

Community Association Letter

The Mount Pleasant Community Association (MPCA) appreciates the opportunity to review these applications and offers the following comments.

At this time, MPCA has no objection to the rezoning of this parcel from R-C2 to R-CG proposed in LOC2018-0064. MPCA has the endorsement of its members for higher density like this along the busier streets in Mount Pleasant, such as 20th Ave NW.

MPCA is generally supportive of row house development such as this, in appropriate locations, but offers the following comments on DP2018-1109:

1. The entrances facing the street/avenue should have more prominence to tie the building to the neighborhood better.
2. More detail in the external finish including quality materials and material differentiation would improve the aesthetics, fit better into the community and provide better maintenance longevity, especially given the prominence of the location in the community.
3. The garbage/waste recycling bin should be moved to the west side of the garage to avoid it spilling out onto the street and creating an eyesore. We realize this will bring the east side of the garage closer to the street but feel that is preferable to the garbage bins. The east side of the garage should also have some architectural feature and/or design to make it more attractive and not just a plain blank wall.
4. The roofline seems disjointed and could be reworked to be less dramatic and fit into the neighborhood style better.
5. We would like to see as many of the existing mature trees as possible retained. There are a number of trees in the amenity spaces that seem like they could be retained, to the benefit of the building residents and the community.
6. We would like more detail on the finishing of the amenity spaces and hope that there is more landscaping committed to than just grass.
7. Given the location of the property on major pedestrian routes in the community we expect that pedestrian mobility and safety will be maintained during the entire excavation and construction process. This can be either by keeping all of the sidewalks of this property unobstructed or building and maintaining secure, safe semi-permanent sidewalk replacements on the roads.

Chris Best
Mount Pleasant Community Association Board Director
Planning, Transportation and Land Use (PTLU) Committee Chair