

From: [Jonathan Gapen](#)
To: [All Alders](#)
Subject: File #: 88325, North Meadow Lane Rezone
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Dear Alders,

Regarding the re-zone of 733 and 737 North Meadow Lane, in general I share the excitement of bringing much-needed housing, in-fill, and new neighbors to the city. The action would support a development that is a fantastic use of the Transit Overlay District, with the BRT station only 2 blocks away. However, I share my neighbors' car traffic concerns. As a resident of Bluff Street, I know how the constant vehicle traffic degrades my quality of life, and sometimes comes close to ending my life. They have spoken up in comments about it, so rather than re-iterate, I want to speak up for the future residents of the new building.

If you want to see the people who live there walk, bike, and ride BRT, you need to make walking and riding safe, convenient, and pleasant. Instead, the proposed vehicular traffic patterns make getting to and from the station, or Hilldale, dangerous, inconvenient, and unpleasant. Picture yourself walking out the door of the new building, and imagine the anxiety of crossing North Meadow. You have to look out for northbound vehicles on North Meadow, you have to look out for vehicles exiting the US Bank drive-thru— and who can say when a speeding driver on University Avenue will approach and make a right turn onto North Meadow, just as you're trying to cross? Will they see you?

The proposed development still has a parking stall for each residential unit, so the developer is planning for all the residents to have cars and drive. Creating an environment designed around vehicles discourages walking and riding, and will incentivize them to drive. More vehicle traffic then makes walking and riding worse. It's a self-reinforcing cycle. (And indeed, most of my neighbors drive everywhere for every trip, even though we're only blocks from Hilldale.) We need to go the other direction.

The TOD district was a great start. Please do the right thing, make a better city, and realize its potential.

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Jonathan Gapen