

# INFORMATION SESSION FEEDBACK

## SIGHT LINES AND PROJECT HEIGHT

- CONCERNS REGARDING LOSS OF PRIVACY DUE TO THE LINES OF SIGHT FROM THE 3<sup>RD</sup> AND 4<sup>TH</sup> FLOOR
- VIEW OF THE PROJECT FROM THE UPPER LEVELS OF THE SURROUNDING HOMES
- VIEWS ACROSS LUCERNE AND THE IMPACT TO THE HUMAN SCALE

## PROCESS

- LACK OF COMMUNICATION AND DISCLOSURE OF PROJECT DETAILS
- TIME DELAYS
- LACK OF PROJECT PRIORITY

## TRAFFIC

- SIGNIFICANT EXISTING ISSUE
- NEGATIVE IMPACT ON PROPERTY VALUES
- POTENTIAL BENEFICIAL IMPACT OF PROJECT ON EXISTING ISSUE
- REQUIREMENT FOR TRAFFIC CALMING MEASURES

## CONSTRUCTION MITIGATION

- NEED FOR CONTROL OF CONSTRUCTION DISTURBANCES
- DURATION OF PROJECT CONSTRUCTION TO BE CONTROLLED – **BETWEEN 24 - 30 MONTHS**
- WORK HOURS AND IMPACT ON DAILY LIFE

## PROPERTY VALUES

- VACANT SITE HAS A SIGNIFICANT IMPACT ON PROPERTY VALUES
- CONCERNS REGARDING IMPACT OF PROJECT ON PROPERTY VALUES

## PUBLIC PARK

- NEED FOR MORE GREEN SPACES ON THE WEST SIDE
- IMPACT ON HUMAN SCALE AND THE TRAFFIC ISSUE
- SEEN AS A VERY DESIREABLE FEATURE

## ECONOMIC VIABILITY