

Deficiencies in the present proposal –

This road is an uninviting featureless blind drive leading to the loading docks and the parking lot.

The eastern half of the site is still a typical suburban super-market strip mall. The Safeway is poorly situated, poorly accessible to pedestrians and transit patrons and not easily visible from the street. The large surface parking lot is both unattractive and an inefficient use of space, especially in this urban setting.

This drive should be an internal street that connects to the existing streets. In this proposal it is artificial and contrived and nothing more than a parking lane.

For as much as possible there needs to be store entrances along Broadway.



This is the most prominent corner of the site. Instead of retreating from it the project needs to meet the street.

The project walls itself off from Pleasant Valley. These storefronts need to have entrances here too.

The project design makes poor use of the quarry pond amenity and what is proposed next to the pond will not attract patrons to it.

The fundamental flaw in this proposal is that it is inward facing and does not respond to or integrate itself with the adjacent urban neighborhoods. And in an attempt to disguise this it is sheathed in a bewildering array of textures, styles and articulations.