

From: Wiedis <wiedis@aol.com>
Sent: Thursday, January 02, 2014 4:36 PM
To: Brian Papke
Subject: Re: 2337 Champlain follow-up

Hi Brian,

Happy new year to you as well. You can indicate to the Administrator that we are likely to be in favor of the new design - although we may have a few specific requests. In fact, although I don't know that you'd want to relate this -- if you were to proceed with the old design we might again object based on newly discovered evidence about the prior developer's conduct.

I am out of the country until Jan 7 and I plan to meet with our Board when I return. I will try to schedule this meeting shortly after my return. At that point we can discuss providing a letter similar to the draft you provided.

Best regards,

Rich Wiedis

Sent from my iPad

On Jan 2, 2014, at 3:25 PM, Brian Papke <brian@capcityre.com> wrote:

Rich,

Happy new year.

Just following up on our discussions and my answers to your questions over the 2337 Champlain re-design.

Have you had a chance to review the concept drawings and the draft letter? We have our meeting with the Zoning Administrator on the 7th of this month and we'll need the letter prior to that.

Please provide an update as soon as you can. We are looking forward to moving ahead with the building re-design as soon as we can get the pieces in place.

Thank you.

Brian Papke
brian@capcityre.com

From: Rich Wiedis [<mailto:wiedis@aol.com>]
Sent: Wednesday, December 18, 2013 1:19 PM
To: Brian Papke
Subject: Re: 2337 Champlain follow-up

Hi Brain,

Thanks for providing these designs. I've sent these to our counsel for review. In discussing the design with her we may have a few follow-up questions about details that are not provided in the plans. We also want to make sure that the new plans are consistent with our agreement with the prior developer. She is drafting that list and I will send it to you when I receive it. This should be in the next day or two at most. Overall, I think the new designs look promising -- but we want to get our questions answered and I need to run the plans by our Association, which I am now doing.

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

From: Brian Papke <brian@capcityre.com>

To: wiedis <wiedis@aol.com>

Sent: Mon, Dec 16, 2013 12:39 pm

Subject: 2337 Champlain follow-up

Good morning.

As per our conversation last week regarding the potential building re-design -- I wanted to send you some electronic versions of the paper copies I left you with. I also included an alternate rooftop design -- which pulls back the rooftop structures an additional 18" from the first version I showed you.

I wanted to also make a brief list of the benefits that I think your building would see based on this new proposed plan:

- Incorporates an open side yard -- which will allow more light and air for the neighboring properties, as well as be less invasive during construction (no underpinning/etc).
- Has an increased setback for the rooftop structures from the Erie building -- from 20'-0" in the current design, to 28'-0" in the proposed.
- Has an increased setback for the rooftop structures from the west property line (Champlain street side) -- showing two alternates -- one at 25'-6" from the front of the building, and one at 27'-0". The current BZA-approved plans for the building show only an 18'-0" setback at that location.
- Less property line and party-wall type work on the project -- less invasive -- no underpinning/etc.
- Parking entry ramp flips to the south side vs. alongside the adjoining north property line abutting the Erie. In its place will be landscaping.
- There will be less shadowing of the Erie building with our construction -- including the rear patios.
- Less potential noise transmission issues between our building and the Erie -- no adjoining walls.
- The construction process will be shorter due to a less complicated, floating, building.

As I mentioned in our meeting, we have met with the zoning administrator to see if this new proposed building is in keeping with the previous BZA-approved design in terms of the variances requested. The that end, he recognized that the building was substantially different than the original, and as such, has asked us to meet with you (the Erie Condominium Association) to get your input on the building since you were the only ones who what issue with the previous design.

We are moving forward with the current building plans -- but also as mentioned -- we would prefer to building this building. It is more in keeping with our design philosophy, and is much more efficient than the current plans. In order to do so, we need to move quickly to determine if this is a possibility. To do this, we need to provide the Zoning Administrator with some information -- and importantly an opinion from the Erie Association in favor of the project.

Please let me know first opportunity where you and your building stands. If you are in favor of the re-design, let me know as soon as possible. I would suggest that my team draft a letter that would have the terms outlined in there that we think the Zoning Administrator would need to see -- and see if you agree to that. Let me know if you also think that is the logical way to do the letter.

Thanks again, and look forward to hearing from you.

Brian D. Papke
brian@capcityre.com
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