

Community Association Letter

March 23, 2020

Below you will find the comments that were emailed to you on March 23, 2020. In the comments we thanked the applicant for their flexibility, but I also want to thank you and the CPAG team for working with the applicant to come up with a better solution.

From our email of March 23, 2020:

The Highland Park Community Association acknowledges that the amended land use change application is definitely an improvement over the original LOC application, and we thank the applicant for their flexibility. We were wondering why not simply go to R-CG, rather than M-CG but we also appreciate that there is a potential market for live/work units in close proximity to Centre Street transit service.

The revised LOC application only mentioned grade level parking with access from the rear alley. Presumably a 4-unit residential structure will require 4 parking units. We question the usability of garages generally provided for these developments. Some comments posted re: the North Hill Communities Local Growth Planning point out that garages provided for rowhouses are too small for larger vehicles. This, in turn, leads to increased on street parking. The assumption is being made that everyone that lives close in to downtown will take transit and that vehicles are not needed or that people only would own small commuter vehicles. That is not necessarily true. People have larger vehicles for recreational, work, or other purposes. A maximum of 3 units (residential or live/work) with only 3 garage units would possibly enable (1) larger garages, (2) more green space and (3) less demand for on street parking.

We also question why the applicant has not yet communicated with the community association, rather than stating that we "will be consulted as the application progresses"

Yours respectfully

D. Jeanne Kimber
On behalf of the Highland Park Community Association