

Angela Budde

From: Owen Trepanier <owen@owentrepanier.com>
Sent: Thursday, October 18, 2018 9:49 AM
To: Natalie Hill; Angela Budde; Patrick Wright; Sam Conch House
Cc: Lori Thompson; Joe Kellum; Steve Uphoff; John Cary (jcary@dionllc.com); bobsteele@bobarchitecture.net
Subject: Public Comment - 638 United Street

Hi Patrick,

We received a copy of a letter from Mrs. and Dr. Shumaker of North Sioux City, South Dakota, yesterday afternoon. The Shumakers own property next door to 638 United Street. A month or more ago, we reached out to the Shumakers by mail, phone, and in person (knocking on their local property's door). We sent letters, plans and invites to discuss the project, we received no response. The Clerk received a comment from them yesterday, and we obtained the Shumaker's email from the clerk. The following is the correspondence between us and the Shumakers. I believe their concerns were mostly misunderstandings on the plans as detailed below. I believe there are no outstanding issues based on the Shumakers email.

Thanks for all your hard work and commitment to the community.

Owen

Trepanier & Associates, Inc.
Land Planners & Development Consultants
305-293-8983

From: Owen Trepanier
Sent: Thursday, October 18, 2018 9:40 AM
To: 'sandy.shumaker@gmail.com' <sandy.shumaker@gmail.com>
Subject: 638 United Street

Hi Mrs. and Dr. Shumaker,

My name is Owen Trepanier. I am the land planner working on 638 United Street. City staff forwarded me your letter.

Thank you for the input. We tried to reach out to you some time back. We sent a letter and plans to your address of record at 921 Spyglass Cir, North Sioux City. We also visited your property on Villa Mill in person in an attempt to reach you. We were inviting you to meet with us and our other neighbors to review the plans together, or to speak one-on-one, which ever was more convenient for you. We find communicating directly is productive because often there are misunderstandings, which I'm afraid may be the case now.

I'm not sure the best way to discuss your concerns. Maybe I could list them below and then share a response. Or, if you'd like, maybe we could speak on the phone.

Concern: Eliminating safe and available on-road parking
Response: There is no on-street parking allowed on the Villa Mill-side of United, or on Villa Mill. Therefore we are not eliminating any on-street parking.

Concern: Eliminating valuable green space
Response: The site currently is 98% impervious (building and asphalt). There is a single tree and we are protecting it. The plan calls for a 3rd of the site to be landscaped openspace.

Concern: Eliminating right to enjoy a quiet and safe residential environment

Response: We are extinguishing the existing nonresidential use and converting it to residential; which we believe is a much more appropriate use in the context of the neighborhood and should actually make the neighbor more quiet, etc.

Concern: 'cramming' houses into a low density region

Response: This area is low density (HMDR - 16 units per acre). This project is compliant with the low density requirement. In fact, on a per acre basis, this property is less dense than the surrounding properties

Concern: Green open space is in scarce supply in our area and destroying the current ecological system would create harm to our plants & wildlife.

Response: As mentioned above the site is currently 98% impervious, we are dedicating 1/3 of the property to create new landscaped open space. I think we are doing what you ask.

Concern: toxic nature of the previous buried fuel tanks

Response: There has never been fuel storage on this site. There was truck parking, under the prior management. The current owners believed trucks in this, predominantly, residential area was inappropriate and so ceased that use. There are no environmental issues on the site.

Concern: the property has had all natural vegetation removed in violation of existing desired land use policy, we request that 25% of the existing parcel be replanted with natural vegetation

Response: We have removed no vegetation. Some trees came down in Irma and we are protecting the remaining one (a Spanish Lime in the rear right corner). In addition, again, 1/3 of the site will be planted with predominantly native vegetation.

Concern: Terrace ,cabana and pool amenity area would be overlooked from the top floor of two homes which is a direct contravention of the District Wide Local Plan

Response: We actually designed the two homes on your side of the property with no top floor windows facing your side. The top floor only has windows on the United Street side. I can't comment on the "District Wide Local Plan" as I am unfamiliar with that document.

Concern: Parking isn't compliant

Response: I'm not sure what to say, except that all required parking is located on-site and in a manner as required by code.

Concern: Homes will lower property values

Response: Based on my experience and the analysis of our real estate broker, with the elimination of the commercial use and the historic design of the proposed new homes, the opposite is most certainly the case.

I apologize if I am coming across as contrarian. I much prefer to have these discussions in person. If you desire, and have a moment, to speak with me, please don't hesitate to call. I'd appreciate the opportunity to speak with you, so we can resolve any misunderstandings and rather focus in on any remaining concerns.

Thanks so much for your time.

Best regards.

Owen Trepanier

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