

**Herbaugh, Melinda**

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**From:** Julius Schorzman <juliuss@gmail.com>  
**Sent:** Wednesday, January 25, 2017 9:03 AM  
**To:** PRC  
**Subject:** Feedback on Project 3020338

Dear board and city planner:

While the developer on this project has made positive changes to the proposal based on the board's insistence that there be no open garage on the East side of the proposed development, there are still serious issues with the design.

The biggest issue that remains is the height of the building along Dewey Pl. The developer is proposing a 7 story building in a NC-40 and NC-35 zone. The only reason they can propose this is because they are using a height calculation method that ignores the steep slope that exists on the site today.

This site is special in many ways: it exists on a steep 45 degree slope that drops 30 feet; it is very large in size; and it is triangular in shape. Because of these special conditions, I hope the city and the board take extra care in reviewing the project.

I welcome the new development, but insist that the board ask for greater setbacks on the East facade of the building to mirror the steep slope that exists on the site today.

Thank you for all your hard work!