM PORCH



HOME OWNER'S CONNECTION TO CHESTNUT; VIEW LOOKING EAST FROM PORCH



APARTMENT OCCUPANTS CONNECTION TO CHESTNUT; BALCONY VIEW FROM 2ND FLOOR APARTMENT LOOKING SOUTH