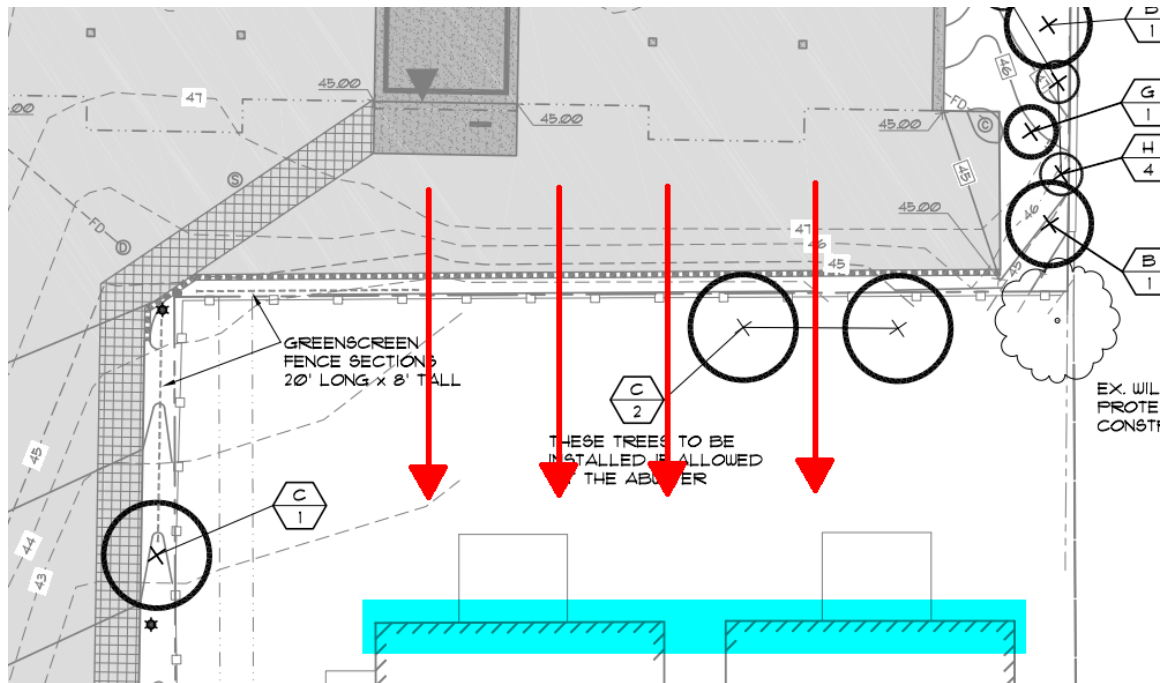


The following concerns have been raised by Harborview Flats residents, abutters to the 133 York St Condo proposal

Concerns regarding long-term viability of green wall for privacy screening

The driveway / parking area directly abuts the Harborview Flats and the headlights from cars will (literally) be a couple feet from the Flats property line, shining directly into the first floor Flats' residences.

The areas noted in blue (below) are our primary concern.



The green wall which will run the length of the Harborview Flats rear property line may be aesthetically pleasing (especially in summer months) but Harborview Flats residents have raised the following concerns:

1. A green wall may not provide the year round screening that a solid wall would provide.
2. The green wall will require long-term maintenance by the residents of 133 York to maintain any modicum of privacy for the Flats' residents.
3. It will provide less privacy screening in colder months (assuming the green wall is healthy and well maintained).
4. Maintaining a healthy green wall is unenforceable, leaving the Harborview Flats residents with no privacy and no recourse.
5. Looking 3/5/10 years into the future, Harborview Flats residents have raised serious concerns that a green wall is a poor long-term solution for sustainable long-term privacy for the condos in the rear of our building.

6. The consensus among concerned Harborview Flats residents is that a solid fence abutting the Harborview Flats fence would be superior for providing privacy screening year round.

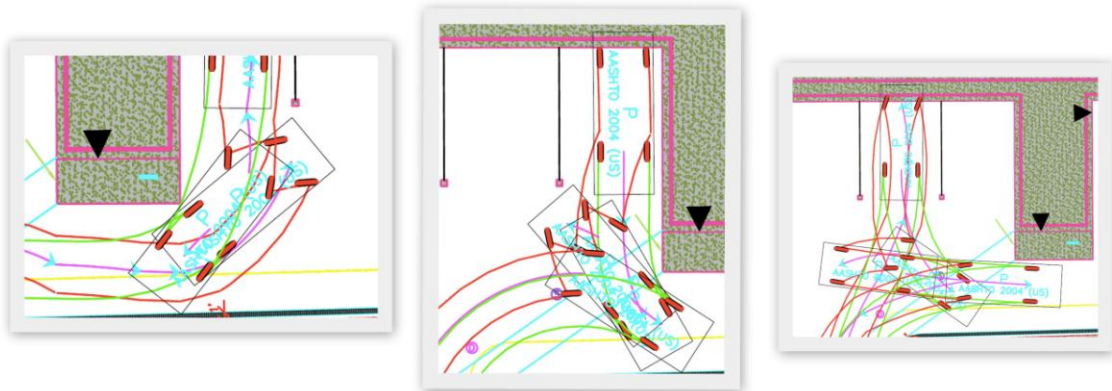
Note: Harborview Flats is not in favor of having trees being planted on our property as the long-term maintenance will become a Harborview Flats expense.

Parking and Vehicle Maneuvering

How will the 133 York development manage the following parking scenarios?

1. Cars exceeding the dimensions and/or turning circle of the car in Pinkham and Greer's parking diagrams (Consumer Reports 2013 auto data lists 17 passenger vehicles that exceed the dimensions and/or turning circle of the car in the Pinkham and Greer's report). See parking diagrams below.
2. More than one car trying to enter/exit the rear parking at a time
3. Delivery trucks such as a UPS (UPS trucks are 6' longer than the example car)
4. Trucking snow off property
5. Waste disposal

Note: Pinkham and Greer's car parking diagrams (shown below) have dimensions for the car but the report does not show the dimensions the driveway areas.



Snow and Ice Loading

Sec. 14-526. Site plan standards.

3. Snow and Ice Loading:

- a. The development shall be designed to **prevent significant amounts of accumulated snow and ice from loading or falling onto adjacent properties or public ways.**

How would this would the above standard be met?

- At present the only barrier between the two properties is a slatted.
- 133 York parking area is directly adjacent to the Harborview Flats slatted fence and property line
- Thus snow clearing (plowing / snow blowing) will results in significant snow coming through the slatted fence.

Exterior Design

Having read the following ordinances, we are unable to see how the design below meets the conditions noted in the ordinances. This building appears to fail the criteria noted below through its lack in overall aesthetics, ticky-tacky façade, and by all appearances looks to be of questionable quality exterior materials. **In short, the design may adversely affect the property values of the abutters. The design would be much better suited to a Miami Beach affordable housing complex.**



I have included the salient parts of the code below in bold.

Design Certification Program

Unless otherwise indicated, the R-6 Design Principles and Standards shall define "Neighborhood" as the buildings within a two block radius of the site.

The Planning Authority may determine the neighborhood to be greater than a two block radius, due to unique characteristics of a given site. In such case, the Planning Authority shall determine the scope of the neighborhood.

A building design shall contribute to and be compatible with the predominant character-defining architectural features of the neighborhood.

Explanatory Note: The central idea behind good design in an established neighborhood is to reinforce positive features of the surrounding area, which provide its unique identity. To a large degree, the scale, mass, orientation, and articulation of an infill building should be compatible with that of the buildings that surround it.

Explanatory Note: An important component of the neighborhood's character is the relation of dwellings to the sidewalk and the street. Design of dwellings can enhance the pedestrian friendliness and sociability of the streetscape while protecting the privacy of the residents' internal home life.

The design of the building is articulated to create a visually interesting and well composed residential façade.

A well-composed building articulation adds visual interest and individual identity to a home while maintaining an overall composition.

PRINCIPLE G Materials

Building facades shall utilize appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood.

Thank you for your time,

Susan Kaplan
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