

From: [REDACTED]
To: [Brad Boland](#)
Cc: [REDACTED]
Subject: 218 Front - Neighborhood Meeting Comments
Date: Wednesday, November 15, 2023 8:45:12 AM
Attachments: [218 Front Neighborhood Meeting Comments.pdf](#)

Hi Brad,

I won't be able to attend the meeting tonight so the following are my comments on the 218 Front Plans.

- The elevations look good. I like the building
- Parking 8 cars is tight and appears to block access to the trash enclosure. Could be an issue for the trash guys. The TOCR HP Board should let them eliminate those 2 parking places and angle the trash enclosure towards the alley.
- Maybe simplify the diagonal sidewalk in the front yard so it still accesses the front door and HC ramp but the yard is more rectangular, historic, and easier to manage.
- The HC sidewalk from the HC parking space to the ramp up could be reduced from 5' wide to 4' wide so that it would fit next to the existing house to the south and save some money. Maybe take all of the sidewalks down from 5' wide to 4' wide to save some money and reflect historic.
- The biggest issue I perceive is that the entire parking lot looks like it drains to one simple concrete swale along the North side of the building (where it may ice up) and then just ends in the front yard and runs over onto Tracy's parking lot. The plans don't appear to be coordinated here. One plan calls for walls (TW and BW indicated) each side of the swale and another plan calls for just sloped gravel which would all eventually slough off and end up visiting Tracy. The current configuration in my mind doesn't work and could cause a water issue in Tracy's building through her side door. I think the parking lot drainage needs some more thought - maybe an inlet in the NW corner of the lot with a drainage pipe to the storm line in Front Street.

In closing – Nice project. When will construction start?

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Principal Architect

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