

**From:** Ingrid Swanberg [mailto: ]  
**Sent:** Friday, July 05, 2013 2:48 PM  
**To:** Firchow, Kevin  
**Subject:** Town & Country Proposal

Dear Tim Parks,

I am writing to communicate my opposition to the proposed mixed-use building at 2620 Monroe Street and 665 Knickerbocker.

While I support the general idea of city in-fill, the Rouse-Bruce proposal significantly exceeds the current zoning codes in both height and mass, and thus sets a very bad precedent. When I first read of the proposal I was shocked to learn that a residential home was to be torn down, and though I subsequently discovered that the house is technically zoned "commercial," I also learned that that code is some 100 years old and the house is not included in the plan for development in this portion of the Monroe St. corridor (Block 25). As a 36-year resident of the Dudgeon-Monroe neighborhood I can affirm that the demolition of the house and construction of this over-sized apartment complex and parking lot is NOT in the spirit of this neighborhood.

Despite the speed bumps on Gregory Street, traffic on the street is still very often going too fast for safety, particularly when Monroe Street is busy. Traffic would probably increase on Gregory as well as on Knickerbocker with the proposed 21-car parking lot with Knickerbocker access. Traffic and parking problems would probably increase further with a business in the building, depending on what sort. Though the developers originally said there were no plans for a restaurant in the proposed building, apparently that is still a possibility. A restaurant would further compound traffic and parking problems for neighborhood residents, as neighbors near the Gates & Brovi restaurant (located in a new building of similar size to this proposal) have learned to their dismay.

I hope the Plan Commission will deny the permit applications for this project, which violates both the letter and spirit of current zoning codes and is strongly opposed by a large number of neighborhood residents.

Sincerely,

Ingrid Swanberg Markhardt

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