

Dear Boylan Heights neighbors:

Thanks for the warm reception last night. Jon & I really appreciated the positive input that was offered. I've provided my notes from the meeting for your review. If there is anything that you would like to add or clarify, please let me know.

My notes from the meeting:

- It appeared to me there was good support for a more urban look that is differentiated from Boylan Heights and addresses the slightly more citified environment on Saunders.
- I heard that support for the primarily brick materials we would like to use.
- Many people liked the bow front brownstone concept photo we provided, other suggested a more modern take on them might be good too.
- There was a desire to have a good deal of differentiation between each home, and to avoid a repetitive street wall.
- Some neighbors pointed out they wouldn't mind the design having a little "funkiness" to it, and that this would be in keeping with the history of the block.
- The idea of having front porches was discussed. We responded that we would like to avoid ground level porches as a security concern, but would use second level street facing balconies to try and achieve the same effect. This seemed to be well received.
- The idea of having the project appear different on the East side of Saunders was proposed by a neighbor, and we thought that was a good idea.
- A few neighbors pointed out that we have a problem with homeless people hanging out behind the houses on Saunders Street and asked us to see what could be done.
- We discussed the proposed three story heights (from street) and the requested 30 units per acre density and everyone seemed ok with them.
- We brought up the possibility that we will be required to widen Saunders Street and asked how the neighborhood felt about this. There seemed to be a unanimous agreement that Saunders should stay its current size and remain one way if possible.
- We agreed to bring detailed information for the neighbors to review before formally filing for the rezoning (please see below regarding this), to provide a PDF version of our presentation for the website, and to have a number of meetings to discuss the project as it becomes better defined.

First Update:

- Important note about timing: when I called our site planner this morning to update him on the results of the meeting, he thought I was wrong about missing the March 20th submittal date and that this could still be done. Apparently, only preliminary materials are required at that time and can be modified during the submittal process. We want to keep this moving as fast as possible, so we are going to try and make that date. I will send detailed information to be posted on the website as it comes in, but the submittal date is a week before the next scheduled neighborhood meeting. I would be happy to meet with interested parties prior to the 20th, just

let me know. Otherwise, I have asked to be put on the agenda for the next meeting to discuss the details of the submission and any changes the neighborhood might like to discuss.

- I spoke to Captain Reynolds today about what we can do to clear out the homeless folks hanging out behind the houses on Saunders Street. We are going to meet in person tomorrow to come up with a plan. But one thing we have already decided on is an early morning raid with the police and a clean up crew. He will be taking names and issuing warnings to everyone there, our property manager will be overseeing the demolition and removal of anything they leave behind. We will also be boarding up the crawl spaces to be sure no one is sleeping in them. We will be giving Captain Reynolds a letter authorizing him to arrest any vagrants on the property and he will be setting up occasional spot checks to keep it cleared out. Please let me know if there is no improvement by the end of next week.
- Based on the discussions last night, I have commissioned the architect to come up with some preliminary elevations. I asked him to come up with something that pays tribute to the historic look of the brownstones, while adding a great deal of differentiation between units, street facing balconies, and updating the look with a little more modern feel. I can't wait to see what he comes up with and will forward it on as soon as I have it.
- Based on the desire for more definite information on the project, I have asked the land planner to define the setbacks, height limits, and other quantifiable parameters that we will be proposing. I've also asked him to get some more feedback from the department of transportation regarding how they feel about keeping Saunders one way, and the same width.

We are really looking forward to working with all of you to create something that will look great and stand the test of time.

Talk to you soon,

Richard