

From: [Felipe Gomez-Acebo](#)
To: [Lia Niebauer](#)
Cc: [Barbara Saperstone](#); garrett@eleventhstreetdevelopment.com; [Lucas Gomez-Acebo](#); [Felipe Gomez-Acebo](#)
Subject: [EXTERNAL]101 Duke Street Redevelopment. BAR meeting 3-3-2021
Date: Monday, March 1, 2021 6:33:53 PM

De: Felipe Gomez-Acebo <felipeg@comcast.net>
Fecha: 26 de febrero de 2021, 11:38:05 a. m. EST
Para: Shawn Glerum <glerums@odell.com>, lucasgomezacebo@gmail.com, allisonerdle@gmail.com, garrett@eleventhstreetdevelopment.com, tbrown@wlpinc.com, Felipe Gomez-Acebo <felipeg@comcast.net>
Asunto: Re: 101 Duke Street Redevelopment

Dear Garret,

Congratulation for the magnificent development you are promoting and thanks a lot for sharing with your neighbors. Here on some thoughts in addition to the picture that Lucas sent you.

Let me try to synthesize our conversation.

1. My position:
 - a. I think townhouse #1 should be lower than the rest of the development . It is in the corner and is significantly higher than 100 Duke (our house). You are comparing your development with the new Robinson Terminal townhouses (south Union Street – 50 feet-) and not with us – north union. Why is that?
 - b. Additionally, the internal proposed distribution have few windows in the south side of the townhouse (the best and sunny one). My problem with that is the relation with the previous point. If you consider both together our house will have in front of us some kind of “industrial wall”, 50 feet high, with no windows in the middle. I am sure it is possible to do differently and your house will have a higher price. On this regard, please find enclose picture from Robinson Terminal in which houses facing south (with their back with other houses) have plenty of windows.
2. Your considerations (if I have understood you rightly): You cannot go lower because two main reasons: (i) the sewage level; and (ii) the garage entrance through the alley.
3. My suggestions: (i) to have an independent sewage for townhouse #1 going directly towards Dukes Street (as my house has, in front of our garage) and not through the alley; and (ii) a garage entrance directly from Duke street (as my house have). With both measures, townhouse #1 could be lower than the rest.
4. Your answer: You are going to: (i) think about possible solutions; and (ii) share with me if possible.

There is another point that is worrisome (that derives from #1.a but I forgot to mention in the conversation): The penthouse in townhouse #1 does not have a terrace facing south (again, the sunny orientation...). On this regard the visual height from Duke street is going to be quite higher even than your comparison in south Union Street where they have terrace at least 2.5 yards depth. That is why I am so worried about the "industrial wall" in front of my house.

I hope it would be possible to improve your development with these suggestions. I think it is a pity that the final part of Duke Street (so much improved with the Robinson Terminal, the hotel and the park) would be narrowed and transformed in some kind of alley with such a high block with almost no windows.

Thanks for your consideration and understanding

Felipe Gomez-Acebo

De: Shawn Glerum <glerums@ODELL.COM>

Fecha: miércoles, 24 de febrero de 2021, 10:40 a. m.

Para: "felipeg@comcast.net" <felipeg@comcast.net>, "lucasgomezacebo@gmail.com" <lucasgomezacebo@gmail.com>, "allisonerdle@gmail.com" <allisonerdle@gmail.com>, "garrett@eleventhstreetdevelopment.com" <garrett@eleventhstreetdevelopment.com>, "tbrown@wlpinc.com" <tbrown@wlpinc.com>

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Microsoft Teams meeting