

Community Concerns and SVDP Responses (as of April 2009)

1. Proximity of the building to the side property line of the adjoining property at 411 S. Dallas St.

SVDP will meet the 10' side yard set-back requirement, and would be willing to modify the section of the building that is closest to the property by "stepping-back" the building on that side. This would involve converting the portion of the building alongside the 411 S. Dallas St. rear yard to a one-story structure, pulling back the higher pitched-roof portion of the structure to 25' from the property line.

2. The relocation of the main entrance from Bond St. to Bank St., and concerns about loitering, outside lines, and clients arriving before center opens each day.

SVDP would be willing to amend its plans and keep the front entrance on Bond St., as it exists currently, and use it for the meal service - the service that generates the most activity and the current lines. A key component of this project is to create more than sufficient interior program space for our clientele so that they do not need to wait outside in order to access services. In addition, SVDP would ensure that the Beans & Bread security staff actively monitor Bank Street during its hours of operation and not permit any loitering around the Center. SVDP would also offer to close the Dallas Street gate at any times requested during the hours of operation (e.g., after garbage pick-up) to better secure the street. Finally, SVDP would be willing to open one hour early to accommodate any guests who arrive before our normal hours of operation.

3. Security of site, both visual and physical, of Dallas St during demolition and construction

SVDP would be willing to ensure that the site is secured with a tall fence that also provides a visual barrier with privacy screening during construction and that Dallas Street continues to be secured with a gate.

4. Sufficient parking inventory

The available parking during the Center's hours of operations is plentiful and has not been an issue. Neither the clients of Beans & Bread nor the twenty residents of Frederick Ozanam House have cars and, due to the minimal parking needs of the adjacent public housing complex, there is ample parking on 300 S. Bond St. and Bank St.

5. SVDP has a future intention to add a second floor to the main day resource area.

SVDP does not have any future intention of adding a second floor, and would be willing to take steps necessary to guarantee this to our neighbors. The structural and mechanical systems of the proposed addition have not been designed to accommodate a second floor.

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6. Windows on the Dallas St. side of building allow visual contact with Dallas St.

These windows belong to offices and cubicles, and SVDP would be willing to ensure appropriate window coverings along Dallas Street to limit visual contact and ensure privacy of both community residents and staff.

7. The height of the gable and scale of the building in relation to the rear yard of 411 S. Dallas Street and surrounding buildings.

SVDP has made significant modifications in the project design to address the initial concern about the scale of the addition that was presented in September 2007. SVDP has redesigned the original plan from a two-story building, to a one-story building with a pitched roof, resulting in a substantial reduction in square footage. This change was carefully crafted to open up the skyline and eliminate the view of the roof from the street level on Dallas St. The pitched gabled roof is a critical component of the main day resource area for both structural and aesthetic reasons. The revised building plan with a pitched-roof design means the structure is 32' only at the very peak, and this height is below other buildings on the block.

8. The scale and appearance of the building does not reflect the historical and residential character of Dallas St.

The design of the Dallas St. facade has been purposefully designed to be reflective of the historic and residential character of the other buildings on the street in both scale and design. The design of the Bank St. façade provides the transition to the more contemporary, façade of the existing building on Bank St.

9. The emergency egress from the rear of building onto 4' walkway adjacent to 411 S. Dallas St.

SVDP would be willing to modify its original design to create a fenced, emergency egress-only walkway that does not make use of its existing walkway along the 411 S. Dallas St. property.

10. The dust and debris generated from demolition.

SVDP will ensure that that demolition will occur from the inside of the site, and that appropriate hosing of the structure will take place to limit dust during demolition.