

Re: 2158 Atwood Ave. Development

Dear Planning Commission:

Our household, David Ross and Lisa Sperling, live at [REDACTED] Division Street. Our back yard will be about 35 ft. from this proposed development.

Let me say first, that I appreciate the need to build up rather than out---we must utilize our space.

And I want to acknowledge the efforts of the architects and Prime Urban Properties to accommodate our concerns with some design changes. Thank you for that.

Our household opposes this development plan for two major reasons:

First, it is too big for this neighborhood. The two conditionals for this building are not coincidental; they have to do with its size---its height and square footage. It will dwarf the other buildings in our neighborhood. The building stacks too many units into too small a space compared to other buildings in our neighborhood.

Why is it so big? I'm sure there's a complicated cost-benefit answer. But there's also a simple one. We do not believe the cost to the neighborhood in increased traffic, parking pressure, and loss of the sky and sun justifies the rental units on the 4th floor. Let's find a balance between profitable rentals and the integrity of the neighborhood.

Secondly, we think the neighborhood and city can do better with adding rental units that are appropriate in scale. Let's find a more harmonious fit. No need to rush this, we can do better.

Sincerely,

David Ross and Lisa Sperling