



UNLOCKING POTENTIAL
IN PLACES YOU LOVE

Memorandum

Date: April 28, 2022
To: Broad Street West Steering Committee
From: Topology
SUBJECT: APRIL 27 NEIGHBORHOOD MEETING CORRECTIONS
Broad Street West Redevelopment Subdistrict III

Below are corrections for misinformation provided by the presenter, Carlos Rodrigues at the April 27th Neighborhood Meeting:

Cedar Street is not being closed. It is being designed so that if a group WANTED to close it down for an event—like an outdoor yoga class, they could.

While aesthetics is subjective, the presenter indicated that this project looked cheap, that no time has been spent on the design and was not well-thought out. This current proposal has been through 68 redesigns at the developer's expense (at a cost of over \$700k) to be consistent with the Master Plan, the Redevelopment Plan, the City's Developer Regulation Ordinance (DRO) and feedback from stakeholders (who themselves have provided hundreds of hours of their own time).

The architectural style itself was driven by a precedent image pulled from the redevelopment plan that was selected from an outreach process that included hundreds of City residents as their most preferred style.

The density allowed for the proposed block and lots for this project would allow for 105 units, not 72 units. Subdistrict 3 itself, can have up to 155 units. The city is seeking to cap that number at no more 140 units.

Summit has not met its current affordable housing obligation as erroneously stated by Carlos Rodrigues in his presentation.

The redevelopment plan always contemplated structures that would be five (5) stories or up to 70' in height. Effectuating this consideration does not create an inconsistency.

The required parking under the redevelopment plan and state requirements is 185 spaces. The developer is meeting this requirement with 140 spaces on-site and spaces 45 spaces off-site.

There is no public open space currently in Subdistrict 3. There is 20,392 square feet of new open space that doesn't include public roads or St. Teresa. The presenter misrepresented that the developer had said there was 62,955 SF of open space. The developer said that is the extent of the public realm improvements, which, by definition, includes streetscaping.

The open space that is provide is in fact, usable, and filled with the amenities the presenter listed as what make a quality open space (public art, green infrastructure, seating, etc.) and more.

Shadow Study (see full study on City's website):

1. Summit Housing Authority: On the darkest day of the year for the darkest hours, the first three stories would be shaded for 3 hours of the day.
2. St. Teresa: The building only casts a shadow on this building from 6pm until sunset during the summer, and it is the back half of the building.
3. YMCA: The façade that COULD be affected by any shadows from Subdistrict 3 has no windows.
4. Streets are often in the shade for parts or most of the day, especially in City's that do not have a traditional grid aligned with the sun's path in the sky as its main axis—which few are.

The building length was represented as 480 feet. This is misleading and inaccurate. If the presenter were to rely on the City's own DRO and those of the redevelopment plan to properly interpret the measurements of the proposed building, they would have provided the following information:

- The building has the following measurements by frontage:
 1. Cedar Street: 147 feet
 2. Broad Street Bend/Corner: 62 feet
 3. Broad Street: 346 feet
- The presenter said an appropriate, walkable distance is between 200 to 400 feet. The frontages of this project are well within the presenter's own standards. Further, the 346-foot frontage is broken into three smaller segments that are 66, 94 and 105 in feet because of strategic open spaces where Chestnut Street and the Summit Housing Authority building intersect with Broad Street.
- The city is also currently working with the developer to create additional breaks and open space beyond what has already been shown.