**COMMENTS ON SUGAR ALLEY 2188 SOUTH HIGHLAND DRIVE**

With regard to Sugar Alley, I think this is a lovely, modern building. I really like the form, massing, and attention to details. I love the attempt to strengthen the mid-block alley as a vibrant destination place between this building and Mecham’s building to the north. picks up on some of the cues from the McClelland canal trail mid-block alley around the corner at the Monument Plaza, and I think this one could be even more successful based on what I see here. My only concern is the rather banal stretch of building at the parking stretch at the west side. I know this is primarily a service alley, but with the number of residents with units facing this alley, I wonder if they might be open to a mural or vertical landscape to soften the harshness of the lower couple levels of that wall. Otherwise, I think this is really fantastic, and I commend the development and design team for what I think will be vastly superior than the prior proposal for this property.

Best - **Søren Simonsen**

In terms of SUGAR ALLEY at 2188 Highland, I'd love them to go that high (or higher). For both of these projects, I'd love for there to be a requirement to build at least 10% of units as 3-bedroom. Very very few recent projects have provided 3-bedroom units and families like mine are struggling to find places to live in dense neighborhoods. These larger units are more expensive for the developer, but totally necessary if we want families to permanently form part of these local communities (which I do).

Thanks for all your work! Levi Thatcher

Overall, I thought the Sugar Alley project looked beautiful and it seems like they have done well with collecting feedback and implementing changes. I'd fast track that one if I could! :) Brandon Hill

I support the setbacks in the Sugar Alley design. I think the project is well designed, the parking and the entrance to it are nicely obscured and the effort they are putting forth to provide community space is commendable. That's all, but people better start walking!! Laurie Bray

Judi, I appreciate all of this. From this reading and the other research I’ve done, one thing I've noted is that there are very few three bedroom units in these new (and proposed) buildings.

It troubles me because it’s quite difficult for most families to remain for long in a two bedroom and these growing neighborhoods will be quite transient without families. As [Brent Toderian said](https://www.vox.com/2017/6/21/15815524/toderian-families-cities), indicator species of a healthy downtown (and I would say SH is the second downtown). Vancouver BC actually made it a requirement that 10 percent of units be three bedrooms (see section 3.0 [here](https://vancouver.ca/files/cov/family-room-housing-mix-policy-for-rezoning-projects-2016-07-13.pdf)). What are your thoughts? Levi Thatcher

I like most of the Sugar Alley ( still think the name is iffy ) project, particularly the public spaces and the atrium. Most of the time I don't like it when they do away with the required 3rd floor set-back but it makes sense here because of the design. Would I prefer it if it weren't so tall, hell yes. I hope it will not change much in the actual building of it so that what we liked will not disappear. Lynn

I’m all for a mix of building heights in a zone, but for it to be fair to other developers would want a “floor area ratio” sort of approach; they can build 25% higher than the current zone, but the footprint has to be correspondingly smaller as a result, with publicly accessible green space or approved amenities in the remainder. Somehow I’d like to get a discussion started about a “floor area ration” type of thing so we don’t have all our buildings be near the same height.  That works for (mostly) Federal buildings in D.C., where allowable height is a function of street width, but it just looks cheap here.  (Perhaps if they were all granite like in D.C. it might not look cheap, but heh…)  It’s probably very difficult to set limits on mass; since we began limiting frontage it has been exceeded through variances throughout the city.

Scott Kisling