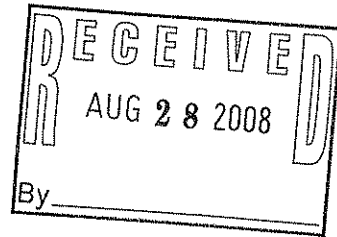


Subject: Mucherheide
Date: Thursday, August 28, 2008 3:15 PM
From: Sue Dawson <sue@alisonshaw.com>
To: Alison Shaw <alison@alisonshaw.com>



----- Original Message -----

From: Bartels, Chester <<mailto:cbartels@shwgroup.com>>
To: John and Holly Alaimo <<mailto:dragonfly1369@verizon.net>>
Sent: Thursday, August 28, 2008 2:00 PM
Subject: Muckerheide

Holly:

Below are my comments for tonight's meeting...

Sorry, I am not at liberty to share the work we had generated for the housing project discussed earlier. Perhaps at a later date when I am present...

My comments are below

1. How is it that the "Open Space" calculation is satisfied... 40% is required 7.3.13

The OB Zoning refers to community connectivity and not for private units.

This open space does not embrace the definition provided in OB zoning by-law April 2003.

Any open space provided is concrete. Why not provide lawn.

Any "Green" project works to minimize hard surface for the following reasons:

- Heat Island, especially to the South, hot air blows right into the building.
 - Storm water management? Where does the runoff water go to...?
2. Impact on side properties will be extensive...
3. Parking: the number of proposed spaces far exceeds the number

required... Parking spaces

are not beneficial to the site (more hard scape) or to the neighbors...

4. This site is in an historic

5. Pedestrian Circulation is forced around the building instead of through it...?

6. Is the project not over the property line to the North?

7. Site Density: A bonus is awarded for maintaining more than 40% of the site. Can't be true here...

8. Buffer zone: what buffer has been preserved. 7.3.15

9. Who gave permission to remove a Champion tree from the property?

10. The ONLY precedent in Oak Bluffs for a building of this size is along Oak Bluffs Ave and Circuit ave.

How can you justify a building that is 3-4 times the massing of its neighborhood?

11. The proposed building is a relentless 90' long and creates alleys for trash and riff raff at both ends.

12. Building Massing:

- There has been no attempt to minimize the MASS of the building, no material change, accented base

material, just slabs stacked up 4 stories...

- Good architecture tends to have a base, middle and top... meaning that through proportion and material

the vertical height is mitigated.

- The exterior materials are in great conflict with the neighborhood context. This amount of vinyl siding will

no doubt be an eye sore for any passersby.

This projects lacks any architectural integrity. The "green" campaign is not evident in the site planning but only through solar collectors which will certainly be value engineered. Electric solar panels generate 9watts/ sf... What is the power being used for. Solar hot water collectors will not be able to support the domestic hot water for this number of units and seems disingenuous.

This is just a start... I could rant about this all day!
Let me know the next opportunity I have to support this objection.

Hope this helps,

Chet

Chester Bartels
Principal

SHWGROUP
D 571.521.7530 Reston

From: John and Holly Alaimo [<mailto:dragonfly1369@verizon.net>]
Sent: Tuesday, August 26, 2008 4:18 PM
To: Bartels, Chester
Subject: Fw: question

----- Original Message -----

From: John and Holly Alaimo <<mailto:dragonfly1369@verizon.net>>
To: cbartels@shw.group.com
Sent: Tuesday, August 26, 2008 3:15 PM