

Question Report

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2072 Mass Ave Community Meeting
Question Details

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Question

136

148

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Question #	Question	Asker Name	Answer(s)
1	Will our questions be view-able by other attendees?	Merry White	No but they will be read outloud verbatim and answered on the zoom at the end.
2	I can see your question.	Susan Frankle	Great, we're new to this technology, glad it's working that way!
3	Please define affordable housing- what do you mean 100% affordable? no Mixed income?	Alejandra and Winthrop Carty	Correct, no market rate units. 100% affordable.
4	How does this project fit with current zoning? And how might the approved passage of AHO change, in any way?	Jarvis Tyner	We will provide a zoning chart showing where it complies and where it doesn't comply with zoning on our website that we plan to launch no later than this Saturday.
5	Who profits from these projects?	Susan Frankle	The development team is entitled to a developer fee that is set by the state and the City. The developer fee is the same whether it is a for profit or non profit development. The developer fee compensates the developer for the guarantees it provides, the overhead it incurs, and all of the project management tasks it oversees from acquisition through construction and lease-up.
6	What are the thresholds for "affordability"— are all the units going to be available at the same level of affordability, or is there a mixture of income level thresholds?	Chris Thorner	This will be answered shortly.
7	are these rental or condo units?	Chris Thorner	All rental.
8	will there be parking?	Chris Thorner	3 accessible parking spaces and 2 drop off spaces.
9	Parking for tenants included?	Merry White	No, only 3 accessible parking spaces onsite and 2 drop off parking spaces. A resident with an HP placard will be eligible for one of the accessible parking spaces onsite.
10	Many new developments within .25 of a mile have empty brand new retail... concerned for a glut...?	Chris Thorner	Yes, we are concerned, we believe there may be an opportunity for community based retail, the PSNA proposed a possible kitchen for small catering startups, etc. We are committed to the space being community oriented and utilized, we do not want it to be empty. We welcome any and all suggestions.
11	How many units and floors?	Alejandra and Winthrop Carty	8 floors, 49 apartments, + basement
12	In the examples you've shown a lot of green has been obliterate. Is it possible to include some landscaping	Angélica and George Brisk and Scott	The site is currently 100% impervious asphalt and restaurant. Can you elaborate as to which green space is being obliterated?
13	What's the height of Russell Apts?	Jarvis Tyner	It is 6 stories and 60'. There is an 8 story building two blocks north on Mass Ave, that is 71'.
14	What considerations are being given to the neighborhood density? Pre-Covid our neighborhood was overrun by traffic and now you are adding 250 people to the Walden / Mass ave and probably another 50-70 cars coming and going. This will create further snarl and congestion in our neighborhood.	Susan Frankle	
15	Is the parking that you spoke about, ALL the parking that will be included in the construction?	Angélica and George Brisk and Scott	Yes. We are currently conducting a parking utilization study that will show the current availability of on street parking during peak times. An independent parking consultant is conducting this study. It will be shared publicly after we receive it. https://rdva.com/ is the consultant.

16	Where is trash pick up going to be located?	Angélica and George Brisk and Scott	Inside the building, the trash truck will pull in during mid day hours so as to not interfere with rush hour or wake residents.
17	Where will those cars be parked??? Also, the height of the building is quite dominant.	Merry White	
18	How does the electric car charging figure into the parking plan?	Chris Thorner	Chargepoint will most likely provide the charging stations at the HP spaces. We anticipate having .5 cars per unit or +/-24 cars. We are awaiting an onstreet parking study and will assess at that time how many onstreet parking spaces are currently available.
19	The lack of any reasonable parking seems problematic. Will there be any limitations on resident parking permits for residents, or will this development simply be pushing 100+ onto neighboring streets?	Kurt Thearling	
20	Only 3 parking spaces for 49 apts ?	Phyllis Pownall	
21	Are you going to have a meeting with and for the residents of the Russell Apartments??	Jarvis Tyner	Yes, we are working with the CHA on that. We have reviewed this plan with the CHA already and they are supportive.
22	Height of Henderson Carraige Building across Mass Ave?	Jarvis Tyner	68'
23	There are several empty Mass Ave retail spaces. Why add more space when we already have empty spaces	Phyllis Pownall	It's a good question and something for which we are concerned. We'd like to make this community retail, no banks, etc. Something that will activate the street and pedestrian experience. The rental prices in the retail would be below market as well.
24	1. This question has 2 parts: A.. Because the Mass Ave/ Walden Street area is limited in street parking, new buildings need to include parking for each unit or they will place unfair parking burdens on existing neighbors. The situation may not have been so pressing in April 2018 when Capstone purchased the 2072 Mass Ave property to develop, but it is now, and it will become even worse with the nearby developments in progress and when residents return after Covid19 subsides. With that additional important knowledge, will you amend your plans and provide at least one parking space for each unit in the proposed development, and B. To address the issue of the environment as a top value and priority, will you include a plan to provide easy access to electric car charging to encourage the use of electric cars?	Aleida Inglis	
25	To me without parking to accommodate the residents there it's a deal breaker. Where will the cars go? What is your (understandably optimistic) estimate for cars per unit? Thanks.	Alejandra and Winthrop Carty	We have excellent long term data from other affordable housing developments. We anticipate .5 cars per unit or +/- 24 cars. We are awaiting an onstreet parking study to determine the availability of onstreet parking.
26	The building comes up to the corner. This is a visibility issue for traffic coming - also "light and airy" which you keep saying can scarcely describe this massive building.	Merry White	
27	Traffic on Walden is already terrible as it is one of the only paths thru Cambridge to Mass Ave. Rush hour creates many dangerous conditions as traffic backs up on Walden back to Garden. This traffic creates dangerous conditions as drivers get into oncoming traffic to turn on Mead. What mitigation is planned to address this already bad situation?	Angélica and George Brisk and Scott	
28	Will you also be saving the Q&A and Chat (little there yet, however)? Would be useful, esp. to read exchanges in detail later.	Jarvis Tyner	Yes!

- 29 Why does the Mass. Ave, sidewalk get narrower toward the corner? How wide is it at the corner? lee farris
- 30 Also it is not accurate to say that our area has ample green space. There was almost no green space on the map you showed. At least you should be accurate in your portrayal of the area. Susan Frankle
- 31 TDC per unit?? ("Total Development Cost") Jarvis Tyner
- 32 Under standard zoning requirements, how many parking spots would usually be required for a 49 unit building of this size? Why do you think that you deserve to skirt these rules? Kurt Thearling
- 33 I live on Creighton Street. We are experiencing a surge in the rat population. I want to know what your rat control program will be before, during and after this development takes place. Susan Ciccone

Great question, the problem is bad throughout the City. We use Green Planet pest control to bait weekly during construction. We also work with ISD and Dave Power at the City to ensure pest control is being regulated. The number 1 issue with regard to rats is availability of a food source. Unsecure barrels, dumpsters, etc. We are very focused on mitigating these issues.

- 34 Birds fleeing the area? Jarvis Tyner
- 35 Most of the parking places in the city parking are already in constant use by existing residents and would not mitigate the parking issues. Angélica and George Brisk and Scott
- 36 Much bigger step-down in the back needed! Jarvis Tyner
- 37 I'm so glad it's not red brick! Sam Seidel
- 38 How will you account for the effect of the pandemic while conducting your parking utilization study? Deb E

Thank you Sam!

It's a great question and also one that we have asked. We have been told that if anything it will overestimate the number of cars parked on the street since most people are home at most hours.

- 39 How many 8 story buildings are there in north cambridge? My guess is less than 2. Susan Frankle
- 40 That roof looks gorgeous! Max Tolkoff
- 41 How many non-presenters participating tonight? Jarvis Tyner
- 42 Can the retail spaces also be affordable to small scale Cambridge-based entrepreneurs? There are numerous small companies that struggle to get started and struggle with commercial space rents Angélica and George Brisk and Scott
- 43 Is that correct orientation? Jarvis Tyner
- 44 Jason: "We anticipate having .5 cars per unit or +/-24 cars." Kurt Thearling

Thanks Max!

Absolutely, this is exactly what we're thinking!

69

That seems unrealistic. Will that be enforced somehow, for example only 24 resident permits issued by the city?

All of the data from all of the other affordable housing developments support this ratio, can you please let us know where your data is from?

- 45 Are the windows operable? I hope they are. lee farris
- 46 Don't construction costs go up above 6 stories?? Why not stop at 6?? Jarvis Tyner
- 47 There's a severe housing shortage in Cambridge, as demonstrated by the waitlist numbers given earlier. That's housing for people, not housing for cars (a/k/a parking). James Zall
- 48 It appears that according to Trump's tax returns he would have qualified. How do you filter for malfeasance? Are lower income working people truly going to get these? Alejandra and Winthrop Carty
- 49 What percentage of these units will be "affordable" and how are you defining that term? Jean Hermann

- 50 '@Alejandra and Winthrop Carty: Tal
There are a lot of eligibility requirements to get government assistance for housing, these apartments will go to lower income people
- 51 How much green space will there be on the street level? What % of the land area will be taken up by the building? Young Kim
- 52 nice design. thank you for a thorough presentation. if you didn't have that retail could you explore adding more affordable housing? some other amenity? Jennifer Gilbert
- 53 Will section 8 be accepted (or only through the inclusionary housing?)...do you plan accessible units? Kathy Johnson
- 54 Wrong. Who do you think drive Uber?? Jarvis Tyner
- 55 It would be helpful as you progress the design if you could add images from the street of the rooftop equipment including the mechanical equipment and the solar PV and any screening that you would add if needed. Nina Schwarzschild
- 56 yeah, except you don't nor will you live here... Jarvis Tyner
- 57 Having lived with the traffic at it's worst and the slowing during COVID we can tell you that traffic is only at 50% of it's normal volume. Hopefully people will change their driving habits and there will be less commuters post-COVID. Also parking on Mead has not rebounded since the beginning of COVID. right now we are not fighting for parking every day which is normally a challenge. Angélica and George Brisk and Scott
- 58 From Me to All panelists: (7:40 PM) Ruth Ryals
I would expect the city lot to be full all the time with residents of the bldg- not a negative, just a fact.
- 59 Can there be a restaurant or cafe? Jarvis Tyner
- 60 The laws may permit this height; the neighborhood will be changed by this size - laws do not accommodate the reactions of local people and just because the apartments will be rented and the demand is there does not mean it must happen - and here. Merry White
- 61 The issue is the traffic, not just the parking. Traffic was untenable to our neighborhood prior to Covid. Traffic backed up on Walden and then cut through traffic created a dangerous situation on Cogswell and Mead. This adds to congestion in our area. It will create even more traffic issues on Walden. Susan Frankle
- 62 What is status of restaurant lease and owners? Cathy McCormick
- 63 It is a great site for this and as a teacher in the district I am strong advocate for this project AND please make sure that you address the traffic and parking because it is a mistake to assume potential residents won't have cars. Angélica and George Brisk and Scott
- 64 What is data on bikes?? Jarvis Tyner
- 65 Saw monitoring wells being drilled, what were the results? Lein Tung
- 66 If you didn't have to worry about parking or zoning, how tall of a building would you build? And how many more people would that house? Max Tolko

Section 8 accepted in all units. 3 fully accessible MAAB/ADA/504 units. 1 sensory unit. All units will be visitable.

THanks, the renderings actually do show all of that, you just can't see it from the street, which is a good thing!

- 67 This is a dangerous intersection for bikers (esp. turning left onto Walden from Mass Ave) and I suspect there will definitely be bikers in this building. I wonder if you've done any studies to take the safety of biking residents in the proposed building into account? Amy Sloper
- 68 What percentage of these units will be "affordable" and how are you defining that term? Jean Hermann
- 69 How will they assess parking needs during Covid? There is plenty of parking now. Not normally Lois Fine
- 70 Jason, is this photo taken from Walden? Alejandra and Winthrop Carty
- 71 this overhang approach is inconsistent with neighboring context; needs further elaboration/explanation. Jarvis Tyner
- 72 I work for an affordable housing non-profit - the Massachusetts Housing Coalition. Sam Shoap

Let me start here - thank you. At a time when our entire housing system is in crisis, and we hear over and over again about the impending tidal wave of evictions as moratoriums lapse, this is a rare bright spot, and something that leaves me a bit more hopeful about the future of our Commonwealth.

Housing is not just a roof over one's head. Housing is linked to, and intersects with, almost every important issue out there. Housing quality and stability affect educational outcomes. It affects economic opportunity, because it's pretty hard to balance a job and an unstable housing situation. It affects climate change. And, more relevant now than ever, housing has an incredible effect on the health of individuals and families.

And we see the effects of a housing system stretched to its breaking point. Thousands applying for just a few vacancies. Housing stocks at all-time lows. Home values soaring.

- 73 And while that last one may sound like a good thing, and is to a certain extent, it also means that each and every day, more and more hardworking folks are being priced out their own neighborhoods and the communities they've known, in some cases, for decades. Sam Shoap

We need relief. We need more housing, and we especially need more affordable housing. This is a boon to people who need affordable, housing, sure, but it's also a boon to the local economy. It benefits the local educational system. It benefits the health and wellness of our community.

To those of you speaking to a lack of parking, I'd urge you to reconsider your opinion. We should be doing our best to increase density and move away from individualized transport in light of our climate crisis. While covid-19 has pushed us to revert to traditional car-centric planning and thinking, this building will far outlast our current pandemic. As such, it makes sense to continue concentrating on reducing dependence on cars.

- 74 This will also reduce traffic - another common issue in the comments here. Sam Shoap
- Thank you for investing, not just in Cambridge, not just in Massachusetts, but for investing in our future. I'm looking forward to seeing the redevelopment of 2072 Massachusetts Ave. come to fruition.
- 75 the scale of the photo looks more from Mass Ave than across from Walden Alejandra and Winthrop Carty I understand now!
- 76 Will you plant street trees on both streets? Is there room for large trees here? It would help with cooling both the building and the sidewalks. lee farris
- 77 So, in the interest of full disclosure, how much are the salaries of your top execs? Jarvis Tyner
- 78 we live at Walden and Mead and there is literally only a few spots in the surrounding blocks. On street cleaning days I have had to drive and park in Porter as there is ZERO spots for the 8 cars that park on the one side. I know you are doing a study but as a resident I can tell you there is limited parking. Are you looking at a more comprehensive parking plan for the whole surrounding area? BTW - we fully support the need for housing and the building looks beautiful. Angélica and George Brisk and Scott
- 79 The parking at the corner lot now is experienced as "open" and should be reckoned with. Jarvis Tyner
- 80 I am excited about this project. This will bring housing and stability to many individuals and families. Tal
- 81 Thank you for taking the initiative to add more affordable homes in Cambridge. I think the building will add a lot of vibrancy to the area. Good that you are thinking about affordable or community 1st floor retail space. Super low off street parking spaces is going to be hard for many to accept. Minka vanbeuzekom
- 82 Comment: I like the overall look of the building. I appreciate the material choices and I'm very happy it's not red brick. I appreciate the sustainable components too. 1791 Mass Ave, just down Mass Ave, show the quality of the work you do. The need for affordable in the city is not in question and Covid has only made that worse. Ground floor retail issues are real and you do need a solid strategy. Wide sidewalks is a good idea for pedestrians and for vehicular visibility. As for height, it's always worth engaging on that question, but it seems this is a relatively thin building and that should make it work ok in the context of Porter Sq. The point about transit-oriented is crucial. There are only so many of these sites possible in the city. Sam Seidel
- 83 the garden at st James's is a substantial green space that is being made available to the community Sarah Forrester

84 Just a few comments and not a question from me. As a Cambridge resident, and the Executive Director of the non-profit Massachusetts Housing Coalition (MHC), and along with my colleague Sam Shoap, I'd like to offer my full support, as well as the full support of our coalition for this project. Jefferson Smith

Sean and Jason — I believe your group has set the standard for housing not just in Cambridge, but in Massachusetts, and that every resident in our city can and should stand behind this project.

Our coalition is the voice of the grassroots pro-housing movement in the Commonwealth. Instead of building barriers by using zoning regulations to stop homes from being built, MHC believes that we should encourage building homes for every income level, for every family, and in every neighborhood in Massachusetts.

85 It's been said many times that we are in a housing crisis. Our organization is responding directly to this crisis by advocating for brand new homes just like the ones being proposed at here. Our mission is to reduce the harmful influence of restrictive zoning regulations that have slowed production and increased housing inequality and insecurity. MHC recognizes that we must do better for our residents and for the people that need housing regulations to work for them, not against them. Jefferson Smith

Honestly, a very sincere thank you to Sean Hope, Jason Korb, and the Capstone Communities team for their vision and persistence in making this project a reality and prioritizing affordable housing for our community. There is no doubt that our organization and many others like it will be holding this as a model for future 100% affordable development and encouraging more like it throughout the state. Thank you again and congratulations on a very important project for our community!

86 Your consultant recently conducted soil borings at the site. What was the outcome of this preliminary investigation and what further subsurface testing is being planned? MICHAEL BRANDON

87 Will you commit to saving and making transcript of Q&A available with recording? Would be helpful. Jarvis Tyner

88 Also want to add my household's full support to the project. If me having to spend extra time finding a parking spot means 49 additional families have an affordable home it is 100% worth it!! Amy Sloper

89 Are two dropoff spots going to be adequate if you are going to have 40 or 50 deliveries from Amazon, supermarkets, Uber Eats, GrubHub, et al? James Liu

90 How many kids do you anticipate? Where do they play? Ruth Ryals

91 Really happy your team has taken on this challenge and will replace a 1970s style fast food restaurant surrounded by asphalt with almost 50 units of housing that will improve the lives of people. Sam Seidel

92 You skipped my question! construction costs above 6 stories?? Jarvis Tyner

- 93 There's no "housing shortage in Cambridge." That's an absurd assertion. Jarvis Tyner
- 94 Yes, please answer Jarvis' question. Six stories might make a big difference, aesthetically and in many other ways. Merry White
- 95 I live on Walden Street and think the number of parking spaces is appropriate. Let's choose people vibrancy of streetscape over cars! Also love the bike parking accommodations, which is in step with contemporary transportation trends. Mark Boswell
- 96 Who, exactly, are "the city"?? Jarvis Tyner
- 97 For years, I've heard people say that they want 100% affordable developments (i.e., ALL units go to income-qualified households and are affordable forever because of deed restrictions). For years, I've heard people say that density should be on Mass Ave and be near transit. For years (but admittedly not as long), I've heard say they want Passive House (a forward-thinking energy standard for buildings). I know there are questions, but as a starting point, this project has all 3 of the things people have been asking for. I appreciate that, and appreciate the building design (e.g., the varied materials). I look forward to the community process to work on some of the details. You did that with Frost Terrace near where I live. Larry Field
- 98 New research is coming out about the dangers of indoor air pollution and how good ventilation is important, especially in the time of covid. Have you thought about this? Max Tolkoff
- 99 I like the bedroom sizes. I like the income mix, which will allow very low income people as well as low income people. lee farris
- 100 I would suggest instead of retail, you make that corner an active indoor play area for kids! Ruth Ryals
- 101 St james's will have a great kitchen facility and open space. I suggest you reach out to us to see what ourcurrent redevelopment project is offering the community and how the new Parish Hall facilities can compliment what you are offering Sarah Forrester
- 102 Echoing messages of support for this project. It's an aesthetic improvement over the existing building, helps address a key need in our community (more affordable housing), and I'm excited about the Passive House design. I live on Cogswell Ave (1 block over) and we park 2 cars on the street with no problems, even on street sweeping days. So I'm not concerned about parking. Jeanine Pearson
- 103 The city really needs to help attend to the traffic either way. Angélica and George Brisk and Scott
- 104 You skipped question on bikes! You speak of "data" on cars, but why not with bikes?? Where do your numbers for bike storage come from?? Or are bikes exempt from analysis in Cambridge now? Jarvis Tyner
- 105 Will you be addressing impact on the local rat problem before, rather than after construction begins? Kurt Thearling
- 106 Cogswell neighbor here in support of this project. Agree with Jeanine's points. Deborah Gallagher
- 107 Since demand is so huge, can you restrict tenants to not owning a car? Lein Tung

- 108 I'm impressed overall by this proposal - but is there any way you can shrink it a little, in height, closeness to lot line/sidewalks - and still make the finances work? Lucy Patton
- 109 Construction staging areas? MICHAEL BRANDON
- 110 How are you defining the "affordability" of these units? Missed the beginning of the presentation. Thanks! Jean Hermann
- 111 '@Jean Hermann: 8 units for up to 30% AMI, 41 units for up to 60% AMI. Christopher Schmidt
- 112 During construction, will you be blocking Mass Ave and/or Walden? Kurt Thearling
- 113 Repeat and emphasize Michael Brandon's query about construction staging. Those of us who live along Walden have concerns about that too - the potential for disruption during construction. Merry White
- 114 Just another quick comment for the record: Jefferson Smith
- As far as parking, the next generation of tenants and homeowners have little use for single occupancy vehicles and therefore little need for parking spaces. Our environment is also desperately in search of relief from single occupancy vehicles - we should be helping in any way that we can to make residents LESS dependent on cars. When you allow more parking, more pavement, or any other way to squeeze in more cars, you always succeed in increasing traffic. More parking spaces equal more cars. As a result of these well-known and well-documented facts, we should be doing just what 2072 Mass Ave is proposing — reduce parking spaces. Parking requirements are a costly and outmoded infrastructure requirement. We can make affordable housing more affordable by lowering costs for great projects like this and helping our environment, too.
- 115 ... will you be blocking the sidewalks along Mass Ave and/or Walden? Kurt Thearling
- 116 Skipped another one! We're funding this with public money! - but don't have a right to know salaries of execs?? Jarvis Tyner
- 117 Where are the 50+ parking spaces? Is there a sub-basement? Dan Smith
- 118 Please consider the seating/planting areas we have placed further down Mass Ave at Shephard and x from Garfield. Happy to explore grant funding. Ruth Ryals
- 119 REally do hope that this brings more families. Good luck with the next stage of researching and working with the city to mitigate the issues that have come up Angélica and George Brisk and Scott
- 120 Your concept of widening sidewalk that faces Walden is good; it is currently too narrow, especially during snow season, which pushes pedestrians into the very narrow Walden. Car entrance/exit will be tough from your designated driveway because there is usually a column of cars heading towards Mass on Walden. Cathy McCormick
- 121 '@Dan Smith: 53 *Bike* Parking spaces will be in the basement, yeah. (Car parking is limited to ~accessible + pickup/dropoffs) Christopher Schmidt
- 122 You're reading propaganda but not tougher questions from people who actually live here! BS. Jarvis Tyner

- 123 Or consider a year-round indoor farmer's market for that corner retail spot. The neighborhood needs it. Ruth Ryals
- 124 You might want to consider more drop off spaces. Delivery vehicles cannot stop on Walden, and space on Mass Ave is a bus stop. Kurt Thearling
- 125 That question about how many/where do the kid's lay was not a negative comment. Ruth Ryals
- 126 play, that is. Ruth Ryals
- 127 Farmer's market or another non-profit use could (as Ruth suggested) be a great addition to the area. Is it economically feasible for you to do something like that? Ann Fleck-Henderson
- 128 It might be helpful to your presentation to include a photo of the building that existed on this corner prior to current KFC structure. I believe it was built out to corner and would be an interesting reference point for your proposal. Cathy McCormick
- 129 What are the common areas on residential floors? Ann Fleck-Henderson
- 130 How can we support you going forward? Max Tolkoff
- 131 What's the allowed "developer fee" you alluded to earlier? Jarvis Tyner
- 132 How about making Walden a cul-de-sac at the railway bridge near Mead or a pedestrian / bike way? That would solve the traffic problem and ease neighborhood concerns about traffic snarl. It would force more biking and walking...all a good thing. Susan Frankle
- 133 Half my "questions" have been reiterating good questions or comments you've skipped! In any case, I thought this was about questions, which are more useful and important for a "community meeting" like this than cheerleading, largely seemingly from elsewhere! Jarvis Tyner
- 134 are 3 bedroom units in demand ? Phyllis Pownall
- 135 Does any aspect of this project depend on the AHO amendment passing or is it completely independent of AHO? Young Kim
- 136 How much have you gotten so far from the Cambridge Affordable Housing Trust Fund? (Basically a "pass-through" from city CPA funds. "Community Preservation Act.") Jarvis Tyner
- 137 Did you bid on 2072 Mass. Ave in the fall of 2017, when the previous owner bought it before flipping it to you six months later for half a million dollars more than he paid? MICHAEL BRANDON
- 138 You're making the comment that you're running out of space (as it relates to drop off / pick up). This is telling. It means the building is too big for the lot / too big for the neighborhood. Build something less dense and not as big. Susan Frankle
- 139 Making the exit out of the proposed lot a right turn only might be a good idea during rush hour. Amy Sloper
- 140 Agree wholeheartedly with Susan Frankle... Merry White
- 141 There is a debate coming up and I need a drink! Ruth Ryals
- 142 Why didn't you commission a traffic and parking study BEFORE designing a project that apparently doesn't address the concerns raised by neighbors familiar with how the site operates? MICHAEL BRANDON
- 143 OK, thanks !! Phyllis Pownall
- Amen!

144 I'd like another neighborhood discussion on this before you take it to the next level: can someone arrange that? And now, like Ruth Ryals, I'm going to pour myself something medicinal before the much less congenial event to follow...Thank you. Merry White

145 We will have a PSNA meeting with them, probably in next month or two. Ruth Ryals

146 Jason, that sounded like emotional blackmail... Merry White

147 A little too much "broadcast," not enough "receive," IMO. Jarvis Tyner

148 You didn't live in the neighborhood pre Covid. We were trapped in our neighborhood many times because we couldn't get out over our driveway at rush hour. Not to mention if an ambulance or fire truck needed to get into our neighborhood. AND your project is not taking the density and traffic issue seriously based on your last comments. Susan Frankle