

Fishtown Neighbors Association Zoning Committee

Date: 7/1/08

Project Address: 702-28 TUMP STREET
 Developer Contact: ERIC FOX GREG HILL
 Lawyer/Architect Contact: BRIAN PHILLIPS, INTERFACE STUDIO ARCHITECTS
 ENA ZC Project Manager: MATT KARP

Property Zoned: GZ

ZBA Refusal: YES NO Date: _____
 Next ZBA Date: _____ Calendar Number: _____

Seeking Variance For:
Residential Use

Brief Project Description:
12 single family townhomes w/ 13 off-street parking spots
23320 SF total construction. 2 and 3 bdrms

Neighborhood Questions & Comments with Developer Present: (M.F. - Memphis Flats)

- What's on roof area? - Access, will be set back from street w/ deck @
- refusal, why stormwater might not a green characteristics? have catchment for storm
- previous parties, energy star appliances & windows, yards, new trees
- design not congruous w/ existing eyesore, stormwater + flooding issues. Dev says more of site will be previous than is currently
- site is currently unpaved, this will be an improvement
- concern that is non-union like project next door (Memphis Flats) workers there for early + late
- mess Memphis flats and concern over garbage in basements trailer for M.F. on sidewalk
- dev says permits will be obtained, noise = # of breaks over past 3 weeks
- concern that neighbors' complaints not being taken seriously @ M.F.
- 1500 block Palmer resident: all sidewalks boarded. dev - yo permits + sidewalks will be repaired
- do you visit M.F. regularly? dev - 4/days/week resident - when there on 6/12 @ 9pm
- Mexican works there late hours M.F., now 55 new units in r/hard
- parking - said 1.5 spots/unit on M.F. is every unit sold w/ 1 parking spot? - YES - and the same

Community Discussion without Developer Present: in this project

- don't to sell M.F
- disrespectful
- have no guarantees
- should be tabled (vote) b/c they didn't answer any questions
- parking will be an issue why can't they come back in 1 month + re-vote?
- didn't honor M.F. promises

Community Vote Taken to Support Project or Not to Support Project:
 YES NO UNSURE

concerns:

- M.F. - dumpster against their yard. (eyre street) clarification on curb cuts. ~~dump~~ and trash ends since there will be a ~~left~~ enclosure @ garbage. Resident would like a higher than ~~left~~ ^{dev. st} and Curlewbank wall like they have. (which is actually the wall of the existing bldg which will be ^{currently} torn down).
- Sarah asked for developer to provide a # for issues/problems w/ M.F.

- sales prices? who/what? high 300's low 400's - 3 bdrms / 2 bdrms
- parking - need more than 1 space per unit
- will the area be surrounded by fence/wall - concern over what neighboring residents will have to live at. Yes - left wall

- construction date - late fall 2008 - call 215 287. 4806

- offer by resident to liaison for neighborhood residents to go to her + she will contact developers Theresa Alicea 215.503.3242 w/ Mike O'Brien

- will tulip st. be blocked? damage to neighbors surrounding alleyway along

- no ~~sewers~~ c corners Tulip + Eyre / fireplug status / trash / recycling
- Mame suggests documenting w/ photos

- onion labor? - dev - will open up the bid to all

- will you agree to use prevailing wage? ^{dev. st} No

- Sarah clarifies that dept labor + industry state ~~to~~ prevailing wage FNA has no jurisdiction in this area.

- How R-U going to be better neighbor now? if this project

concern over cheaply constructed homes for future of whorl - likes the design

- ~~the developer~~ concern that design is not congruent - does FNA design guidelines say this is ok? clarification - yes - doesn't impact on modern/traditional taste - subjective ^{this dev ok by our guidelines.}

feels developers aren't respectful of community - need to be better communicators
 what R-U going to do re issues @ M.F.? - open comm give contact info
 one of project partners. Full time person in trailer who will log complaints + communicate to ERU + GREG