

We Need Your Feedback on the Proposed New Development on Brown/Warren!

South Park needs your feedback on redevelopment plans for BrownWarren

After about 18 months since the initial idea for this space was submitted, Citywide, Greater Dayton Construction Group, and architecture firm Moda4 Design have submitted their first draft of a new concept for the former Cliburn Manor space. The revised concept includes underground parking for the big mixed-use building, and the whole project is no longer called MidPark, thank goodness! This latest concept is envisioned as a bridge between the neighborhood and downtown, with the tallest buildings being on Brown/Warren and the the height of the other buildings sloping down as you get back toward Alberta. The concept is a mix of rental and for-sale residential units, with a small amount of commercial spaces in the mixed-use building proposed for Brown/Warren. As you'll see in the plan, there is a huge, basically immovable culvert running right down the middle of the parcel where the mixed-use building is— by law, you cannot build over such a culvert, meaning any building in that spot will have to have a fairly small footprint, which greatly reduces the possibilities for that space.

You can take a look at the full draft of the Planned Development (PD) here:<https://goo.gl/9xljJl>
Please review the document and then share your feedback below!

At our last HSPI general membership meeting May 26, Citywide and the architect went through the document with more than 100 neighbors, where a lot of concerns and suggestions for revision were captured. We've put these concerns into the survey below— let us know if you share them, or if you have others! In addition to this online survey, our neighborhood's "Cliburn Committee" will also be canvassing the neighborhood with some hard copies of the document, making sure we reach neighbors who might not be on Facebook or online.

1. What is your name?

2. Please tell us who you are!

- ☐ Residential property owner or renter in South Park neighborhood
- ☐ Business owner in South Park
- ☐ Other

Please tell us the address of your home or business so we can understand your proximity to the site (optional)

3. Please choose the option below that best describes your attitude toward this development.

- ☐ Supportive: I like the proposal as is.
- ☐ Mixed: I might support the proposal if significant changes were made.
- ☐ Opposed: I could not support anything like this proposal.
- ☐ I'd prefer to see no development at all.

Other: tell us what you think!

4. After reviewing the Planned Development (PD) document, PLEASE CHOOSE UP TO 7 items that concern you **MOST** from the list below.

- ☐ Design/aesthetics of main mixed-use building on Brown/Warren
- ☐ Density of main mixed-use building on Brown/Warren
- ☐ Height of main mixed-use building on Brown/Warren
- ☐ Density of overall development
- ☐ Lack of open space (ground not covered by buildings) in back part of development
- ☐ Lack of private green space (like individual yards) in back part of development
- ☐ Lack of shared green space (like courtyard, playground or walking area) in back part of development
- ☐ Needs more housing options for families (like 3 bedroom units) or seniors (single story units)
- ☐ Density of back part of development
- ☐ Parking for mixed use building (includes commercial space)
- ☐ Effect on traffic on Burns and Brown/Warren
- ☐ Aesthetics/design of the other buildings in development
- ☐ Getting some development built sooner rather than later
- ☐ Other (please specify)

* 5. Please rank the following concerns in order of their importance to you.

<input type="checkbox"/> Design/aesthetic/height of main mixed use building on Brown/Warren
<input type="checkbox"/> Design/aesthetic of for sale buildings in development (Nathan-Alberta)
<input type="checkbox"/> Density (number of units) of overall development is too high
<input type="checkbox"/> Lack of open space (ground not covered by buildings)
<input type="checkbox"/> Don't duplicate the housing stock we already have; create more housing options for families (like 3 bedroom units) or seniors (single story units)
<input type="checkbox"/> Parking and traffic
<input type="checkbox"/> Other concern I listed above

6. Would you support allowing a 54 foot tall, four-story building along Warren Street, as is the current plan for the mixed-use building on Brown/Warren? (This is 14 feet, or 35% higher than the current 40-foot limit.)

- ☐ No, that is too tall for Warren Street.
- ☐ I'm neutral but would allow it - I don't love the idea, but it's not a dealbreaker if that's what's needed for the development to happen.
- ☐ Yes, I would not mind a 4-story building on Warren.
- ☐ I might support the building, but I think we need either fewer units in it or more parking.
- ☐ I would support this building if the plan included:

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7. If we're thinking about the density of the development as a whole, which way would you prefer to go?

- ☐ I don't care if the buildings are a bit taller as long as there's more open space at street level
- ☐ The scale of the buildings should be pretty close to what the neighborhood has now, even if that means little open space.

Any OTHER tradeoffs you'd be willing to make, or principles you think developer should pay attention to?

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8. Finally, please provide your e-mail if you would like to receive neighborhood updates:

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