

The Commission's staff made the following statements in the report to the Commission in November. The February meeting was postponed at the request of the developer. Subsequently, the developer resubmitted a revised development plan. The new plan **does nothing to address the policies of the General Plan.**

In addition, rotating Building One 180 degrees further detracts from the neighborhood design quality with existing homes. Gettysvue Drive serves as the only egress/ingress to the subject property. No other homes in Gettysvue are orientated perpendicular to the street. Furthermore, the garage entrance and exit face Gettysvue Drive resulting in both an appeal eyesore and adding to the safety issues for these multi-family mid-rises.

2) GENERAL PLAN - DEVELOPMENT POLICIES -- see the notes in the section below for additional information

A. The General Plan's development policy 8.1 encourages "infill" housing on vacant lots and redevelopment

parcels that **are compatible with neighboring residences in scale, design, and site layout.**

B. The General Plan's development policy 8.3 recommends focusing on design quality and **neighborhood**

compatibility in reviewing development proposals.

C. The General Plan's development policy 9.3 encourages **the scale of new development to be compatible with**

existing neighborhoods and communities.

D. The General Plan's development policy 11.5 **discourages abrupt, incompatible changes in density, scale,**

and building appearance from one development to another.

E. The General Plan's development policy 11.7 is regarding mid-rise office buildings (four to eight stories);

however, the recommendations **are applicable to this subject proposal because of the overall height of the**

structures, including the exposed foundation and under-building (structured) parking. When such projects abut

low-rise residential development, this policy recommends large building setbacks along the residential property

line and/or stepped-back building facades so as that the **buildings do not cast shadows or block sunlight**. Also,

the mass, scale, and style of surrounding development should be a consideration in the building and site

design.

** Notes regarding the proposal and the General Plan development policies listed above:

a) Scale (height and footprint) – The proposed multi-dwelling structures have three (3) stories of residential

units on top of one (1) story of structured parking. The structured parking floor is partially exposed in both

buildings. The structure closest to Gettysvue Dr (Building 1) has four (4) stories of exposed elevation that is

approximately 64 ft tall to the top of the roof. The typical house in the neighborhood is 2-2.5 stories tall and with

a maximum potential height of 35 ft. The footprint of the proposed structures is much larger than the singlefamily house

When the subject development was discussed in the late 90's, no houses were constructed in the area near the proposed development. Therefore, there was no basis to perform compatibility. Currently, Gettysvue is almost completely built out with only a few lots remaining. Clearly, the current rendering of the proposed development is totally out of line with existing homes in the neighborhood.

I respectfully request that you vote to deny this proposal at the March meeting.