

**ERIC SHUSTA LETTER TO UDC**  
**(referenced by permission)**

Dear UDC members,

I am writing you to voice my substantial concern regarding the design of the proposed developments at 210 south Brooks St at the Longfellow School location that are on the agenda for August 7th. Unfortunately, I will be out of the country on this date so this email will have to suffice.

As a homeowner at 1023 Chandler Street, I obviously will be directly affected by any proposed development across the street. My family and I have owned and occupied this residence for over a decade. While I am fully onboard for the remodel of the Longfellow school, I have other concerns related to the proposed addition to be added to the west of Longfellow school:

In general, the south end of the proposed structure on Chandler street represents a 10 foot high concrete block barrier, dual garage doors as a parking entrance and loading pad accompanied by a 5 story stairwell. This big box design does not at all attempt to merge into the neighborhood. Other members of the neighborhood have likened it to the alley entrance for a downtown apartment complex. Living directly across the street, I certainly agree. Below I parcel out some of the more specific concerns of such a design.

1. The revised color palette is not in harmony with the rich orange-red bricks of the school.
2. The masonry block above ground parking level will be an eyesore. One wonders why the parking level cannot be faced with materials that match the actual living structure.
3. The ten foot high parking deck above ground gives the design a fortress like feel. There is no step down to meet the Chandler street side and merge with the neighborhood. There is a setback to the existing wall of the Longfellow school, but it would benefit the new addition to be further set back or stepped back on a floor-by-floor basis.
4. The loading pad east of the two garage doors on Chandler street will be used to park moving trucks after which residents will wheel their items into the garage doors. Given that the developers have been pushing their plan to have leases that commence throughout the year, there will be a constant daily flow of moving trucks and materials. Chandler street is quite busy, parked both sides and generally a one way street (one car at a time through the parked cars), especially during the winter months. How are moving trucks going to access the loading pad? I can barely get a pickup truck in and out of my driveway.

5. In addition, my understanding from the developers is that each week, the large garbage dumpsters will be pushed out of the garage doors onto the Chandler street apron so the contract refuse collector can access them. Large dumpsters on or near the sidewalk would be an additional eyesore and hassle.
6. Combining 2-5, it would be advantageous to neighborhood residents for the design to instead include an additional Mound street entrance (between new building and Longfellow school) to access the recently added courtyard surface parking lot and subsequently access the second level of the parking ramp (i.e. have the courtyard as the point of entry to the second level parking tray). In fact, last week at the Gallinas presentation for the other planned complex on South Mills, they are proposing to do exactly that. This would eliminate the two garage door entrance and moving pad on Chandler additionally allowing the moving process to be contained in the complex and afford refuse collectors access to the complex. It would also prevent Chandler street from becoming the apartment complex's "Alley". As a homeowner directly affected by this construction, this is a major concern.
7. Finally, I already alluded to Chandler street being nearly a one lane street year-round given that it is parked full on both sides by hospital employees and visitors pretty much 24-7, and particularly in winter when snow narrows it further. The entry to the apartment complex on Chandler street will exacerbate this problem. Also, while the complex promises one parking stall per apartment, this does not cover all residents and certainly not their visitors. Congestion in traffic and parking, along with pedestrian safety will surely be an issue. Our vehicles have been hit no fewer than 6 times in the past 10 years when parked directly in front of our house on Chandler street. Although I don't think this issue is within the UDC purview, a new traffic study would be welcome. This is not the proposed office building of the GDP with its main entrance on Mound street, but an entirely different traffic flow and use plan, now with an entrance on Chandler street.
8. This brings me to my last point: it has been mentioned many times by the developers, Meriter, and city staff that the "density" of the proposed 104 unit apartment building would have less/equal impact than the office building previously approved in the GDP. I do not agree with this assessment as the density that I and the neighborhood are worried about is that which is present during the time of day we are present-mornings, evenings and weekends. An office building would be empty during those times and we already live by Meriter and thus are well acquainted with their workflow patterns. Adding 150 or so new residents in a single neighboring block should be considered density that is much different in its impact than an office building, as originally proposed in the GDP.

Thank you for considering my concerns regarding the Longfellow project design. Although I speak only for myself and my family in this letter, it is my understanding that many neighborhood residents share my concerns regarding the design.

Sincerely,  
Eric Shusta  
Homeowner, 1023 Chandler St.