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From: Darlene Zimbardi <darz28@hotmail.com>
Sent: Wednesday, February 28, 2018 8:43 PM
To: Heron, Tim; Ballew, Cassie
Subject: case number LU 17-144195 DZ SE Powell proposed Storage Units Leon Capital

February 28, 2018

Dear Design Commissioners,

I am writing in reference to case number (LU 17-144195 DZ) the proposed storage facility on SE Powell. I want to thank you for the February 1 appeal hearing.

After comparing the original designs to the two new proposals these are our comments in response to PCC 33.284.050.A requires that:

The building and roof are designed to be compatible with surrounding development, especially nearby residential uses. Considerations include design elements that break up long, monotonous building or roof-lines and elements that are compatible with the desired character of the zone.

While I appreciate Leon Capital's attempt to amend their design to make their building fit into our neighborhood I feel it still doesn't do enough.

In my opinion, a better option than what Leon Capital proposed is to have the building variation in plan B (the setback and western redesign that faces the residential houses) with the materials variation of design A (western façade treatment). If you combined the two elements the building would look less like a Costco was dropped into our neighborhood.

- In regards to the materials, brick is not critical, more important to me is the building's form and material variation.
- In both designs I've noticed lighting fixtures on SE Powell but I don't see fixtures on the rear and side facades (N and West sides). For security the lights are needed in my opinion.
- Regarding the incubator space; it seems that it would actually attract business if the space was swapped with the storage rental office.
- In the Leon Capital Exhibit_H33_Applicant_Responset_2-15-18, the applicant has still not shown the project in context to the surrounding neighborhood or adjacent buildings and used several inaccurate Presentation Perspectives in regards to overall size, height and bulk. A more accurate depiction was shown by South Tabor's land use chair John Carr at the land use hearing on February 1, 2018.

- In reference to neighborhood impacts, I recognized that the design commission has little jurisdiction over this but - I noticed that the signs the Leon capital propose posting because there won't be any twenty four hour employees to monitor activity at the facility – state day hours of 7am-10pm. Even if the code lists those hours these hours are suited for an industrial area and are not day hours for a neighborhood with families; day hours are more like 8a-6pm.
- In regards to overall height and bulk, reducing the north side building height to two stories within 100' of the northern property line and reducing the west side building height to two stories within 100' of the western property line would help integrate the project into the neighborhood.

Regarding code: 33.825.035 *Factors Reviewed During Design Review.*

The review may evaluate the architectural style; structure placement, dimensions, height, and bulk; lot coverage by structures; and exterior alterations of the proposal, including building materials, color, off-street parking areas, open areas, landscaping, and tree preservation.

I agree with Exhibit H.32 – Mr. Wyman's written comments. I realize that you don't decide regarding traffic part. The above code requires a cueing study and none was done. During the Feb. 1st hearing you were extremely empathetic to the neighbors traffic concerns although your hands were tied on what we spoke about then but certainly regarding the above code Leon Capital should be doing a traffic study which they have not. This again makes the developer appear to be deceitful in their presentation.

I would heartily support development of a project that fits into the desired character of the neighborhood but the developer has failed to honor codes 33.284.050.A & 33.825.035. This big box plan is a pedestrian dead zone project which will be destructive to our neighborhood's character and the future of Powell Blvd. especially since there is a bus stop in front of this project. Possibly down the line there would also be a light rail stop and when people get off it should not be into emptiness. I also support South Tabor's Neighborhood Association's letter written by John Carr (Feb. 28·2018). I thank the design commission for taking the time to seriously consider our neighborhood concerns.

Sincerely,

Darlene Zimbardi

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