ADVISORY GROUP FEEDBACK

LAND USE        OPEN SPACE        HEIGHTS

AG DISCUSSION/Q's
Q1 + Q2
• is there a need for more I space?
  • even if we allow industr, on Route 1,
    the market may push out.
• which of the maker uses are
  well suited to being prox to homes
  • do you planning for sufficient parking for “maker” uses?
• flexibility for 1st floor should be as permissive as possible.
• about vacancy rate in I zone
  • proposed 1st fl. plan accomodates comm's desire to retain

+Q about 1st fl. ceiling height (20 ft) - shouldn’t be subdiv'd.
+ Is the L.U. concept/proportion of uses revenue neutral? or
given amount of res. will it cost city?
+ Hotel is a "rev." generator for city
  and have a low traffic impact.
+ Res. a loss leader b/c of school?
  Provide more info.
+ clarify where the flores (maker) are located. Could some be on Calvert as well as Rte 1
+ what is SB planning 20' ceiling hit on Calvert?

+ maker spaces are urban + will "look good", urban dwellers accept.
+ impact of flexibility is key

OPEN SPACE + HEIGHTS AG
+ variety of height is most to create interest. (Reqs. some fairly tall hrs)
+ appears to have RO's
+ gen OK w/ heights + setbacks
  • except for globe. Shallow parcel makes setbacks difficult.
+ how compared to Giant blog
+ agree w/ height of globe. Concern blogs (both sides)
+ why did his increase N. of Lynhe
  (prov. showed 35’-45’
ADVISORY GROUP FEEDBACK

LAND USE   OPEN SPACE   HEIGHTS

• likes ht. differential btw. 4 adjoining blgs.
• allowing more ht. closer to Rte 1, could allow bigger buffer
  keep tallest blgs away from adj.
• finer stepping, review/ refine the Glebe area.
• Ht of Hotel/Office @ Swann -
  concern. One option could
  be to set lower ht, but allow
  higher w/ SUP.
• OK w/ heights generally - but
  some concern re Lyndhaven
• clarification about F-ents
  + tradeoffs.

Keep flex. space/work
on bldg ht.
• Is it financially feasible to
  bldg fr. 65 +50.
• concern re Glebe W corner 90:
  - also the 50
  - other concern re N+5 corner
  - do a betterjob of stepping if you keeps
  - Lynd haven should be 55
  - keep maker space.

AG 7 COMMENTS

• Oakville Site Heights/Character
  - yes, on the right track. Like bldg ht., voids.
  - agree - extend to rest of area
  - glad they looked @ DR hses, +
    front porch
  - like townhouses Z
  - more freshness of texture in other
    yrs.
  - right track. like TH's. Pull loft theme
    out more on Calvert. Historic org
    + id. char.

• future presentation - look
  over Rte 1 w/ PY rendering
COMMUNITY DISCUSSION
LAND USE  OPEN SPACE  HEIGHTS

COMMUNITY
- make sure that Glebe intersects
  reconfiguration STILL happening
  4 lanes to 6
- Glebe seems like a canyon.
- concerned about its north of
  Glebe, Light pollution.
  Not enough setback.
  [light control]
  [light, noise, late, prox to res. (should
  be away from res.)]
- concern about parking. Challenge
  Now. More bus, will be Jeff.
- Is Glebe being widened to
  4 lanes 2 blocks? (no just win
  prox to inter.)
- Very concerned about hits
  on Glebe Rd. Density, traffic, parq.
- already impacted, men.

*Lynhaven - concern re parking
* Is Wesmouth being proposed
  to be open.
* Where is the school proposed?
* Clarify that redett of
  Rte 1 parcels will require
  assembly.